

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity
Opening for Business December 2021



TROPHY ASSET WITHIN COMPETITIVE MARKET IN CHARLOTTE



9034 Ardrey Kell Road

CHARLOTTE NORTH CAROLINA

ACTUAL SITE



EXCLUSIVELY MARKETING BY

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PROPERTY PHOTO



INVESTMENT SUMMARY



SRS National Net Lease Group is pleased to offer the opportunity to acquire the leased interest (land ownership) in an absolute NNN, corporate signed, investment grade (S&P: A-), Fifth Third Bank investment property located in Charlotte, North Carolina. The tenant, Fifth Third Bank, National Association, recently signed a brand new 20-year lease with 4 (5-year) options to extend, demonstrating their long-term commitment to the site. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, growing NOI and hedging against inflation. The lease is signed by the corporate entity and is absolute NNN with zero landlord responsibilities, making it an ideal, management-free investment opportunity for a passive investor. Headquartered in Cincinnati, Ohio, Fifth Third Bank operates more than 1,090 full-service banking centers and 2,383 ATM's in 10 states.

The subject property is strategically located near the signalized, hard corner intersection of Ardrey Kell Road and Rea Road, averaging a combined 52,000 vehicles passing by daily. The building is equipped with two drive-thru ATM's and one by-pass lane, providing ease and convenience for customers. The site benefits from excellent visibility via significant street frontage and a large monument sign along Ardrey Kell Road. Additionally, the asset is ideally situated adjacent to Blakeney, a 600,000+ square foot shopping center featuring a variety of strong, quality tenants such as Target, Marshalls, Best Buy, Walgreens, and more. Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure for the site. Moreover, the asset is within close proximity to several apartment complexes including Camden Stonecrest (306 units), The Preserve at Ballantyne Commons (270 units), and The Apartments at Blakeney (295 units), providing a direct residential consumer base from which to draw. The 5-mile trade area is supported by more than 153,000 residents and 60,700 daytime employees. Residents within 3 miles of the subject property boast an extremely affluent average household income of \$160,412.

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$5,875,000
Net Operating Income	\$235,000
Cap Rate	4.00%
Tenant	Fifth Third Bank, National Association
Lease Type	Absolute NNN - Ground Lease
Landlord Responsibilities	None
Sales Reporting	No

PROPERTY SPECIFICATIONS

Rentable Area	3,636 SF
Land Area	3.61 Acres
Property Address	9034 Ardrey Kell Road Charlotte, North Carolina 28277
Year Built / Renovated	2011 / 2021 (Opening December 2021)
Parcel Number	229-081-63
Ownership	Leased Fee (Land Ownership)

INVESTMENT HIGHLIGHTS



Brand New 20-Year Lease | Corporate Signed | Scheduled Rental Increases | Reputable Regional Bank

- The tenant recently signed a brand new 20-year lease with 4 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease is signed by Fifth Third Bank, National Association
- 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, growing NOI and hedging against inflation
- Headquartered in Cincinnati, Ohio, Fifth Third Bank operates more than 1,090 full-service banking centers and 2,383 ATM's in 10 states

Signalized, Hard Corner Intersection | Two Drive-Thru ATM's

- Located near the signalized, hard corner intersection of Ardrey Kell Road and Rea Road, averaging a combined 52,000 vehicles passing by daily
- Equipped with two drive-thru ATM's and one by-pass lane, providing ease and convenience for customers
- Excellent visibility via significant street frontage and a large monument sign

Adjacent to Blakeney | Strong National/Credit Tenants

- Situated adjacent to Blakeney, a 600,000+ square foot shopping center
- Features a variety of strong, quality tenants such as Target, Marshalls, Best Buy, Walgreens, and more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure for the site

Direct Residential Consumer Base | Strong Demographics in 5-Mile Trade Area

- Nearby apartment complexes: Camden Stonecrest (306 units), Preserve at Ballantyne (270 units), and Apartments at Blakeney (295 units)
- Provides a direct residential consumer base from which to draw
- More than 153,000 residents and 60,700 employees support the trade area
- Residents within 3 miles of the subject property boast an extremely affluent average household income of \$160,412

PROPERTY OVERVIEW

Location



Charlotte, North Carolina
Mecklenburg County

Access



Ardrey Kell Rd: 1 Access Point
Blakeney Heath Rd: 1 Access Point

Traffic Counts



Ardrey Kell Rd: 21,000 Vehicles Per Day
Rea Road: 31,000 Vehicles Per Day
Providence Rd/St Hwy 16: 45,500 Vehicles Per Day

Improvements



There is approximately 3,636 SF
of existing building area

Parking



There are approximately 23 parking spaces
on the owned parcel.
The parking ratio is approximately 6.32 stalls
per 1,000 SF of leasable area.

Parcel



Parcel Number: 229-081-63
Acres: 3.61
Square Feet: 157,252

Construction



Year Built: 2011
Year Renovated: 2021
Grand Opening: December 2021 (Estimated)

Zoning



Commercial Center

PROPERTY OVERVIEW

EXTERIOR COLOR SCHEME



COOL:



**Sherwin Williams –
Tricorn Black**

Applications:
Existing metal fence
Bollards



**Benjamin Moore – Whale
Grey**

Applications:
EIFS arches
Window header
Window sill
Crown molding
Base
Drive through roof

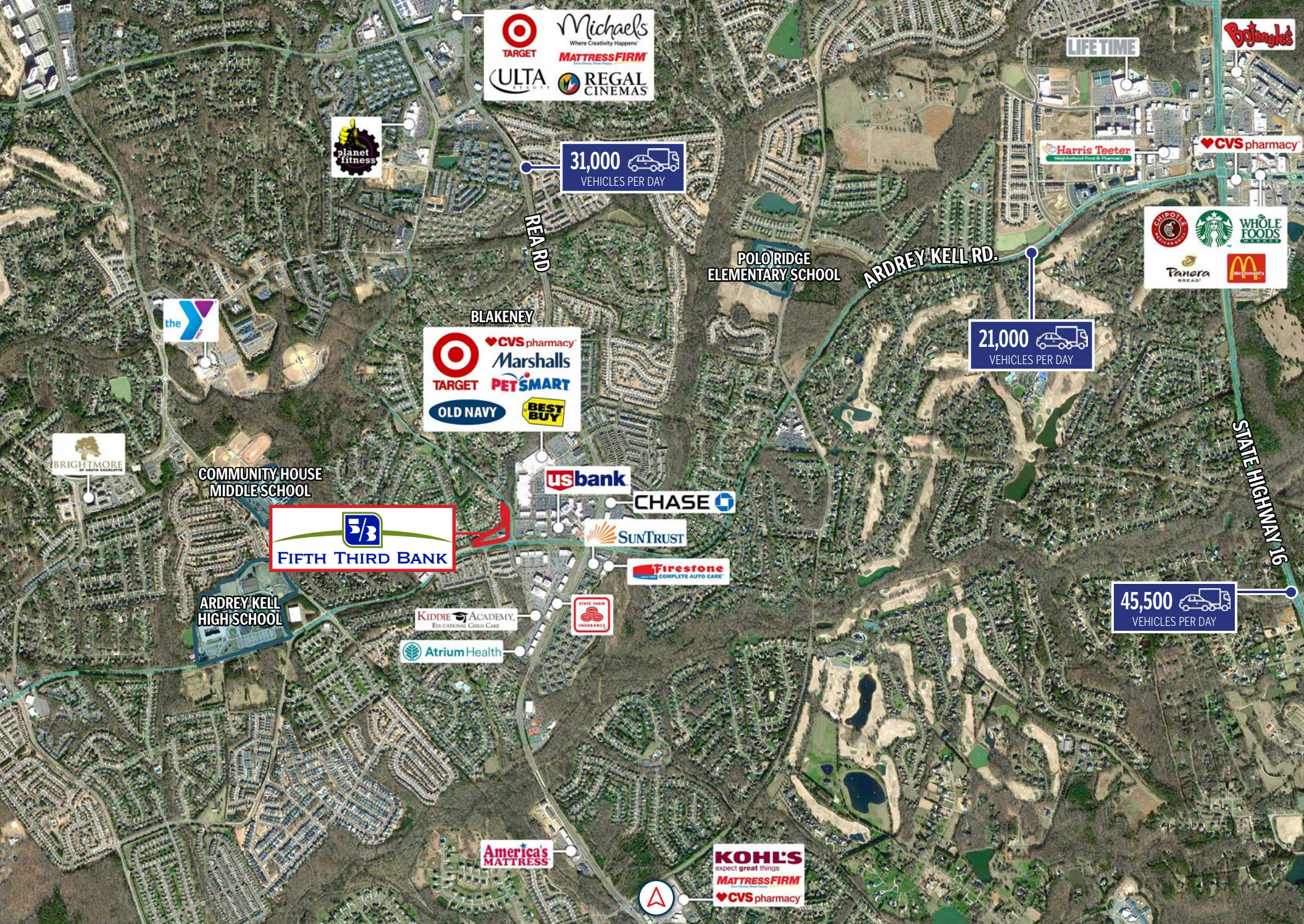


**Sherwin Williams –
Extra White**

Applications:
Brick facades
Chimneys
Downspouts
Columns
Columns at fence
Drive through ceiling inset





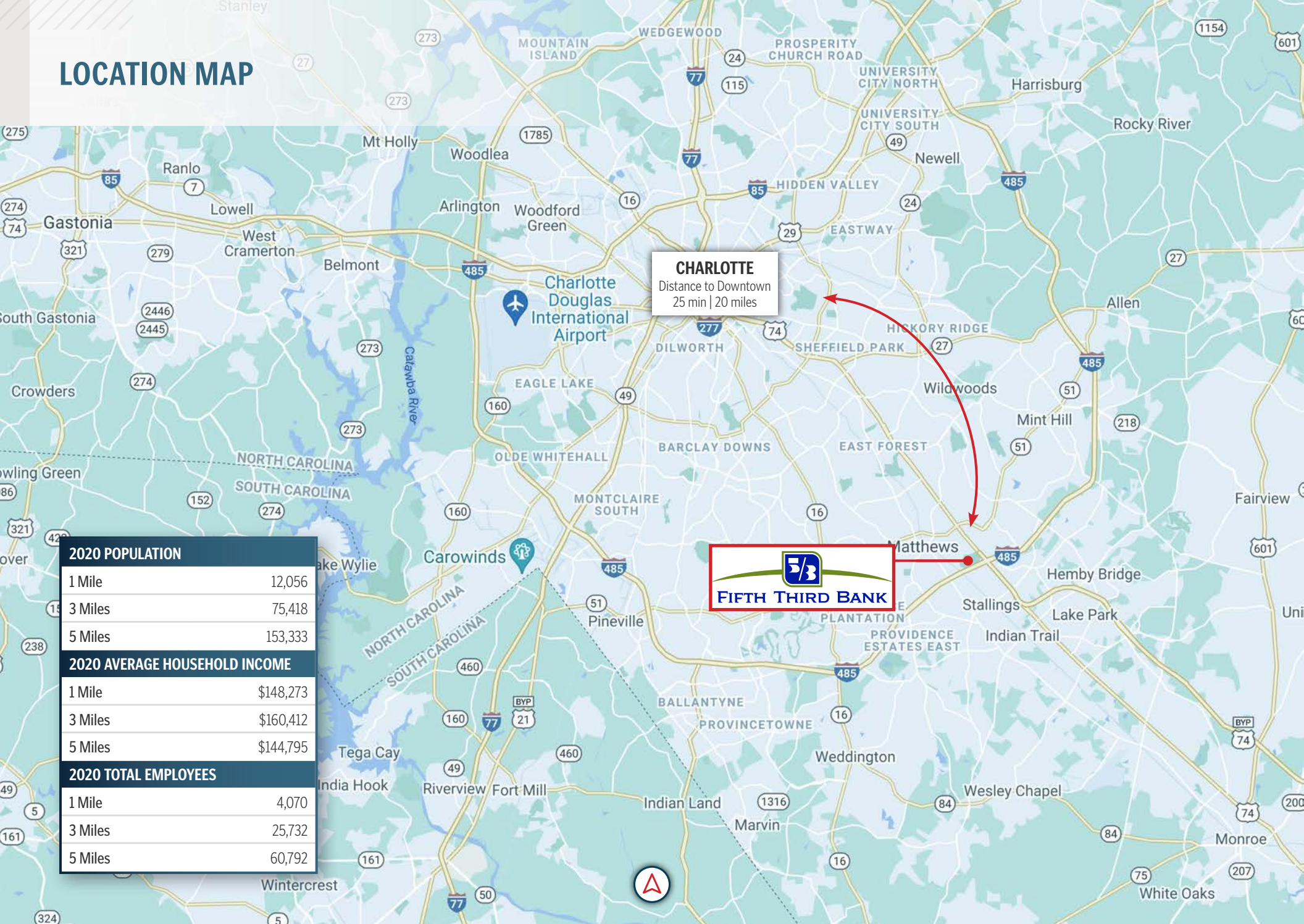




PROPERTY PHOTO



LOCATION MAP



AREA OVERVIEW



CHARLOTTE, NORTH CAROLINA

Charlotte is the largest city in the state of North Carolina. It is the county seat of Mecklenburg County and the second largest city in the southeastern United States, just behind Jacksonville, Florida. Charlotte is the third fastest growing major city in the United States. The City of Charlotte is the largest city in North Carolina with a population of 877,279 as of July 1, 2020. Charlotte is listed as a “gamma-plus” global city by the Globalization and World Cities Research Network. Located in the heart of the Southeast, Charlotte lies within the southern Piedmont of North Carolina, along the state’s border with South Carolina. Charlotte is the largest and most accessible city between Washington, D.C., and Dallas, Texas. Due to its mid-Atlantic location, getting to Charlotte is easy from anywhere in the country or the world, hence its nickname “the International Gateway to the South.”

Charlotte has become a major U.S. financial center with the third most banking assets after New York City and San Francisco. The nation’s second largest financial institution by total assets, Bank of America, calls the city home. Charlotte has become the regional headquarters for East Coast operations of Wells Fargo, which is headquartered in San Francisco, California. Charlotte also serves as the headquarters for Wells Fargo’s capital markets activities including sales and trading, equity research, and investment banking. Bank of America’s headquarters, along with other regional banking and financial services companies, are located primarily in the Uptown central business district. Microsoft’s East Coast headquarters are located in Charlotte.

Charlotte is the major center in the U.S. motorsports industry, housing multiple offices of NASCAR, the NASCAR Hall of Fame, and Charlotte Motor Speedway in Concord. Approximately 75% of the NASCAR industry’s race teams, employees and drivers are based nearby. The large presence of the racing technology industry and the newly built NHRA dragstrip, zMAX Dragway at Concord, are influencing other top professional drag racers to move their shops to Charlotte as well.

AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Estimated Population	12,056	75,418	153,333
2025 Projected Population	12,869	82,173	167,015
2010 Census Population	10,695	60,829	124,446
Projected Annual Growth 2020 to 2025	1.31%	1.73%	1.72%
Historical Annual Growth 2010 to 2020	0.48%	2.33%	2.09%
HOUSEHOLDS & GROWTH			
2020 Estimated Households	4,470	27,335	57,749
2025 Projected Households	4,765	29,670	62,589
2010 Census Households	3,944	22,266	47,513
Projected Annual Growth 2019 to 2025	1.29%	1.65%	1.62%
Historical Annual Growth 2010 to 2020	0.60%	2.21%	1.97%
RACE & ETHNICITY			
2020 Estimated White	78.18%	72.79%	75.22%
2020 Estimated Black or African American	6.59%	8.47%	9.24%
2020 Estimated Asian or Pacific Islander	11.64%	14.65%	11.01%
2020 Estimated American Indian or Native Alaskan	0.21%	0.22%	0.28%
2020 Estimated Other Races	1.43%	1.70%	2.91%
2020 Estimated Hispanic	6.83%	6.75%	8.80%
INCOME			
2020 Estimated Average Household Income	\$148,273	\$160,412	\$144,795
2020 Estimated Median Household Income	\$112,471	\$124,117	\$109,620
2020 Estimated Per Capita Income	\$54,896	\$58,309	\$54,664
DAYTIME POPULATION			
2020 Estimated Total Businesses	392	2,494	5,604
2020 Estimated Total Employees	4,070	25,732	60,792



RENT ROLL

LEASE TERM						RENTAL RATES					
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
Fifth Third Bank, National Association (Corporate Signed)	3,636	12/17/2021	12/31/2041	Year 1	-	\$19,583	\$5.39	\$235,000	\$64.63	Absolute NNN	4 (5-Year)
				Year 6	10%	\$21,542	\$5.92	\$258,500	\$71.09	(Ground Lease)	10% Increase at Beg. of Each Option
				Year 11	10%	\$23,696	\$6.52	\$284,350	\$78.20		
				Year 16	10%	\$26,065	\$7.17	\$312,785	\$86.02		

¹Tenant has a 10-Day Right of First Refusal to Purchase

FINANCIAL INFORMATION

Price	\$5,875,000
Net Operating Income	\$235,000
Cap Rate	4.00%
Lease Type	Absolute NNN - Ground Lease

PROPERTY SPECIFICATIONS

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FIFTH THIRD BANK

53.com

Company Type: Public (NASDAQ: FITB)

Locations: 1,098+

2020 Employees: 19,819

2020 Revenue: \$7.23 Billion

2020 Net Income: \$1.32 Billion

2020 Assets: \$204.68 Billion

2020 Equity: \$23.11 Billion

Credit Rating (S&P): A-

Fifth Third Bancorp is a diversified financial services company headquartered in Cincinnati, Ohio, and the indirect parent company of Fifth Third Bank, National Association, a federally chartered institution. As of March 31, 2021, Fifth Third had \$207 billion in assets and operated 1,098 full-service banking centers and 2,383 ATMs with Fifth Third branding in Ohio, Kentucky, Indiana, Michigan, Illinois, Florida, Tennessee, West Virginia, Georgia, North Carolina and South Carolina. In total, Fifth Third provides its customers with access to approximately 53,000 fee-free ATMs across the United States. Fifth Third operates four main businesses: Commercial Banking, Branch Banking, Consumer Lending and Wealth & Asset Management. Fifth Third is among the largest money managers in the Midwest and, as of March 31, 2021, had \$464 billion in assets under care, of which it managed \$58 billion for individuals, corporations and not-for-profit organizations through its Trust and Registered Investment Advisory businesses. Fifth Third Bank was established in 1858. Deposit and Credit products are offered by Fifth Third Bank, National Association. Member FDIC. Fifth Third Bank corporate headquarters is in Downtown Cincinnati.



SRS

NATIONAL
NET LEASE
GROUP

THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS

275+

RETAIL
PROFESSIONALS

25+

OFFICES

#1

LARGEST REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

1.7K+

RETAIL
TRANSACTIONS
company-wide
in 2020

500+

NET LEASE
PROPERTIES SOLD
in 2020

\$1.9B

NET LEASE
TRANSACTION VALUE
in 2020

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