



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

JDS Real Estate Services, Inc.
MD Lic # 653436



OFFERING MEMORANDUM

Absolute Triple Net (NNN) Lease Investment Opportunity

4204 Ebenezer Road | Nottingham, MD 21236

EXCLUSIVELY MARKETED BY:

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SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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BB&T | 4204 Ebenezer Road | Nottingham, MD 21236



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 1,920 SF BB&T Located at 4204 Ebenezer Road in Nottingham, Maryland. This Opportunity Includes a Corporately Guaranteed High Quality Tenant With Zero Landlord Responsibilities Located Right Outside of Baltimore, Providing For a Secure Investment.



OFFERING SUMMARY

PRICE	\$3,183,000
CAP	6.50%
NOI	\$206,877
PRICE PER SF	\$1,657.81
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	4204 Ebenezer Road Nottingham, MD 21236
COUNTY	Baltimore
BUILDING AREA	1,920 SF
LAND AREA	0.42 AC
BUILT	1955

HIGHLIGHTS



Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities - Over 6 Years Remaining With Three (5) Year Option Period and 10% Rental Increases Every 5 Years



Corporate Guarantee From BB&T - Investment-Grade Credit Rating of A- (S&P), A2 (Moody's) and A+ (Fitch)



Extremely Affluent Demographics With a Population of 186,028 People Earning an Average Annual Household Income of \$89,788 Within a 5-Mile Radius



Above Average Deposits - Tenant Exercised Early Renewal Showing Commitment to the Site



Excellent Access and Visibility - Located Off of Belair Rd and Ebenezer Rd With an Average of 34,338 VPD



Nottingham is Located in Baltimore County Which is the 3rd-Most Populous County in the State of Maryland and Home to Multiple Universities Including; University of Maryland, Towson University, Stevenson University and Goucher College



BB&T is an Established Community Bank Founded in 1872 and is One of the Largest Financial Services Holding Companies in the U.S.



Neighboring Tenants Include: ALDI, Safeway, Giant Food, Weis Markets, Walgreens, CVS, Rite Aid, Dollar Tree, USPS, Goodwill, First National Bank, Wells Fargo Bank, Outback, Chick-fil-A, McDonalds and Wendy's



BB&T



BB&T

BB&T | 4204 Ebenezer Road | Nottingham, MD 21236

Spring Hill
Cub Hill

Perry Hall
APARTMENTS

Belair Rd

PERRY HALL

Giant

ACE
The helpful place.

WELLS FARGO

Chick-fil-A

AT&T

ITALIAN SENSATION

OUTBACK
STEAKHOUSE

1

Gulf

First National Bank

FIRST PRESBYTERIAN CHURCH OF PERRY

Julinda's Salon

nyx Spa & Wellness

DOMINICK'S

M&T Bank

STARBUCKS COFFEE

7 ELEVEN

Gulf

Shell

Ebenezer Rd

BB&T

Perry Hall Elementary School

weis

Cookin' Cutters

GAMA

MISSION BBQ

U-HAUL

PHO 7RICH

Carpet Concepts

PREMIER DRIVING SCHOOL

CVS pharmacy

SCHULMEYER ANIMAL HOSPITAL, INC.

Double T Diner

Bill's Seafood & Catering Co.

WHITE MARSH MALL

Perry Hall High School

Perry Hall Middle School

Perry Hall Elementary School



KUMON

Brunswick Zone



H&R BLOCK

DOLLAR TREE

LEVIN eyecare



ACE The helpful place.



OUTBACK STEAKHOUSE

First National Bank

Ebenezer Rd



BB&T

Kentucky Fried Chicken
McDonald's

Starbucks
7-Eleven
M&T Bank
CVS pharmacy

Shell

Pizza
PAPA JOHN'S

weis

First National Bank

Ebenezer Rd



ALDI
goodwill
Memi
Advance Auto Parts
SUNTRUST
DOLLAR GENERAL
BR Baskin Robbins

ACE
Chick-fil-A
Giant
OUTBACK STEAKHOUSE
the TRUCK
DOLLAR TREE
RITE AID

WELLS FARGO
T-Mobile

Walgreens
SUNOCO

bp
Precision Tune Auto Care

Belair Rd

jiffy lube

Pizza Hut
SHERWIN-WILLIAMS
M&T Bank
SUBWAY
savers DUNKIN'

CITY OVERVIEW

Nottingham | Baltimore County | Maryland



Nottingham, MD

Nottingham is an unincorporated metropolitan statistical area located in Baltimore County, in the state of Maryland. It is 17 miles from downtown Baltimore, and is part of the Baltimore and Baltimore-Washington metropolitan areas. Bordered by White Marsh and Honeygo Run Regional Park to the North, Fullerton Reservoir to the west, Rossville to the south, and the northern rivers of Chesapeake Bay to the east, Nottingham has an estimated population of 38,411 people. Baltimore County is the third-largest county in Maryland and has an estimated population of 832,468 people. The county is home to multiple colleges including Towson University and University of Maryland. Some of Baltimore County's most iconic people include gold medal-winning Olympic swimmer Michael Phelps, and Tom Clancy the "This American Life" producer and host Ira Glass and best-selling thriller writer.

Economy

In the past year, Nottingham has seen a positive job growth of .7%. Nottingham has a diversified local economy with multiple drivers; at the helm is health care and social assistance, which employs 16.8% of residents. The largest employers in the county are the United States Social Security Administration and the Baltimore County Public School Board, both of which employ close to 15,000 people. Just around the corner, Baltimore is home to the headquarters of multiple Fortune 500 companies including media firm Discover Communications, aerospace and defense giant Lockheed Martin, and international accommodations leader Marriott International. More than 26 million tourists visit Baltimore County every year, a number which The Baltimore Sun estimates results in over 5.7 billion dollars of annual revenue for the region, helping the city's economy.

Contemporary Life

Nottingham is a quiet suburb nestled away from the hustle of downtown Baltimore. The city is a 5 to 15 minute drive to some of the most idyllic beaches and stunning waterfront parks in the whole East coast. This is because Nottingham is cradled by mighty Chesapeake Bay, one of the most-important estuaries in the U.S. A place where salt and freshwater meet, the one of a kind Chesapeake Bay is a water sport and seafood lover's paradise. It touches upon and encompasses parts of six states, is home to over 400 varieties of fish and several sailing clubs and marinas, and is a gateway to the Atlantic and the great ports of the world. Nearly 500 tons of seafood are produced annually by the Bay. Baltimore is home to the National Aquarium, the Inner Harbor, the Walter's Art Museum, the Baltimore Museum of Art and the famous Oriole Park at Camden Yards.

DEMOGRAPHICS

BB&T | 4204 Ebenezer Road | Nottingham, MD 21236



Population

1-MILE	3-MILE	5-MILE
15,975	79,783	186,028



Average Household Income

1-MILE	3-MILE	5-MILE
\$102,297	\$96,553	\$89,788



TENANT PROFILE



BB&T Corporation (Branch Banking and Trust Company) is a bank holding company based in Winston-Salem, North Carolina. BB&T is one of the largest financial services holding companies in the U.S. with \$230.9 billion in assets and market capitalization of approximately \$37.6 billion as of June 30, 2019. It operates 2,049 branches in 15 states and Washington, D.C., and offers consumer and commercial banking, securities brokerage, asset management, mortgage, and insurance products and services.

Building on a long tradition of excellence in community banking, BB&T offers a wide range of financial services including retail and commercial banking, investments, insurance, wealth management, asset management, mortgage, corporate banking, capital markets and specialized lending. BB&T is consistently recognized for outstanding client service by Greenwich Associates for small business and middle market banking. It was ranked 16th on the list of largest banks in the United States by assets. Its subsidiary, BB&T Insurance Services, was one of the largest insurance brokers in the world. In all of its history BB&T has made 106 mergers and acquisitions. Since it took over Southern National Bank in 1995, BB&T has made 43 deals. It is merging with SunTrust Banks in 2019 to form a company expected to be called Truist Financial Corporation, with a new headquarters in Charlotte, NC.



COMPANY TYPE
NYSE: BBT



FOUNDED
1872



OF LOCATIONS
2,049+ Branches



HEADQUARTERS
Winston-Salem, NC



WEBSITE
bbt.com



BB&T & SUNTRUST MERGER

June 12, 2019: BB&T and SunTrust are coming together in a transformational merger of equals to create Truist, the premier financial institution in the country. The combination of these two iconic franchises will create the sixth-largest U.S. bank with 275 years of combined history. With our shared mission- and purpose-driven cultures, Truist will be true to our legacy as BB&T and SunTrust – the trust and transparency you’ve come to expect. It also signals a shared belief in relentlessly building a better future – for our clients, associates, teammates, and communities. The merger is expected to close in the third or fourth quarter of 2019.

Merger of Equals
Between BB&T and
SunTrust Will Create
TRUIST

[Click to Read
Press Release](#)



COMBINED COMPANY BY THE NUMBERS



6th

*largest U.S. bank
by assets & deposits*



\$441BN

assets



\$301BN

loans



\$324BN

deposits



~10MM

households in the U.S.

For more information, visit
<https://thepremierfinancialinstitution.com>

LEASE SUMMARY

TENANT	BB&T
PREMISES	A Building of Approximately 1,920 SF
LEASE COMMENCEMENT	April 1, 2016
LEASE EXPIRATION	March 31, 2026
LEASE TERM	6+ Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Bank
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility



Actual Property Image

RENT ROLL

BB&T | 4204 Ebenezer Road | Nottingham, MD 21236



TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
BB&T	1,920 SF	\$206,877	\$107.75	10%	Every 5 Years	04/01/2016	03/31/2026	3 x 5 Years



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 JDS Real Estate Services, Inc. (JDS) in association with Sands Investment Group (SIG) and should not be made available to any other person or entity without the written consent of JDS & SIG.

This Offering Memorandum has been prepared to provide summary, unverified 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, 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, PCB's or asbestos, the compliance with 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, JDS & SIG has not verified, and will not verify, any of the information contained herein, nor has JDS & SIG 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release JDS & SIG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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