



Offering Memorandum

SUNTRUST BANK
103 E MAIN ST
MARSHVILLE, NC 28103

Marcus & Millichap



DOLLAR GENERAL

CHEVROLET

FAMILY DOLLAR

Bojangles

BB&T

First Citizens Bank

CVS pharmacy

First National Bank

ANDREW JACKSON HIGHWAY

MARATHON

BRIDGESTONE

FOOD LION

SUBWAY

SUNTRUST



SUNTRUST BANK

103 E Main St.
 Marshville, NC 28103

FINANCIAL SUMMARY	
Price	\$952,675.34
Down Payment	100% \$952,675.34
Cap Rate	5.24% ⁽¹⁾
Building SF	+/- 2,640 SF
Net Cash Flow	5.24% \$49,903.50
Year Built	1979
Lot Size	.31 Acres

LEASE SUMMARY	
Lease Type	Absolute Triple-Net (NNN)
Tenant	SunTrust Bank
Roof & Structure	Tenant Responsible
Lease Commencement Date	March 28, 2008
Lease Expiration Date	September 30, 2028
Lease Term Remaining	10+ Years
Rental Increases	1.5% Annual Increases
Renewal Options	6, 5 Year Options Remaining

(1) Rent is based off Rent as of March 28, 2018. Current Rent is \$49,166 with a Cap Rate of 5.16%.



ANNUALIZED OPERATING DATA		
LEASE YEARS	ANNUAL RENT	CAP RATE
3/28/2018 - 3/27/2019	\$49,903.50	5.24%
3/28/2019 - 3/27/2020	\$50,652.04	5.31%
3/28/2020 - 3/27/2021	\$51,411.82	5.40%
3/28/2021 - 3/27/2022	\$52,183.00	5.48%
3/28/2022 - 3/27/2023	\$52,965.75	5.55%
3/28/2023 - 3/27/2024	\$53,760.23	5.64%
3/28/2024 - 3/27/2025	\$54,566.64	5.72%
3/28/2025 - 3/27/2026	\$55,385.13	5.81%
3/28/2026 - 3/27/2027	\$56,215.91	5.90%
3/28/2027 - 9/30/2028	\$57,059.15	5.98%

BASE RENT	\$49,903.50
Net Operating Income	\$49,903.50
Total Return	5.24% \$49,903.50

DEPOSITS	
2017	\$40.38M
2016	\$34.12M
2015	\$35.28M
2014	\$37.63M



SunTrust Banks, Inc. is a purpose-driven company dedicated to Lighting the Way to Financial Well-Being for the people, businesses, and communities it serves. Headquartered in Atlanta, the Company has three business segments: Consumer Banking and Private Wealth Management, Wholesale Banking, and Mortgage Banking. Its flagship subsidiary, SunTrust Bank, operates an extensive branch and ATM network throughout the high-growth Southeast and Mid-Atlantic states, along with 24-hour digital access. Certain business lines serve consumer, commercial, corporate, and institutional clients nationally. As of December 31, 2016, SunTrust had total assets of \$205 billion and total deposits of \$160 billion. The Company provides deposit, credit, trust, investment, mortgage, asset management, securities brokerage, and capital market services. SunTrust leads onUp, a national movement inspiring Americans to build financial confidence. SunTrust Banks, Inc. stock trades on the New York Stock Exchange under the symbol STI.

Website: www.suntrust.com



INVESTMENT HIGHLIGHTS

- Absolute Triple-Net Corporate Lease
- 10+ Years Remaining
- 1.5% Annual Increases
- Tenant Exercised Early Lease Extension
- Well Established Location
- Growing Trade Area Within the Charlotte, NC MSA
- Low Rent/SF

DEMOGRAPHICS

Population	3-Miles	5-Miles	10-Miles
2021 Projection	4,636	13,066	45,378
2016 Estimate	4,536	12,532	43,409
Growth 2015 - 2020	2.21%	4.27%	4.54%

Households	3-Miles	5-Miles	10-Miles
2021 Projections	1,650	4,274	15,467
2016 Estimate	1,610	4,084	14,671
Growth 2015 - 2020	2.46%	4.65%	5.43%

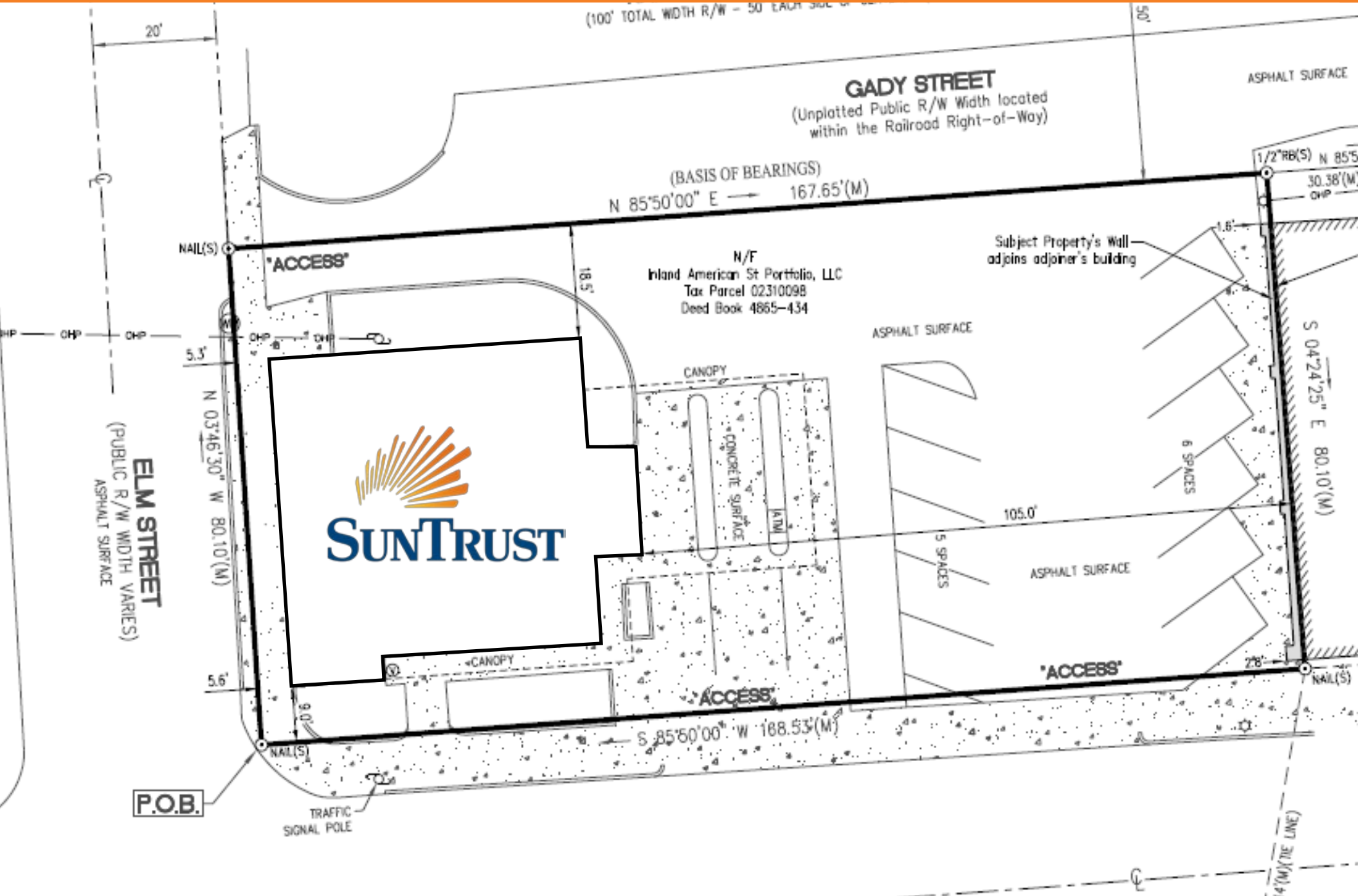
Income	3-Miles	5-Miles	10-Miles
2016 Est. Average Household Income	\$56,095	\$57,039	\$60,969
2016 Est. Median Household Income	\$42,282	\$42,356	\$45,102
2016 Est. Per Capita Income	\$20,298	\$20,124	\$21,591

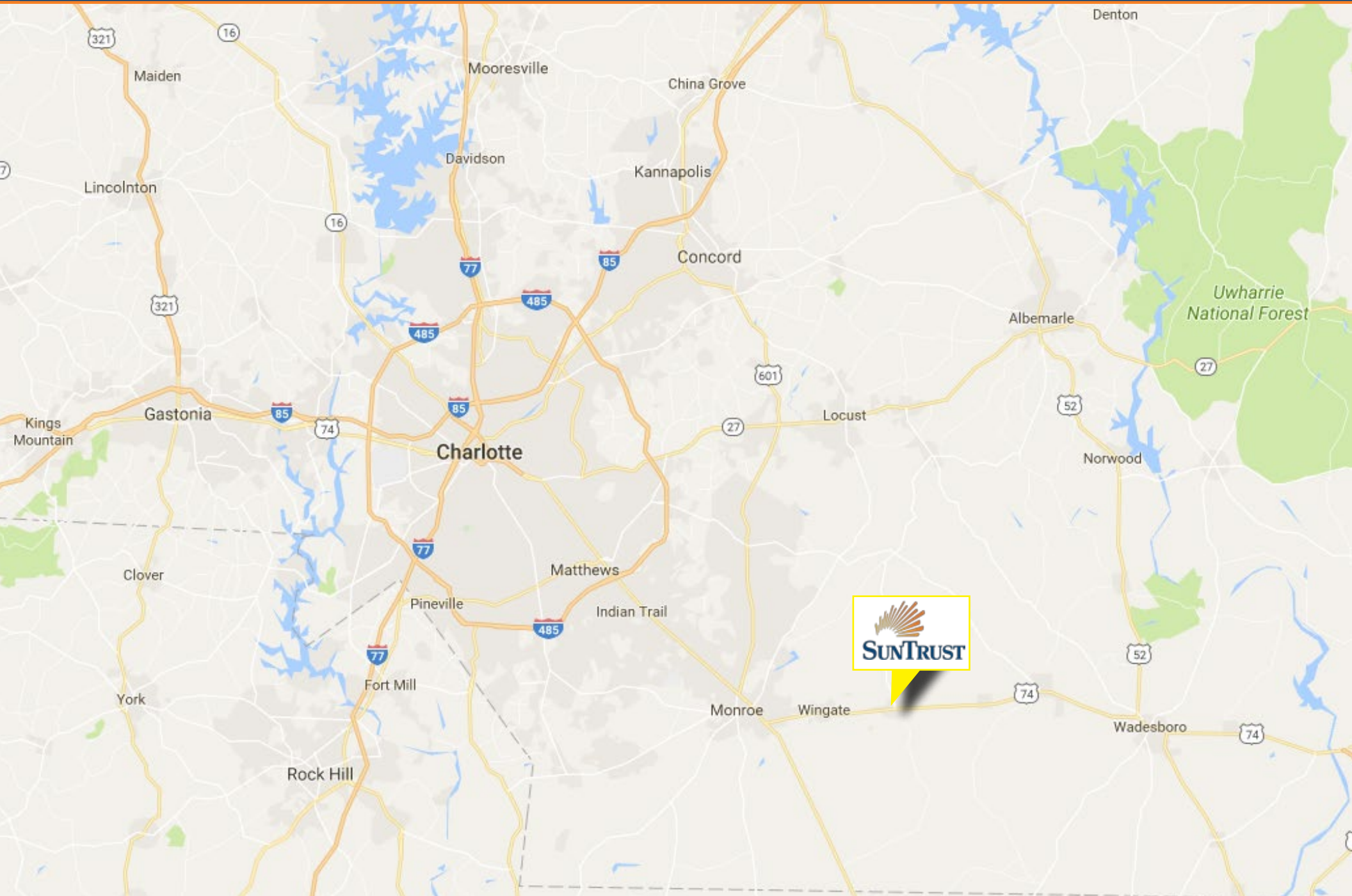
LOCATION OVERVIEW

Marshville is a municipality of just under 3,000 people has a small town atmosphere within reach of big city amenities as we are 10 miles from Monroe, NC and 35 miles from Charlotte, NC via HWY 74. The Town is about 3 hours from either the Great Smokey Mountains to the west or the wonderful beaches of North Carolina to the east.

Located in the Piedmont of the Southeastern United States, the Charlotte metropolitan area is well known for its auto racing history (especially NASCAR). The region is headquarters to 8 Fortune 500 and 7 Fortune 1000 companies including Bank of America, Duke Energy, Sealed Air Corporation, Nucor Steel, and Lowe’s Home Improvement Stores. Additional headquarters include Harris Teeter, Food Lion, Cheerwine and Sundrop. It is home to one of the world’s busiest airports, Charlotte Douglas International Airport, and is also the Carolinas’ largest manufacturing region. The Charlotte MSA is the largest in the Carolinas, and the sixth largest metropolitan area in the Southeastern region of the United States behind Washington, D.C., Miami, Atlanta, Tampa, and Baltimore.







Net Leased Disclaimer

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

By accepting this Marketing Brochure, you agree to treat the information contained herein regarding the lease terms as confidential and proprietary and to only use such information to evaluate a potential purchase of this net leased property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

Confidentiality Agreement

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

exclusively listed

Exclusively listed by:

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