

SALE/LEASEBACK OPPORTUNITY

FIFTH THIRD BANK - GREEN HILLS BRANCH

2213 ABBOTT MARTIN ROAD, NASHVILLE, TN 37215

RETAIL



CBRE

AFFILIATED BUSINESS DISCLOSURE AND CONFIDENTIALITY AGREEMENT

CBRE, Inc. operates within a global family of companies with many subsidiaries and/or related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates, including CBRE Investors, Inc. or Trammell Crow Company. Those, or other, Affiliates may express an interest in the property described in this Memorandum (the "Property") may submit an offer to purchase the Property and may be the successful bidder for the Property. You hereby acknowledge that possibility and agree that neither CBRE, Inc. nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, CBRE, Inc. will act in the best interest of the client(s) it represents in the transaction described in this Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offeror or prospective offeror, but rather will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Memorandum.

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc. nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

© 2017 CBRE, Inc. The information contained in this document has been obtained from sources believed reliable. While CBRE, Inc. does not doubt its accuracy, CBRE, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

CBRE

PRESENTED BY

JIM FOLEY, CCIM

Vice President

+1 615 248 1126

jim.foley@cbre.com

CRYSTAL DAVIS

Associate

+1 615 248 1835

crystal.davis@cbre.com

KEVIN TORCH

First Vice President

+1 513 369 1329

kevin.torch@cbre.com

CBRE Nashville

150 4th Avenue North

Suite 2110

Nashville, TN 37219

+1 615 255 4610 main

+1 678 898 0594 fax

CBRE Cincinnati

201 East 5th Street

Suite 2200

Cincinnati, OH 45202

+1 513 369 1300 main

+1 513 241 2291 fax

TABLE OF CONTENTS

05	The Opportunity
08	Property Overview
10	Property Location
12	Area Attractions
13	District Map
15	Company Overview
17	Submarket Overview
20	Nashville Overview
23	Process & Offering Instructions





EXECUTIVE SUMMARY



INVESTMENT SUMMARY

THE OFFERING

CBRE, Inc. is pleased to offer the Sale-Leaseback of the Fifth Third Bank Branch located in the Green Hills Submarket of Nashville, Tennessee. The subject property is a 12,888 square foot, two story, freestanding building located at the corner of Abbott Martin Road and Bedford Avenue, near Hillsboro Pike. Fifth Third Bank currently occupies the entire premises.



INVESTMENT OVERVIEW

Lot Size	0.78 AC
Building Size	12,888 SF
Year Built	2006
5/3 Leaseback	1st Floor - 6,444 SF \$35/SF NNN
Price	UNPRICED
Cap Rate	%

OFFERING HIGHLIGHTS

- + Located in one of Nashville’s most affluent communities, housing one of the wealthiest zip codes in Tennessee.
- + Street Frontage on Abbot Martin Road with 14,683 CPD.
- + Nashville’s most prominent retail market, Green Hills is home to Louis Vuitton, Tiffany & Co., Nordstrom, Burberry, West Elm, and Lulu Lemon to name a few.
- + The site is one block from The Mall at Green Hills and a multitude of restaurants, banks, offices and medical service centers.



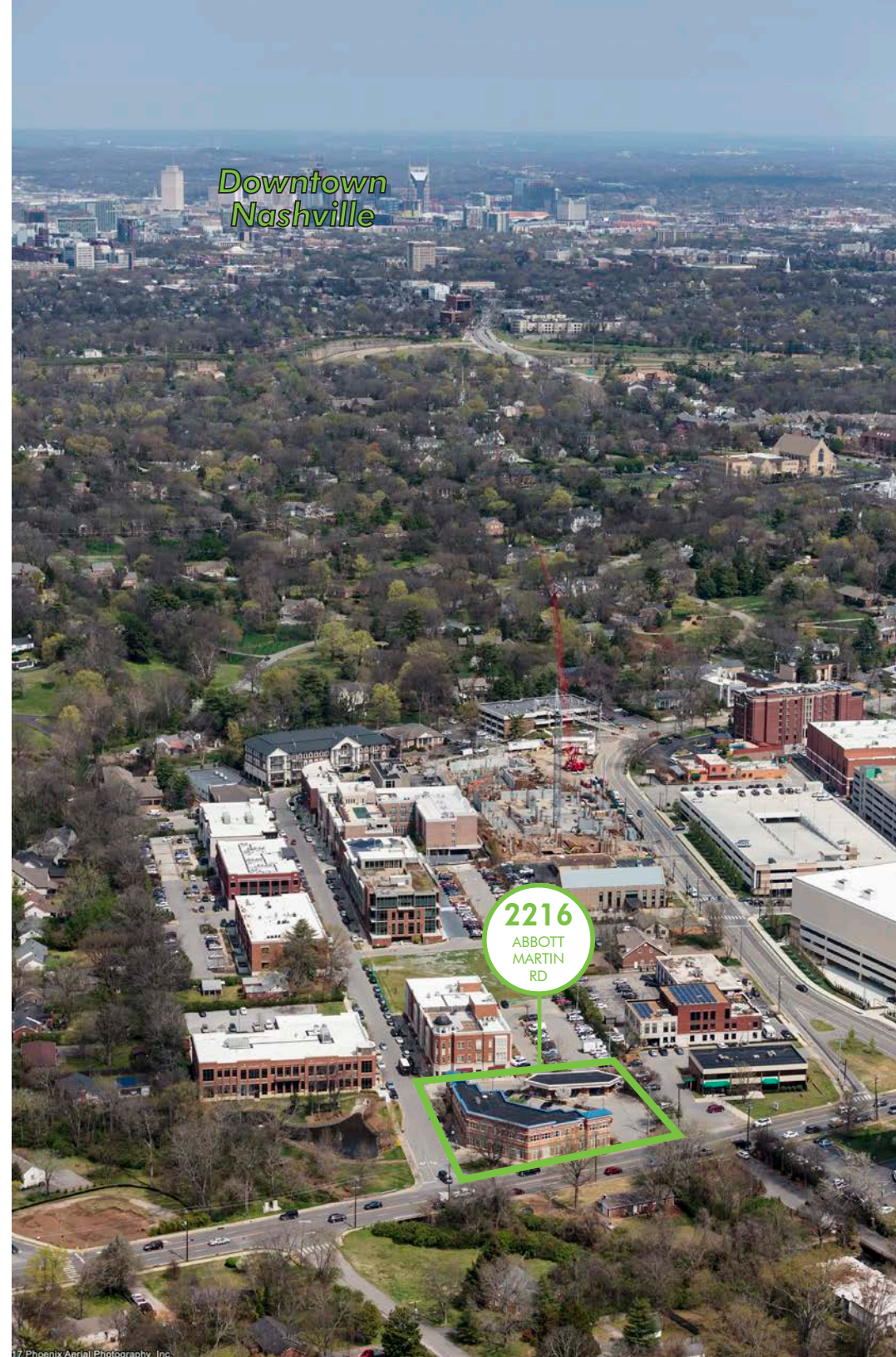


PROPERTY OVERVIEW



PROPERTY INFO

BUILDING NAME	Fifth Third Bank Green Hills
PROPERTY LOCATION	2216 Abbott Martin Rd Nashville, TN 37215 Davidson County
GROSS LEASEABLE AREA (GLA)	12,888 SF
BUILDING TYPE	Bank Branch
YEAR BUILT	2006
SITE SIZE	0.78 AC (Per tax records)
PARKING	28 Parking Stalls plus Additional Street Parking
ADDITIONAL FEATURES	Three Drive-Thru Teller Lanes and One Drive- Thru ATM Lane
ZONING	MUL: Mixed-Use Limited / OV-UDO: Urban Design Overlay
TAX PARCEL IDENTIFICATION	117-14-0-417.00
TYPE OF OWNERSHIP	Fee Simple





PROPERTY PHOTOS

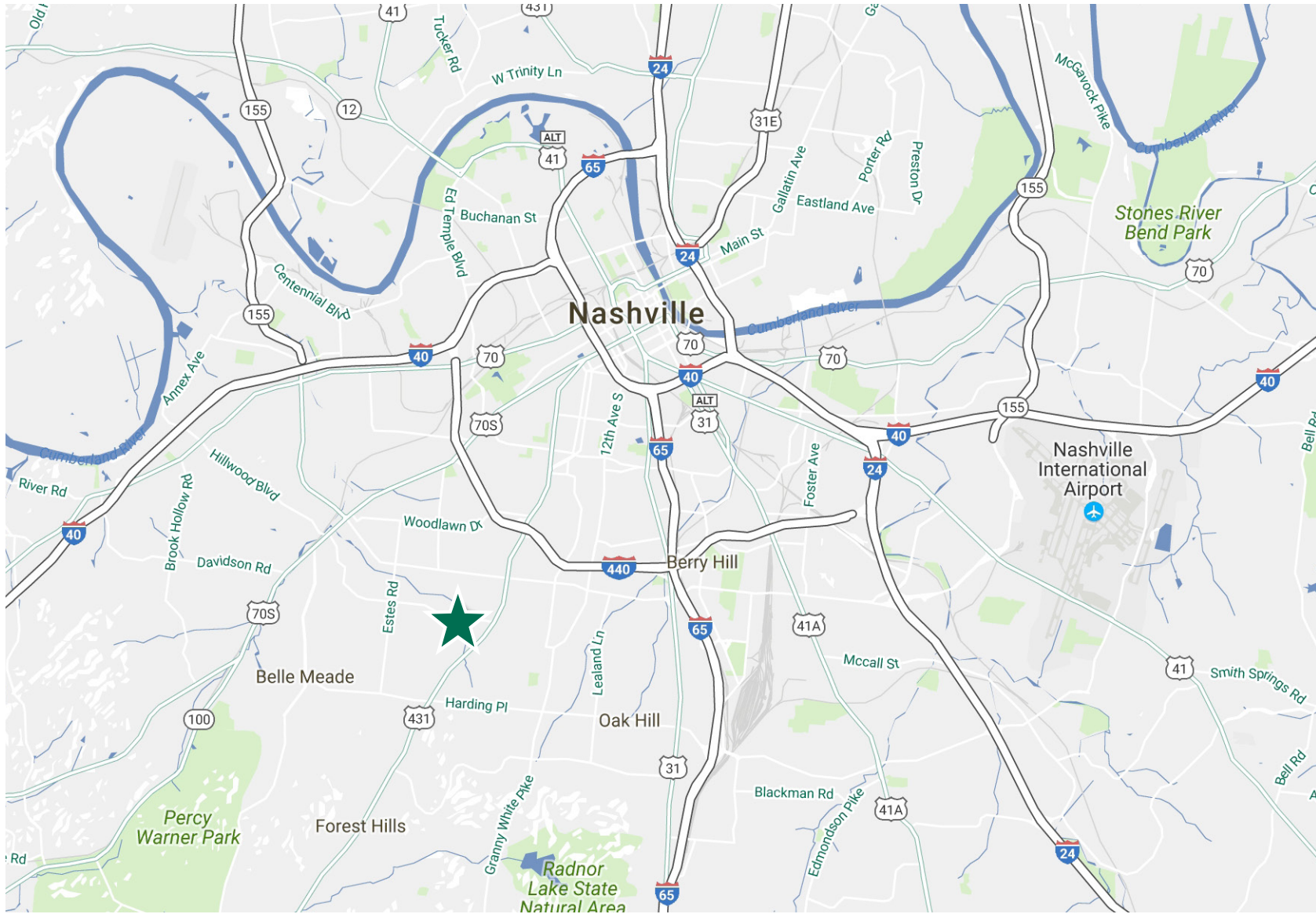
FIFTH THIRD BANK GREEN HILLS

RETAIL





LOCATION MAP





AERIAL VIEW OF THE PROPERTY





AREA ATTRACTIONS





DISTRICT MAP



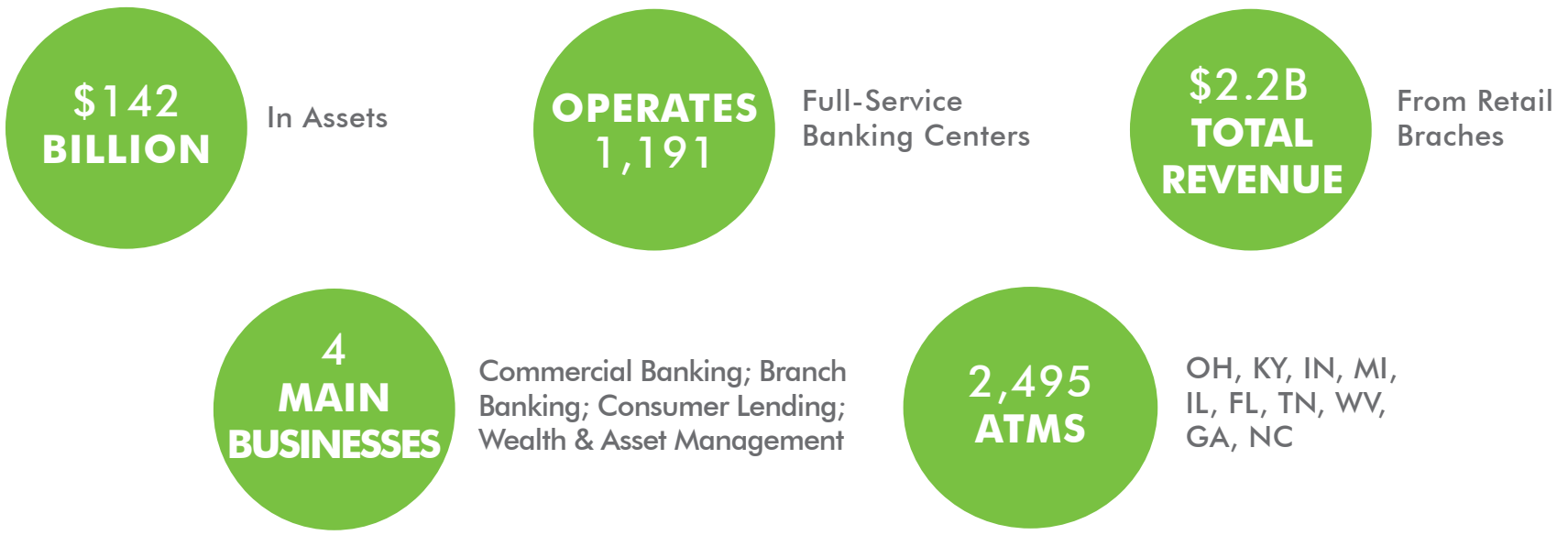


COMPANY OVERVIEW



ABOUT THE COMPANY

Fifth Third Bancorp is a diversified financial services company headquartered in Cincinnati, Ohio. As of December 31, 2016, the Company had \$142 billion in assets and operates 1,191 full-service Banking Centers, and 2,495 ATMs in Ohio, Kentucky, Indiana, Michigan, Illinois, Florida, Tennessee, West Virginia, Georgia and North Carolina. Fifth Third operates four main businesses: Commercial Banking, Branch Banking, Consumer Lending and Wealth & Asset Management. Fifth Third also has a 17.9% interest in Vantiv Holding, LLC. Fifth Third is among the largest money managers in the Midwest and, as of December 31, 2016, had \$315 billion in assets under care, of which it managed \$31 billion for individuals, corporations and not-for-profit organizations through its Trust and Brokerage businesses.



Source: Journalist Resources. "Corporate Highlights Fourth Quarter 2016." Quarterly company and financial highlights. Fifth Third Bancorp. <https://www.53.com/media-center/journalist-resources/>



MARKET OVERVIEW



GREEN HILLS SUBMARKET

OVERVIEW

Green Hills is a submarket located South of Downtown Nashville, on Hillsboro Road (U.S. Highway 431). Being one of Nashville’s most affluent areas, Green Hills’ average household income is \$99,430. It’s often chosen by residents for the short commute to Downtown Nashville and the three area universities - Vanderbilt, Belmont and Lipscomb. Green Hills is also the home to The Mall at Green Hills, a luxury indoor retail shopping center with more than 100 specialty shops. Notable retailers include Nordstrom, Louis Vuitton, Tiffany & Co., David Yurman, Jimmy Choo, and Omega.

The Hill Center, an outdoor shopping center, is also located in Green Hills. The Hill Center offers Nashville’s first Whole Foods as well as upscale shops and boutiques such as Anthropologie, LuluLemon, West Elm, Kendra Scott and Vineyard Vines.

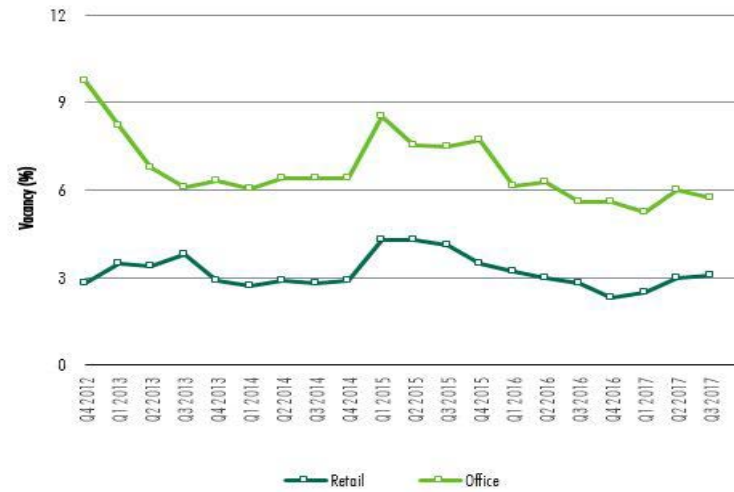
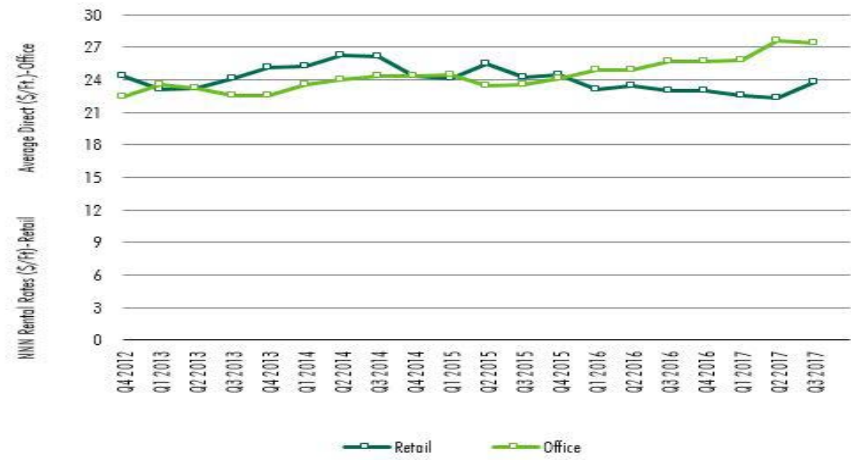
Minutes down the road Hillsboro Village serves as the connector between Green Hills Proper and Vanderbilt Campus. It houses interesting Nashville staples such as The Pancake Pantry, Fido, Native Nomad and Jeni’s Splendid Ice Creams. The Bluebird Cafe, a famous live music venue targeted by Nashville tourists, is also located on Hillsboro Road in Green Hills.

Green Hills is a densely populated area, holding 1,664 businesses with daytime employment at 32,359. The intersection where The Mall at Green Hills is located (Hillsboro Pike and Richard Jones Road) receives a daily traffic count of 31,014 CPD, while the intersection of Hillsboro Pike and Crestmoor Road receives a daily traffic count of 29,458 CPD.






GREEN HILLS VACANCY & RENTAL RATES



 DEMOGRAPHICS

 **173,851**
Population

 **74,157**
Households

 **\$98,395**
Avg. HH Income

2216 ABBOTT MARTIN RD	1 MILE	3 MILES	5 MILES
POPULATION			
2000 Population	9,061	70,906	154,826
2010 Population	9,163	72,268	156,589
2017 Est. Total Population	10,301	79,917	173,851
2022 Projected Population	11,073	84,986	185,069
Projected Annual Growth 2017-2022	1.46%	1.24%	1.26%
HOUSEHOLDS			
2000 Households	4,810	31,752	65,746
2010 Households	4,910	31,639	66,364
2017 Est. Total Households	5,456	35,133	74,157
2022 Projected Households	5,850	37,598	79,395
Projected Annual Growth 2017-2022	1.40%	1.37%	1.37%
AVERAGE HOUSEHOLD INCOME			
2017 Est. Average Household Income	\$124,032	\$122,558	\$98,395
2017 Est. Median Household Income	\$79,549	\$75,779	\$55,630
2017 Est. Per Capita Income	\$66,113	\$56,106	\$43,819
EMPLOYMENT			
2017 Est. Total Businesses	1,204	4,672	14,675
2017 Est. Total Employees	13,737	129,535	297,968



NASHVILLE MARKET OVERVIEW

Whether it's the hit series "Nashville", The New York Times calling Nashville the new "it city", or GQ magazine stating Nashville is simply "Nowville"- the city of Nashville is red hot and being thrust in to the national spotlight. The growth potential Nashville offers is abundant and could be what the media buzz is all about. As the state capitol of Tennessee and a transportation hub for the Southeast, Nashville is perfectly situated on the Cumberland River in North Central Tennessee, midway between Memphis and Knoxville and approximately 600 miles from 50% of the U.S. population, which is a key feature in the expansion of the city.

Nashville offers a beautiful, lush landscape, a seasonally mild climate, laid-back lifestyle, and access to some of the country's best entertainment. The city has long been known as "Music City" and while the music industry continues to boom, the economy of Nashville is not strictly based on music alone. Along with music, entertainment, professional sports, health care, tourism, conventions, publishing, finance, insurance, technology, higher education and transportation are all leading industries in Nashville.

Nashville's location, diverse economy, high-quality workforce, unique tax advantages/incentives and the overall low cost of doing business are significant features further solidifying the city to be one of the premier business centers in the Southeast.

Metro Nashville, which boasts approximately 1.8 million people, has experienced a strong population growth over the past decade and it's expected to continue. By 2019, Nashville is expected to grow by 6.33% or 106,591 people. Nashville's population has grown by 28.3% since 2000, averaging 2.0% growth per year (well above the national average). According to the Bureau of Labor Statistics, the state's unemployment rate rose to 5.7% in August, a slight increase from the previous quarter. Tennessee's unemployment rate has remained below 6.0% for the past two quarters. The unemployment rate for the Nashville MSA was 4.5%. This low quarterly unemployment rate speaks volumes for Nashville, as it marks the third time the rate has been below 5.0% since 2008. Nashville has cemented its place as a hot bed for relocation with companies such as Bridgestone America's moving their headquarters to the Downtown Core Business District. The Nashville MSA continues to post unemployment rates lower than other major cities in the region, including: Memphis, Atlanta, Charlotte, Louisville, Tampa and Birmingham.







OFFERING PROCESS



OFFERING PROCESS

OFFERS ARE DUE IN WRITING AND SHOULD INCLUDE THE FOLLOWING:

TERMS

- + Purchase Price
- + Earnest Money Deposit
- + Inspection Period
- + Closing Period

INVESTOR INFORMATION

- + Description of purchaser's entity structure and capital source
- + Description of purchaser's debt source and terms (if applicable)
- + Please provide details on purchaser's experience in owning commercial real estate
- + Description of purchaser's due diligence process
- + Description of any contingencies, caveats, and approvals of which the Ownership should be aware in evaluating your offer

CONDITION OF SALE

- + Purchaser shall confirm by Purchaser's own due diligence the condition and suitability of the Property, without any reliance upon information provided herein.

Please submit one electronic copy of the offer to Jim Foley at jim.foley@cbre.com

INTERESTED PARTIES ARE REQUESTED TO DIRECT ALL COMMUNICATION REGARDING THE PROPERTY TO:

Jim Foley, CCIM

Vice President
+1 615 248 1126
jim.foley@cbre.com

Crystal Davis

Associate
+1 615 248 1835
crystal.davis@cbre.com

Kevin Torch

First Vice President
+1 513 369 1329
kevin.torch@cbre.com