



1313 SANDIFER BLVD | SENECA, SC

\$106M IN BANK DEPOSITS



**OFFERED
FOR SALE
\$2,049,000
6.10% CAP**

CONFIDENTIAL OFFERING MEMORANDUM





EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale Bank of America | Seneca, SC, a well-located, single-tenant net lease investment providing passive income backed by one of the nation's largest financial institutions. The asset is leased on a NNN basis with zero landlord responsibilities, offering investors durable, management-free cash flow in an established retail corridor.

Bank of America (NYSE: BAC) and predecessor banking institutions have operated at this location since 1985, demonstrating a long-term commitment to the site and the surrounding trade area. The branch maintains an approximate \$106 million deposit base, underscoring strong in-place performance, customer stickiness, and the location's continued strategic importance within the bank's regional footprint.

Positioned within a proven retail corridor in Seneca, the asset benefits from consistent consumer traffic, surrounding national retailers, and a stable economic base supported by nearby employers and regional demand drivers. The offering presents investors with a secure, income-oriented investment featuring proven tenancy, strong branch-level fundamentals, and long-term relevance within the market.

RENT SCHEDULE	TERM	RENT
6th Extension Term (Current)	1-10	\$125,000
7th Extension Term	11-15	\$130,000
8th Extension Term	16-20	\$140,000

NOI	\$125,000
CAP	6.10%
PRICE	\$2,049,000

ASSET SNAPSHOT

Tenant Name	Bank of America
Address	1313 Highway 123 West, Seneca, SC 29678
Building Size (GLA)	3,271 SF
Land Size	0.67 Acres
Year Built	1993
Signatory/Guarantor	Bank of America, National Association (Corporate)
Rent Type	Absolute NNN - Ground Lease
Landlord Responsibilities	None
Extension Commencement Date	6/1/2020
Lease Expiration Date	5/31/2030
Remaining Term	4 Years
Rental Increases	4% in Seventh Option and 7.7% in Eighth Option
NOI	\$125,000



 **27,460** PEOPLE
IN 5 MILE RADIUS

 **\$106,950** AHHI
IN 1 MILE RADIUS

 **31,700** VPD
ON SANDIFER BLVD



PROVEN LOCATION - \$106M DEPOSIT BASE & LONG OPERATING HISTORY

Bank of America (and predecessor institutions) has operated at this site since 1985, underscoring long-term commitment to the location and consistent performance within the trade area. The branch maintains a deposit base of approximately \$106 million.



RECENT LEASE EXTENSION THROUGH 2030

Tenant exercised its most recent five-year renewal option in 2019, extending the lease through May 31, 2030 — reinforcing long-term confidence in the location and underlying market fundamentals.



LOW BASIS / HIGH COVERAGE RENT PROFILE

Below-replacement cost pricing and modest rent levels relative to national bank branch economics support long-term tenant viability and renewal probability.



INVESTMENT-GRADE CORPORATE CREDIT (S&P: A-)

Lease guaranteed by Bank of America, one of the largest financial institutions globally with ~\$3.3 trillion in assets, providing secure and stable income.



STRATEGIC HARD-CORNER RETAIL POSITIONING

Located along SC Highway 123 (31,700+ VPD), the dominant retail corridor connecting Seneca and Clemson, with direct access to surrounding retail, residential, and university-driven demand.



GREENVILLE-ANDERSON MSA | HIGH-GROWTH SOUTHEAST REGION

Part of one of the fastest-growing MSAs in the Southeast, supported by a diversified employment base, institutional demand drivers, and continued in-migration.





LOCATION OVERVIEW

AREA FAST FACTS

Clemson University
(25,000+ students) located
~10 minutes from the site

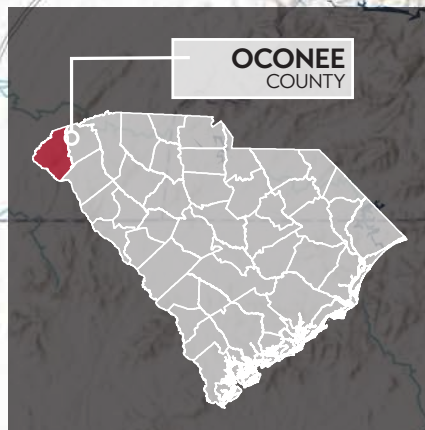
**Greenville-Anderson
MSA** – one of the fastest-
growing regions in the
Southeast

**Strong advanced
manufacturing base**
(BMW, Michelin, Bosch,
logistics users)

**Lake Keowee & Lake
Hartwell** drive second-
home ownership and
affluent retiree demand

**Proximity to major
Southeast metros:**
~45 minutes to Greenville
~2 hours to Atlanta
~2+ hours to Charlotte

**Regional retail hub for
Oconee County**, serving
Seneca, Clemson,
and surrounding lake
communities



Seneca

GREENVILLE
35 MILES
0:43 DRIVE

CHARLOTTE
125 MILES
2:20 DRIVE

COLUMBIA
120 MILES
2:15 DRIVE

ATLANTA
102 MILES
2:20 DRIVE

Seneca, South Carolina is strategically positioned within the Upstate region, benefiting from proximity to Clemson University, one of the largest public universities in the Southeast with over 25,000 students and a nationally recognized research and athletics presence. The university serves as a primary economic engine, driving population stability, employment, and consistent consumer demand throughout the area.

The surrounding region is anchored by a diverse employment base that includes advanced manufacturing, automotive, and industrial employers throughout the Upstate. Major companies such as BMW, Michelin, and Bosch operate within the greater MSA, contributing to sustained job growth and long-term economic stability. In addition to institutional and employment drivers, the Seneca market benefits from its proximity to Lake Keowee and Lake Hartwell, which attract seasonal residents, retirees, and second-home ownership.

The Greenville-Anderson MSA continues to experience steady population growth driven by business-friendly policies, infrastructure investment, and inbound migration from higher-cost markets. Its strategic location between Atlanta and Charlotte further enhances regional connectivity and long-term demand fundamentals.

1 MILE

1,855
PEOPLE
\$106,950
AHHI
5,269
TOTAL
EMPLOYEES

3 MILES

14,060
PEOPLE
\$92,521
AHHI
12,850
TOTAL
EMPLOYEES

5 MILES

27,460
PEOPLE
\$95,097
AHHI
16,474
TOTAL
EMPLOYEES



TENANT SUMMARY

Bank of America Corporation (NYSE: BAC) is one of the largest financial institutions in the United States, with approximately \$3.3 trillion in total assets, operations across all 50 U.S. states and more than 35 countries, and approximately 213,000 employees. The Bank operates approximately 3,800 retail financial centers and approximately 15,000 ATMs nationwide, and serves approximately 69 million consumer and small business clients. Bank of America is rated investment grade by all major rating agencies (S&P: A-, Moody's: A1, Fitch: AA-), and is consistently ranked among the most credit-worthy retail tenants in the United States. Bank of America has continuously operated at the Seneca, SC location since 1985, originally as Citizens & Southern National Bank of South Carolina before successive corporate consolidations.



BANK OF AMERICA QUICK FACTS	
Founded:	1904
Ownership:	Public
Market Cap:	BAC
Credit Rating	S&P: A-
# of Locations:	3,800+ Branches
Headquarters:	Charlotte, NC
Guaranty:	Corporate



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Exclusively Offered By



PRIMARY DEAL CONTACTS

ERIC SUFFOLETTO

Managing Director & Partner
508.272.0585
esuffoletto@atlanticretail.com

BEN OLMSTEAD

Associate
980.498.3296
bolmstead@atlanticretail.com

MIKE LUCIER

Executive Vice President
980.337.4469
mlucier@atlanticretail.com

DAVID HOPPE

Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

DANNY GRIFFIN

Vice President
781.635.2449
dgriffin@atlanticretail.com

KENDRA DOHERTY

Analyst
857.400.1568
kdoherty@atlanticretail.com

**BROKER OF RECORD:
Roy Crain
#REL. 7198**

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