SANDS INVESTMENT GROUP

BB&T

24 Hour Banking

JDS Real Estate Services, Inc. MD Lic # 653436

BB&T

OFFERING MEMORANDUM Absolute Triple Net (NNN) Lease Investment Opportunity

4204 Ebenezer Road Nottingham, MD 21236

EXCLUSIVELY MARKETED BY:



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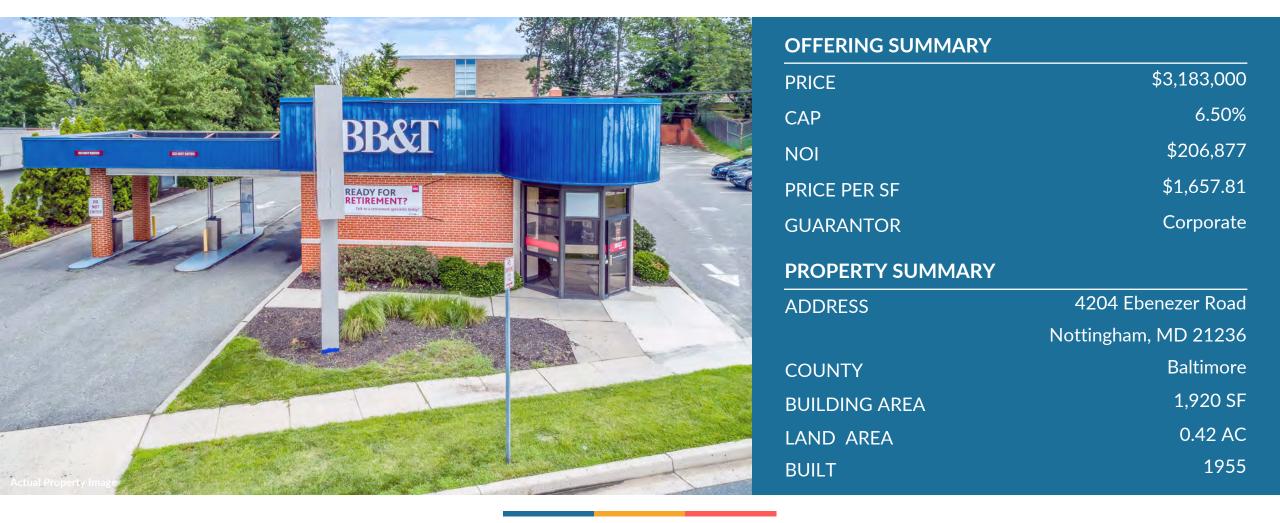
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INVESTMENT SUMMARY

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.



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



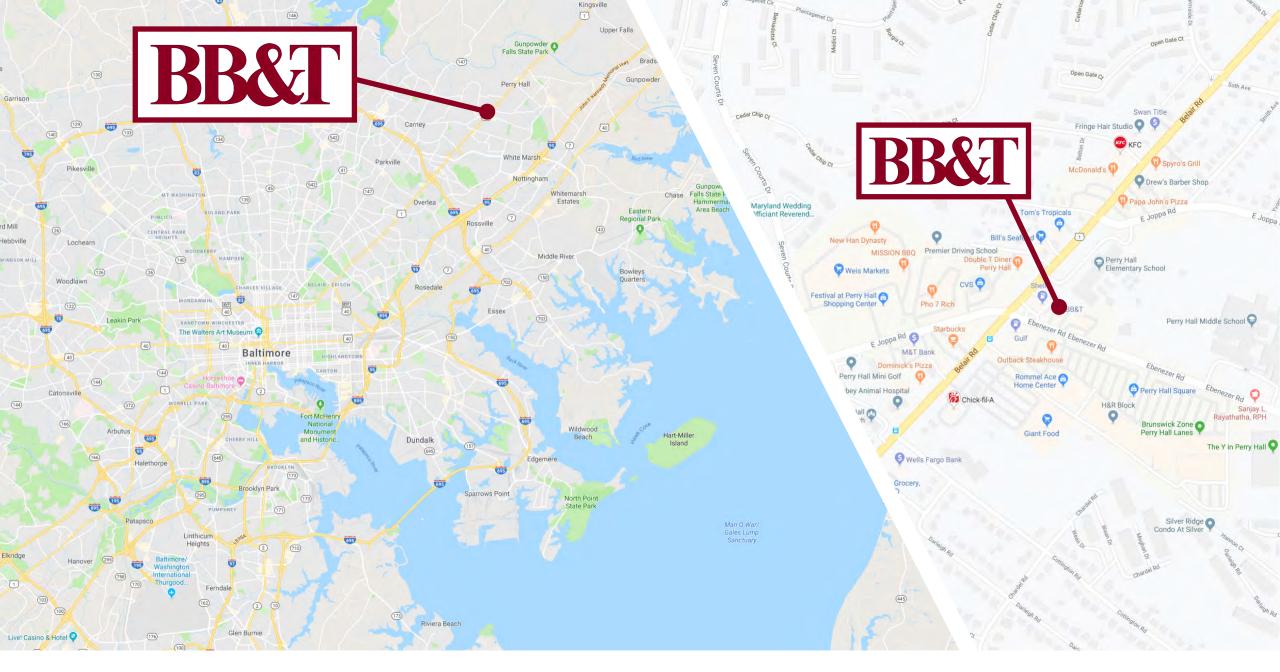
Nottingham is Located in Baltimore County Which is the 3rd-Most Populous County in the State of Maryland and Home to Multiple Universities Including; University of Maryland, Townson University, Stevenson University and Goucher College



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 | 4204 Ebenezer Road | Nottingham, MD 21236



First National Bank

Perry Hall Elementary School Bill's Seafood & Catering Co.





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

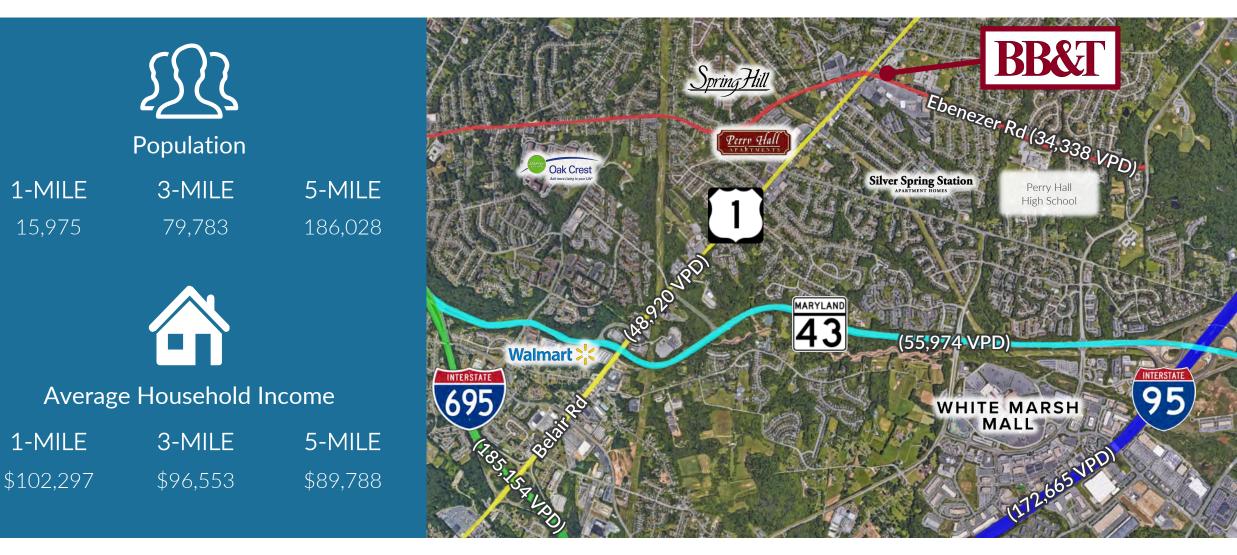
In the past year, Nottingham has seen a positive job growth of .7%. Nottingham has a diversified local economy with multiple drivers; at the helm is health care and social assistance, which employs 16.8% of residents. The largest employers in the county are the United States Social Security Administration 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 companies including media 500 firm Discover Communications, aerospace and defense giant Lockhead 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

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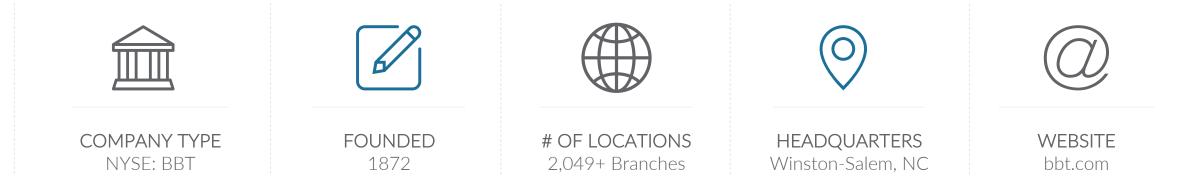


TENANT PROFILE



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.



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

\$441_{BN}



loans

deposits



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

LEASE SUMMARY

TENANT

PREMISES

A Building of Approximately 1,920 SF

LEASE COMMENCEMENT

LEASE EXPIRATION

LEASE TERM

RENEWAL OPTIONS

RENT INCREASES

I FASE TYPE

PERMITTED USE

PROPERTY TAXES

INSURANCE

COMMON AREA

ROOF & STRUCTURE

REPAIRS & MAINTENANCE

HVAC

UTILITIES

April 1, 2016 March 31, 2026 6+ Years Remaining 3 x 5 Years 10% Every 5 Years Absolute Triple Net (NNN) Bank Tenant's Responsibility Tenant's Responsibility Tenant's Responsibility Tenant's Responsibility Tenant's Responsibility Tenant's Responsibility Tenant's Responsibility

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RENT ROLL

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TENANT	SQUARE	ANNUAL	RENT	RENTAL	INCREASE	LEASE	LEASE	OPTIONS
NAME	FOOTAGE	BASE RENT	PER SF	INCREASE	DATES	BEGIN	END	
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

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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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Actual Property Image

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SANDS INVESTMENT GROUP NET INVESTMENTS... NET RESULTS

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