



BANK OF AMERICA

WOODBIDGE | VA
(WASHINGTON DC MSA)

**HORVATH
& TREMBLAY**



SINGLE TENANT NET LEASE OPPORTUNITY (CONDO STRUCTURE)

LEAD AGENT

**KYLE DANIELSON**

Vice President

Direct: (202) 847-4200

kdanielson@htretail.com

BRIAN BROCKMAN
BANG REALTY, INC
225245999

DISCLAIMER

Horvath & Tremblay has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than Horvath & Tremblay and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all references to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a buyer. Buyers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change.



INVESTMENT HIGHLIGHTS

Horvath & Tremblay is pleased to present the exclusive opportunity to purchase a fee simple condominium interest Bank of America located at 1701 Financial Loop in Woodbridge, Virginia (the "Property"). The Bank of America retail branch consists of 5,145 square feet on the ground level (unit 1) of the building with five (5) dedicated drive through lanes, and a drive-up ATM. The building also has a 4,649 square foot lower level (unit 2) that is currently vacant. Bank of America has been at this location since 2009 and executed a 10-year lease extension in 2015. Bank of America has 3+ years remaining on their lease with one (1), five-year renewal option. The lease calls for annual increases based upon the annual change in the CPI.

Bank of America is well positioned along Financial Loop, with outstanding visibility, frontage, and access from Old Bridge Road. The location is part of an exceptional trade area located 1-mile from Interstate 95 and VA Route 123 and is 1.75-miles from the Woodbridge Train Station and US Route 1, the area's primary commercial corridor. Woodbridge is a bedroom community, located 20-miles south of Washington D.C. The Property benefits from numerous national tenants and retail centers drawing significant traffic to the area and has a significant residential base from which to draw.

- **LONG-TERM OCCUPANCY:** Bank of America has been at this location since 2009 and has 3+ years remaining on their lease with one (1), 5-year renewal option.
- **RENT INCREASES:** The lease calls for annual rent increases based upon the annual change in the CPI providing the investor with an attractive hedge against inflation.
- **BEST-IN-CLASS CREDIT TENANT:** Bank of America, N.A. stands as one of the highest rated retail tenants in the net lease market and boasts a high investment-grade long-term credit rating of A- (S&P) and A3 (Moody's).
- **STRONG BRANCH DEPOSITS:** As of 6/30/2021, the Bank of America Branch held a strong deposit base of \$164,026,000.
- **OUTSTANDING LOCATION:** Bank of America is well positioned along Financial Loop, with outstanding visibility, frontage, and access from Old Bridge Road. The location is part of an exceptional trade area located 1-mile from Interstate 95 and VA Route 123 and is 1.75-miles from the Woodbridge Train Station and US Route 1, the area's primary commercial corridor. Woodbridge is a bedroom community, located 20-miles south of Washington D.C.
- **SOLID DEMOGRAPHICS:** Over 79,960 people live within 3-miles of the Property and an impressive 210,700 people live within a 5-mile radius of the Property with an average household income of over \$134,648. An additional 57,100 people work within a 5-mile radius of the property.
- **HIGH TRAFFIC COUNTS:** More than 45,000 vehicles per day pass by the property along Old Bridge Road.
- **RETAIL TRADE AREA:** Additional retailers bringing consumers to the immediate trade area include Safeway, Food Lion, Lidl, ALDI, CVS, Walgreens, National Tire & Battery, Napa Auto Parts, Dollar General, McDonald's, Burger King, Wendy's, KFC, Taco Bell, Dunkin', and many others.



PROPERTY OVERVIEW



BANK OF AMERICA



\$4,707,450

LIST PRICE



7.12%

CAP RATE



\$335,321

NET OPERATING INCOME

1701 FINANCIAL LOOP | WOODBRIDGE, VA 22192

OWNERSHIP:	Fee Simple (Condominium Interest)
BUILDING AREA (B OF A):	5,145 SF
BUILDING AREA TOTAL:	9,794 SF
YEAR BUILT:	1988
GUARANTOR:	Corporate
LEASE TYPE:	Modified Gross
ROOF & STRUCTURE:	Landlord Responsibility
RENT COMMENCEMENT DATE:	02/26/2009
LEASE EXPIRATION DATE:	01/31/2025
LEASE TERM REMAINING:	3+ Years
RENEWAL OPTIONS:	1, 5-Year Option
DEPOSITS AT LOCATION:	\$164,026,000

- The Property includes a 4,649 square foot lower level that Bank of America does not lease. The space is unfinished.
- The Landlord is responsible for the Insurance, Condominium Fees, and the Real Estate Taxes.

INCOME	
Base Rent	\$382,487
EXPENSES	
Insurance	\$550
Condo Fees	\$35,868
Real Estate Tax	\$10,749
TOTAL EXPENSES	\$47,167
NET OPERATING INCOME	\$335,321

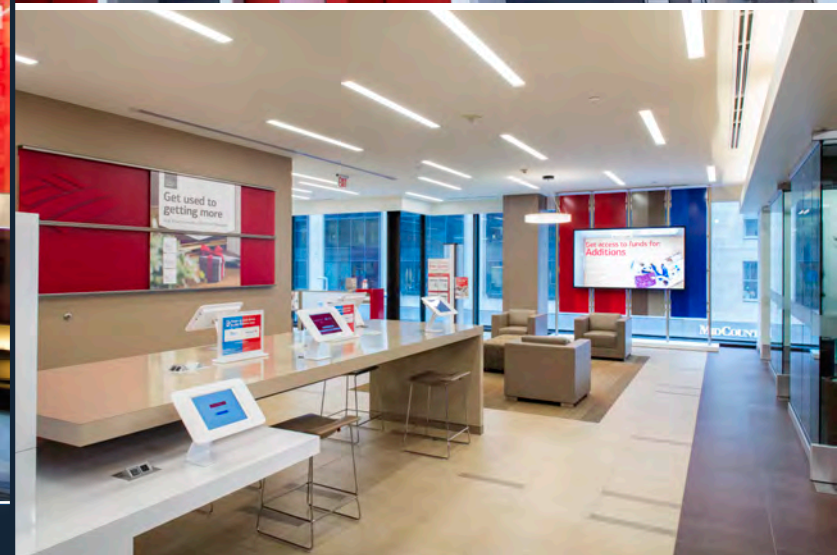
ANNUALIZED OPERATING DATA					
YEAR	START	END	TERM	RENT	% INC
7	02/01/2021	01/31/2022	CURRENT	\$382,487	-
8	02/01/2022	01/31/2023		CPI Adjustment	TBD
9	02/01/2023	01/31/2024		CPI Adjustment	TBD
10	02/01/2024	01/31/2025		CPI Adjustment	TBD

TENANT OVERVIEW

BANK OF AMERICA



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ABOUT THE TENANT

Bank of America is one of the world's leading financial institutions, serving individual consumers, small and middle-market businesses and large corporations with a full range of banking, investing, asset management and other financial and risk management products and services. The company provides unmatched convenience in the United States, serving approximately 66 million consumer and small business clients with approximately 4,300 retail financial centers, including approximately 3,000 lending centers, 2,700 financial centers with a Consumer Investment Financial Solutions Advisor and approximately 2,100 business centers; approximately 16,900 ATMs; and award-winning digital banking with approximately 39 million active users, including approximately 30 million mobile users.

Bank of America is a global leader in wealth management, corporate and investment banking and trading across a broad range of asset classes, serving corporations, governments, institutions and individuals around the world. Bank of America offers industry-leading support to approximately 3 million small business owners through a suite of innovative, easy-to-use online products and services. The company serves clients through operations across the United States, its territories and approximately 35 countries. Bank of America Corporation stock (NYSE: BAC) is listed on the New York Stock Exchange.



**OVERVIEW**

Woodbridge is a census-designated place (CDP) in Prince William County, Virginia, United States, located 20 miles south of Washington, D.C. Bounded by the Occoquan and Potomac rivers, Woodbridge Magisterial District had 54,275 residents at the 2010 census. The Woodbridge census-designated place comprises just one portion of the magisterial district and had a population of 4,055 in the 2010 census. The census-designated place consists solely of the section north of Occoquan Road and Dawson Beach Road, and east of Interstate 95.

Woodbridge offers a variety of amenities for residents and visitors, including the Potomac Mills shopping mall, one of the largest shopping centers in northern Virginia, and the Stonebridge at Potomac Town Centre Shopping Centers. Woodbridge is served by the Prince William County Public Schools, and the Woodbridge campus of Northern Virginia Community College borders the district. Sentara Northern Virginia Medical Center a non-profit hospital, formerly Potomac Hospital, recently expanded and now has the capacity to serve 183 patients. Transportation includes access to Interstate 95, two VRE commuter train stations, bus service, and a local "slugging" system, offering residents a variety of transit options.

Woodbridge offers a wide range of recreational opportunities for resident and visitors. The Occoquan Bay National Wildlife Refuge is a natural habitat for a variety of plant and animal life including the bald eagles and ospreys. Veteran's Park and Leesylvania State Park are located on the Potomac River and provide swimming, boating, picnic and hiking services. Close by is Rippon Lodge, the oldest house in Prince William County, which is open for tours throughout the summer. Trails at Leesylvania Park lead to the ancestral home of the Lee family.



79,500+
PEOPLE WITHIN 3 MILES



45,000+
VEHICLES PER DAY
Old Bridge Road



\$119,500+
AVERAGE HOUSEHOLD INCOME

	3 MILES	5 MILES	10 MILES
POPULATION			
2021 Estimate	79,960	210,721	597,925
2026 Projection	81,392	216,164	607,512
2010 Census	70,328	185,000	539,136
BUSINESS			
2021 Est. Total Businesses	3,543	7,218	20,812
2021 Est. Total Employees	30,244	57,181	194,492
HOUSEHOLDS			
2021 Estimate	26,153	67,725	193,064
2026 Projection	27,105	70,837	199,957
2010 Census	24,270	62,458	182,824
INCOME			
Average Household Income	\$119,929	\$134,648	\$149,331
Median Household Income	\$95,579	\$105,377	\$122,166











Exxon



WesternUnion WU

bp



SUBWAY

OCCOQUAN
ELEMENTARY



BANK OF AMERICA



45,000+ VPD

OLD BRIDGE ROAD



JEFFERSON DAVIS HIGHWAY



OCCOQUAN RIVER



West Marine
We make boating more fun!



WOODBRIDGE STATION

DUNKIN'



32,500+ VPD



FRED M LYNN MIDDLE SCHOOL

R DEAN KILBY ELEMENTARY

SUNOCO

DOLLAR GENERAL



SUNTRUST

MARUMSCO PLAZA

- FAMILY DOLLAR
- Walgreens
- Advance Auto Parts
- GOLD'S GYM
- RBC
- SHERWIN WILLIAMS
- WELLS FARGO
- BB&T

121,400+ VPD



Exxon

OCCOQUAN ELEMENTARY

SUBWAY



45,000+ VPD



BANK OF AMERICA



Exxon



UNITED BANK



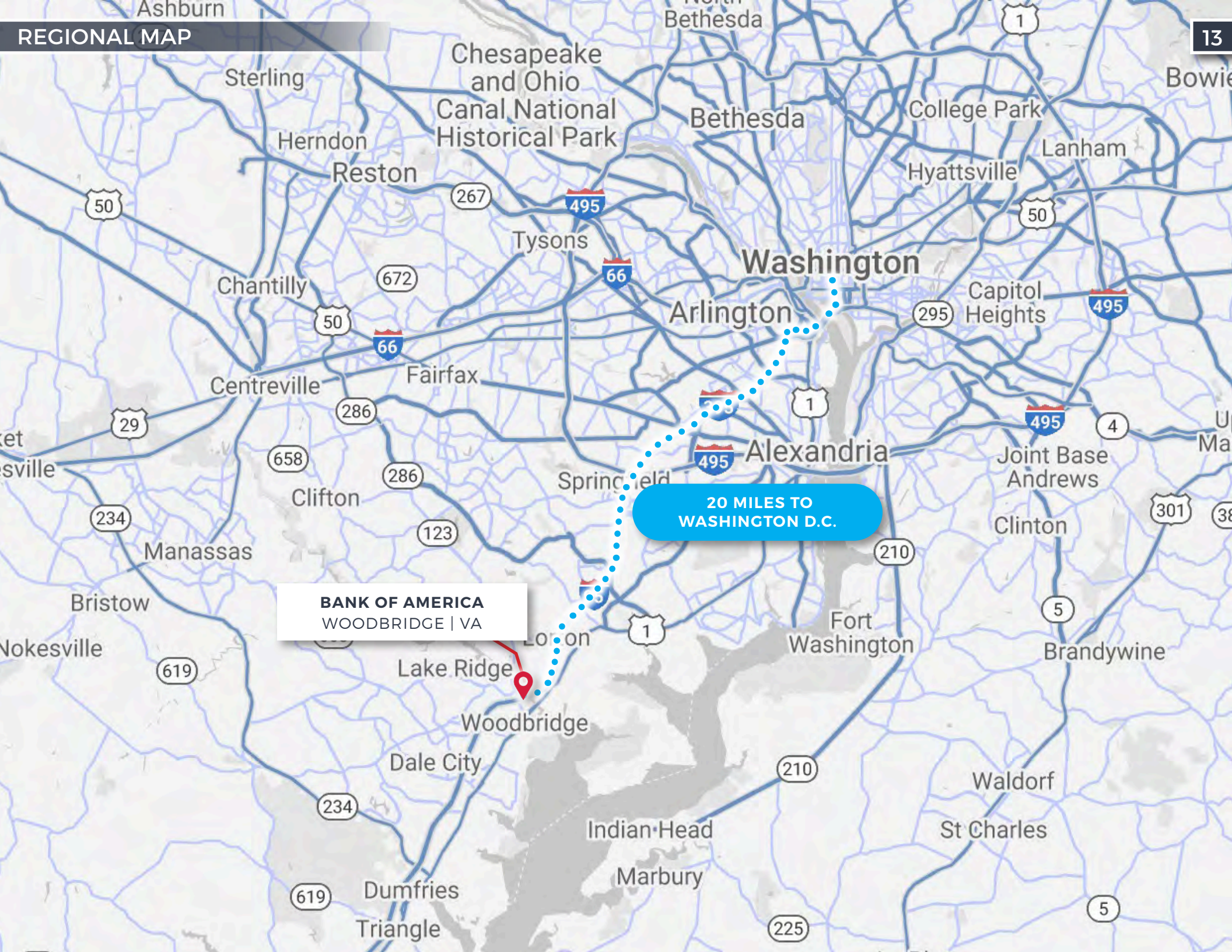
NTB



DUNKIN'

SAFeway

REGIONAL MAP



20 MILES TO
WASHINGTON D.C.

BANK OF AMERICA
WOODBRIDGE | VA

