



REGIONS BANK GROUND LEASE

LOGANVILLE (ATLANTA MSA), GA

BERKELEY
CAPITAL ADVISORS

BERKELEY

CAPITAL ADVISORS

BERKELEYCAP.COM

704.379.1980

CONTACTS

STEVE HORVATH

704-379-1981

horvath@berkeleycap.com

RANSOME FOOSE

704-379-1985

foose@berkeleycap.com

CARL BRENDES

704-714-2363

brendes@berkeleycap.com

MIKE LUCIER

704-943-3158

lucier@berkeleycap.com

AL DICKENS

704-714-2368

dickens@berkeleycap.com

JAKE ZAPATA

704-943-3160

zapata@berkeleycap.com

OFFICES

CHARLOTTE | NC

1228 East Morehead Street

Suite 200

Charlotte, NC 28204

704.379.1980

ORANGE COUNTY | CA

19800 MacArthur Boulevard

Suite 850

Irvine, CA 92612

949.506.2500

NASHVILLE | TN

10 Burton Hills Boulevard

Suite 220

Nashville, TN 37215

615.727.8818

ASHEVILLE | NC

1 Page Avenue

Suite 202

Asheville, NC 28801

704.714.2365

BCA FIRM GEORGIA REAL
ESTATE LICENSE NO.: H-64417

LOCATION MAP



Adjacent to
4200 Atlanta Highway
Loganville, GA 30052
Atlanta MSA



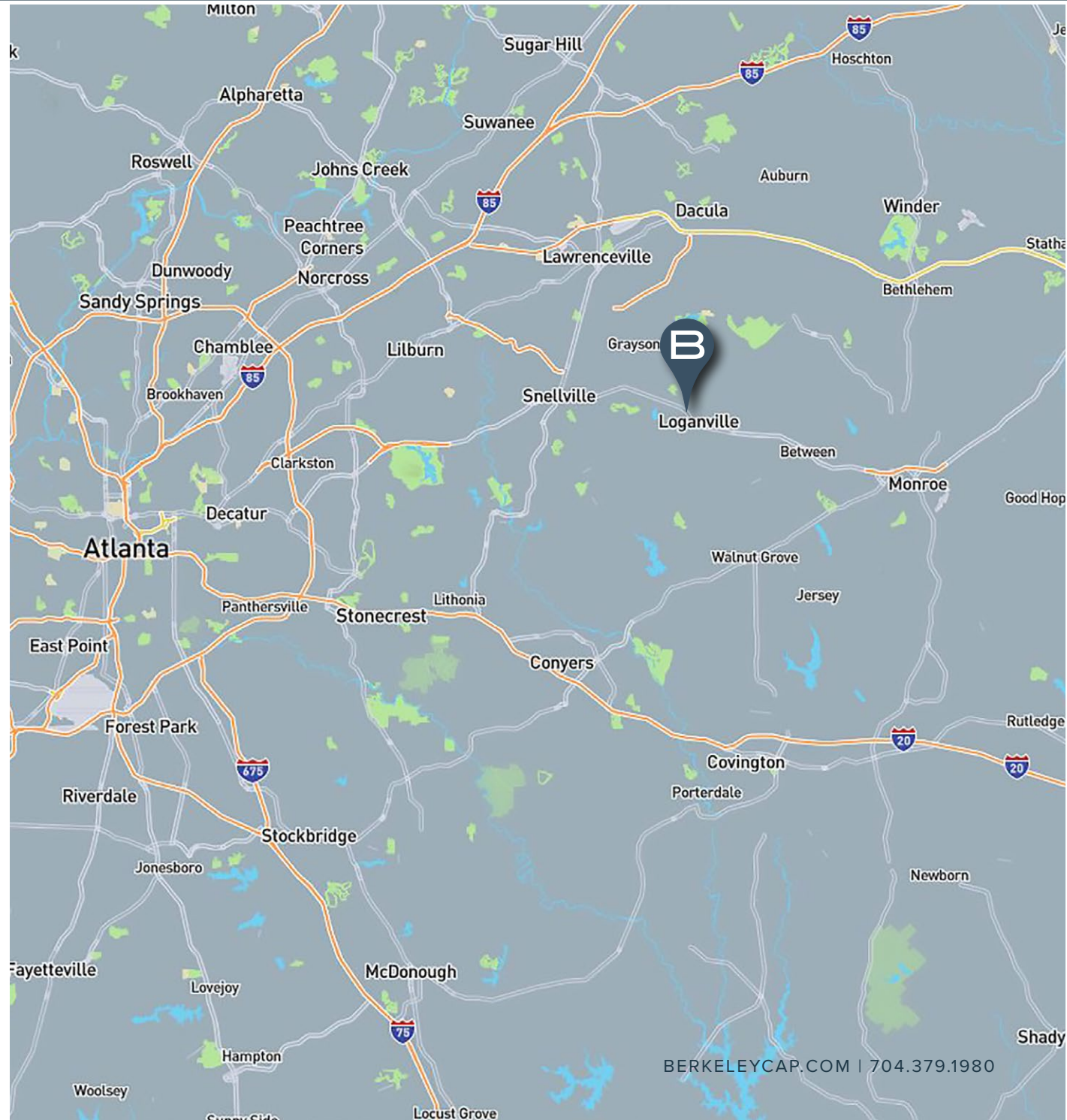
37K+

The site benefits from its frontage on
Atlanta Highway with 37,900 VPD.



30 MI

The subject property is located 30
miles from Downtown Atlanta.



INVESTMENT OVERVIEW

PROPERTY	Regions Bank Ground Lease
TENANT	Regions Bank
ADDRESS	Adjacent to 4200 Atlanta Highway Loganville (Atlanta MSA), GA 30052
NOI	\$115,000
RENT INCREASES	10% Every 5 Years
RENT COMMENCEMENT	July 30, 2021
RENT EXPIRATION	July 31, 2036
LEASE TYPE	Absolute Net Ground Lease
ORIGINAL LEASE TERM	15 Years
LEASE TERM REMAINING	15 Years
OPTIONS	Three, 5-Year
RIGHT OF FIRST REFUSAL	No

Note: Tenant is paying rent in full as of July 30, 2021, and expects to open for business end of Q4 2021.

PROPERTY DETAILS



1,500
Square Feet



0.69
Acres



2021
Year Built



49
Parking Spaces

RENT SCHEDULE

LEASE YEAR	START	END	ANNUAL RENT	% INCREASE
YEARS 1-5	7/30/2021	7/31/2026	\$115,000	-
YEARS 6-10	8/1/2026	7/31/2031	\$126,500	10.0%
YEARS 11-15	8/1/2031	7/31/2036	\$139,150	10.0%
OPTION 1	8/1/2036	7/31/2041	\$153,065	10.0%
OPTION 2	8/1/2041	7/31/2046	\$168,372	10.0%
OPTION 3	8/1/2046	7/31/2051	\$185,209	10.0%

ASKING PRICE

\$2,705,000

4.25% CAP RATE

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- New construction | Expected opening in Q4 2021 | New "Micro Branch" prototype
- Investment grade financial institution | Baa2/A-
- Desirable lease terms | 15 years
- Large tenant investment into building improvements & fixtures all subordinate to investors first position
- Absolute Net Ground Lease | Zero landlord responsibilities
- Located across from the main entrance to Walmart Supercenter
- Excellent visibility and convenient access from Atlanta Hwy | 37,900 VPD | Major travel corridor for the region | One of the quickest passageways between Athens and Atlanta
- Rapidly expanding submarket of Atlanta | More than 100% population growth since 2000 | 120% population growth within a 3-mile radius during that time frame
- Over 10,000 grade school students within a 3-mile radius
- Attractive rent increases | 10% every 5 years
- High average household income within a 5-mile radius | \$91,517
- Strong population growth expected to continue over next 5 years | 8%+ within a 1, 3, & 5 mile radius
- 30 miles from Downtown Atlanta
- Destination retailers in the immediate area | Walmart Supercenter, Lowe's, Home Depot, Publix, Ingles, Aldi, Kroger, CVS, Walgreens, McDonald's, Chick-fil-A, Starbucks, Chipotle, Panera, Dunkin', Wendy's, Taco Bell, Burger King, Zaxby's, Arby's, Popeye's, Bojanlges & others

DEMOGRAPHIC SNAPSHOT

FOR DETAILED DEMOGRAPHICS, PLEASE CLICK [HERE](#)

83,800

2021 Population
Within Five Miles

\$91,517

2021 Average Household
Income Within Five Miles

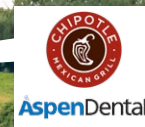
120.94%

2000-2021 Population
Growth Within Three Miles

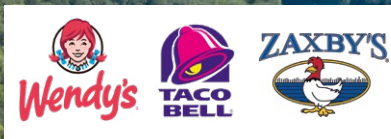
9.79%

2021-2026 Projected Population
Growth Within Three Miles





ATLANTA HWY - 37,900 VPD



ATLANTA HWY - 37,900 VPD





ATLANTA HWY - 37,900 VPD



TENANT OVERVIEW



Regions Financial Corporation, a financial holding company, provides banking and bank-related services to individual and corporate customers. It operates through three segments: Corporate Bank, Consumer Bank, and Wealth Management. The company also provides investment and insurance products; low income housing tax credit corporate fund syndication services; and other specialty financing services.

As of February 25, 2021, it operated 1,300 banking offices and 2,000 automated teller machines across the South, Midwest and Texas. Regions Financial Corporation was founded in 1970 and is headquartered in Birmingham, Alabama.

BAA2/A-

CREDIT RATING

RF

NYSE TICKER SYMBOL

\$6.22B

TOTAL REVENUE

\$19.74B

MARKET CAP

1,300

TOTAL LOCATIONS

18,814

TOTAL EMPLOYEES

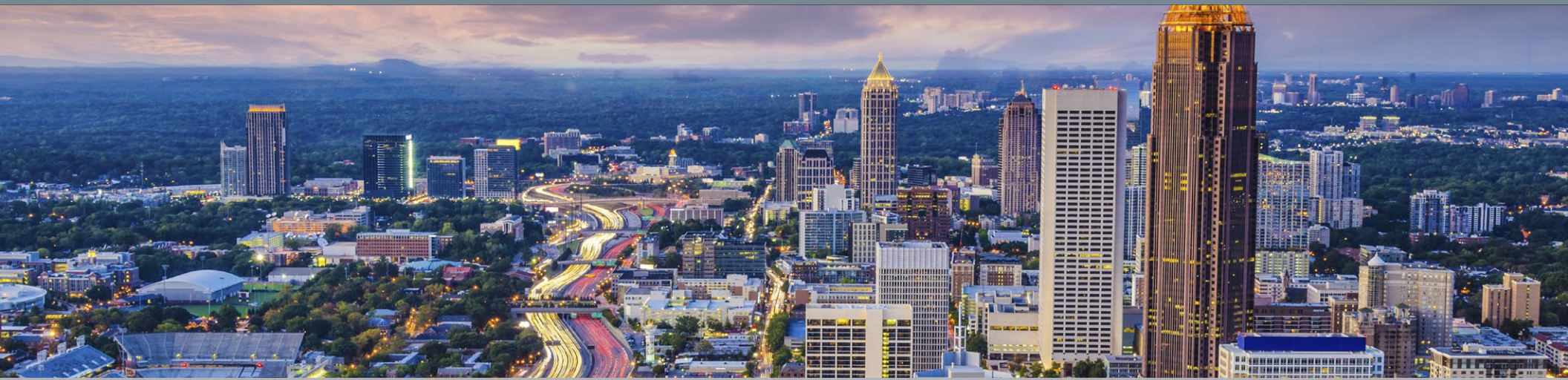
10



SITE DATA			
LOT #	TOTAL BUILDING AREA	TOTAL AREA	TOTAL PARKING
1	2,100 SF	0.82 AC	18 SPACES
2	1,500 SF	0.69 AC	27 SPACES
3	3,000 SF	2.50 AC	60 SPACES



MARKET OVERVIEW - ATLANTA, GA



ATLANTA TOP 5 EMPLOYERS

DELTA AIRLINES	34,500 EMPLOYEES
EMORY HEALTHCARE	32,091 EMPLOYEES
THE HOME DEPOT	16,510 EMPLOYEES
NORTHSIDE HOSPITAL	16,000 EMPLOYEES
PIEDMONT HEALTHCARE	15,900 EMPLOYEES

#1

AIRPORT IN THE NATION.
-AJC

#1

METRO AREA FOR ECONOMIC GROWTH POTENTIAL.
-BUSINESS FACILITIES

16 FORTUNE 500

FORTUNE 500 COMPANIES ARE HEADQUARTERED IN ATLANTA.

2,500



FLIGHTS PER DAY AT HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT.



Georgia Tech

32,082 STUDENTS ATTEND GEORGIA TECH UNIVERSITY.

#5

US CITY FOR TECH START-UPS.
-SUNGARD

#6

CITY WITH MOST FORTUNE 500 HQS.
-METRO ATL CHAMBER

40% \$\$

INCREASE IN ANNUAL RATE OF VENTURE CAPITAL FUNDING SINCE 2010.

220



NEW RESIDENTS ARE MOVING TO ATLANTA EVERYDAY.

Georgia State University

54,000+ STUDENTS ATTEND GEORGIA STATE UNIVERSITY

DEMOGRAPHICS & TRAFFIC COUNTS

POPULATION	1-MILE	3-MILE	5-MILE
2026 Projection	3,799	37,673	91,106
2021 Population	3,484	34,315	83,800
2010 Census	2,600	28,064	69,547
2000 Census	1,704	15,531	39,000
2021-2026 Annual Rate	1.75%	1.88%	1.69%
2010-2021 Annual Rate	2.64%	1.80%	1.67%
2000-2010 Annual Rate	4.32%	6.10%	5.95%
HOUSEHOLDS			
2026 Total Households	1,376	12,764	30,461
2021 Total Households	1,262	11,639	28,035
2010 Households	962	9,512	23,217
2000 Households	623	5,286	13,009
2021-2026 Annual Rate	1.74%	1.86%	1.67%
2010-2021 Annual Rate	2.44%	1.81%	1.69%
2000-2010 Annual Rate	4.44%	6.05%	5.96%
2021 AVG. HH INCOME	\$79,553	\$83,948	\$91,517

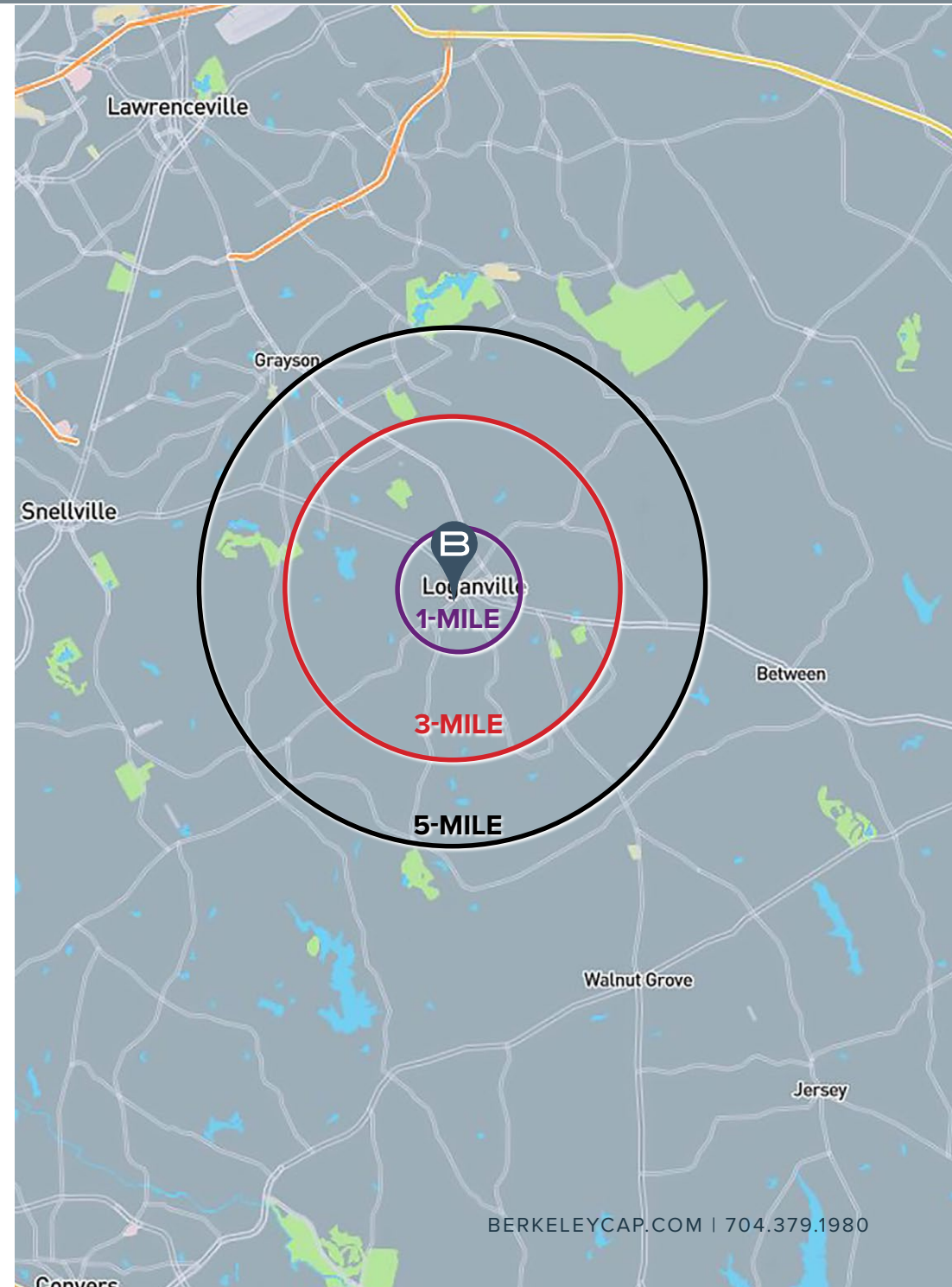


37,800 VPD

ON ATLANTA HWY

11,300 VPD

ON CONYERS RD



CONFIDENTIALITY DISCLAIMER

Berkeley Capital Advisors, LLC ("BCA") has been authorized by the owner of the subject property (the "Seller") to present you with this marketing package. This is a confidential package intended solely for your own limited use and benefit, as a principal, in considering whether you desire to pursue negotiations to acquire the subject property.

Your receipt and acceptance of this package serves to acknowledge your agreement to: (1) hold the information and materials contained herein, and the offering they represent, in the strictest of confidence; (2) not disclose, directly or indirectly, the information and materials contained herein, or the offering they represent, to any other person, firm or entity without prior written authorization from BCA or the Seller; (3) not use the information and materials contained herein in any fashion or manner detrimental to the interest of BCA or the Seller; (4) not disturb any tenants in possession of the subject property nor reveal to them the offering this package represents.

This marketing package was prepared by BCA and it has been reviewed by representatives of the Seller. The information and materials contained herein are selective and limited in nature, and neither BCA nor the Seller purports this to be an all-inclusive report on the subject property. Within this package, certain leases, documents and other materials are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of those documents. Interested and qualified prospective purchasers will be afforded an opportunity to review additional information and to inspect the subject property, and all such prospective purchasers should conduct their own independent due diligence. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. BCA has not reviewed or verified this information. Buyer must verify the information and bears all risk for any inaccuracies.

This package is based in part upon information supplied by the Seller and in part upon information obtained by BCA from sources believed to be reliable. All income, expense and/or investment projections contained herein are provided for general reference purposes only, in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of BCA and the Seller, and all such projections are therefore subject to variation. This package shall not be deemed an indication of the state of affairs of the subject property, nor constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of this package.

Neither BCA, the Seller, nor any of their respective officers, employees or agents, has made or does make any representation or warranty, expressed or implied, as to the accuracy or completeness of this package or any of its contents, and no legal commitments or obligations shall arise by reason of this package or its contents.

BCA and the Seller expressly reserve the right, at their sole discretion, to alter or amend the terms of this offering, to reject any or all expressions of interest or offers to acquire the subject property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing this package or making an offer to acquire the subject property unless and until a written agreement for such acquisition has been fully executed, delivered and approved by the Seller and any conditions to the Seller's obligations thereunder have been satisfied or waived.

Parties seeking to act in a third-party brokerage capacity must register their client(s) with BCA prior to receiving or dispersing any marketing information. BCA will not recognize any third-party brokerage relationships without first receiving and approving such written client registration, nor will BCA or the Seller be obligated for any brokerage claims which may result, regardless of such broker's involvement in procuring a purchaser for the subject property.

This package is the property of BCA. Photocopying, re-typing or other duplication of the information and materials contained herein is expressly prohibited. The information contained within this package and the offering of the subject property may not be announced, posted or otherwise publicized in any electronic media (such as, by way of example only, any Internet or "broadcast facsimile" communications).

If, after reviewing this package, you have no further interest in acquiring the subject property at this time, please return this package in its entirety to BCA. Likewise, if the terms contained in this Confidentiality & Disclaimer section are not acceptable to you, please immediately return this package to BCA.

AGENT'S DUTIES

When you contract with a real estate firm to act as your agent in a real estate transaction, the agent must help you obtain the best price and terms possible, whether you are the buyer or seller. The agent also owes you the duty to:

- Safeguard and account for any money handled for you
- Act with reasonable skill, care and diligence
- Be loyal and follow reasonable and lawful instructions
- Disclose to you any information which might influence your decision to buy or sell

Even if the agent does not represent you, the agent must still be fair and honest and disclose to you all "material facts" which the agent knows or reasonably should know. A fact is "material" if it relates to defects or other conditions affecting the property, or if it may influence your decision to buy or sell. This does not require a seller's agent to disclose to the buyer the minimum amount the seller will accept, nor does it require

AGENTS WORKING WITH SELLERS

A seller can enter into a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. The listing agreement should state what the seller will pay the firm no matter who finds the buyer.

The listing firm may belong to a listing service to expose the seller's property to other agents who are members of the service. Some of those agents may be working with buyers as buyers' agents; others will be working with buyers but still representing the sellers' interests as an agent or "subagent". When the buyer's agents and seller's subagents desire to share in the commission the seller pays to the listing firm, the listing agent may share the commission with the seller's permission.

AGENTS WORKING WITH BUYERS

A buyer may contract with an agent or firm to represent him (as a buyer's agent), or may work with an agent or firm that represents the seller (as a seller's agent or subagent). All parties in the transaction should find out at the beginning who the agent working with the buyer represents.

If a buyer wants a buyer's agent to represent him in purchasing a property, the buyer should enter into a "buyer agency agreement" with the agent. The buyer agency agreement should state how the buyer's agent will be paid. Unless some other arrangement is made which is satisfactory to the parties, the buyer's agent will be paid by the buyer. Many buyer agency agreements will also obligate the buyer to pay the buyer's agent no matter who finds the property that the buyer purchases.

A buyer may decide to work with a firm that is acting as agent for the seller (a seller's agent or subagent). If a buyer does not enter into a buyer agency agreement with the firm that shows him properties, that firm and its agents will show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the seller (not the buyer) and must disclose that fact to the buyer.

The terms and conditions stated in this Confidentiality & Disclaimer section apply and relate to all of the sections of this package as if stated independently therein.

Prospective purchasers of the subject property are hereby notified that Berkeley Capital Advisors, and its agents, are acting in the capacity of a "Seller's Agent" during the course of this offering, and as such are solely representing the interests of the Seller.

**BCA FIRM GEORGIA REAL
ESTATE LICENSE NO.: H-64417**

REGIONS BANK GROUND LEASE

LOGANVILLE (ATLANTA MSA), GA

BERKELEY
CAPITAL ADVISORS

CHARLOTTE | NC

1228 East Morehead St., Suite 200
Charlotte, NC 28204
704.379.1980

ORANGE COUNTY | CA

19800 MacArthur Blvd., Suite 850
Irvine, CA 92612
949.506.2500

NASHVILLE | TN

10 Burton Hills Blvd., Suite 220
Nashville, TN 37215
615.727.8818

ASHEVILLE | NC

1 Page Ave., Suite 202
Asheville, NC 28801
704.714.2365