OFFERING MEMORANDUM

Bank of America Ground Lease

West Columbia, SC (Columbia MSA)

Fisher James Capital



In Association with Scott Reid & ParaSell, Inc. | A Licensed South Carolina Broker #23763

Fisher James Capital

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Fisher James Corp. and ParaSell, Inc. ("Broker") have been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate. The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

Investment Grade Tenant
Rated A+ by S&P and Aa2 by Moody's

4.5 Miles from University of South Carolina
33,000+ Students

Daytime Population of 195,617 (5 Mi)
Annual Population Growth Rate of 1.20% (3 Mi)

- 15-Year Absolute NNN Corporate Ground Lease to Bank of America (NYSE: BAC)
  - → No Landlord Responsibilities
- Strong, Investment-Grade Tenant
  - → Rated A+ by S&P, Aa2 by Moody's, and AA by Fitch
- Brand New 2026 Construction with 3 ATM Drive-Thru Lanes
  - → Prominent Monument Signage
- Frontage on High-Traffic Augusta Road/US-1 (38,000 ADT)
  - → At its Junction with Interstate 26 (93,200 ADT)
- Adjacent to Walmart Supercenter (2.3M Visits per Year)
  - → Neighboring Tenants include Hobby Lobby, Planet Fitness, Hardee's, RaceWay, Waffle House, Ruby Tuesday, Starbucks, Sonic, Prisma Health Urgent Care, & More
- ~2 Miles from 607-Bed Lexington Medical Center
  - → 8,500+ Employees
- 4.5 Miles from University of South Carolina's 350-Acre Main Campus
  - → 33,000+ Undergraduate & Graduate Students
- 11 Miles from Fort Jackson
  - → Largest and Most Active Initial Entry Training Center in the U.S. Army
- 5 Miles from Downtown Columbia
  - → Columbia MSA Population of Over 850,000





$3,226,000

4.65% CAP RATE

View on Map ↗

ANNUAL RENT			
Year		**Annual Rent**	**Return**
Years 1–5		**$150,000**	**4.65%**
Years 6–10		$165,000	5.11%
Years 11–15		$181,500	5.63%
Years 16–20	(Option 1)	$199,650	6.19%
Years 21–25	(Option 2)	$219,615	6.81%
Years 26–30	(Option 3)	$241,577	7.49%
Years 31–35	(Option 4)	$265,734	8.24%

LOCATION	2525 Augusta Rd, West Columbia, SC 29169
LOT SIZE	±1.013 acres or ±44,126 square feet
IMPROVEMENTS	±4,681 square foot retail building for **Bank of America** with 3 ATM drive-thru lanes *The improvements are being built and are owned by the tenant; Only the land is for sale.*
YEAR BUILT	2026
PARKING	±33 parking spaces
TENANT	Bank of America, National Association
GROUND LEASE TERM	15 years
LEASE COMMENCEMENT	August 28, 2024 (Rent Commencement on November 14, 2026)
LEASE EXPIRATION DATE	November 30, 2041
ANNUAL RENT	$150,000
RENTAL INCREASES	10% every 5 years
RENEWAL OPTIONS	Four (4) five-year options
TAXES	Tenant is responsible for all taxes
INSURANCE	Tenant is responsible for all insurance
MAINTENANCE	Tenant is responsible for all maintenance of the Premises, including Land and Improvements; No landlord maintenance responsibilities
RIGHT OF FIRST REFUSAL	Tenant shall have the right of first refusal to purchase the property on the same terms and conditions as any bona fide offer within fifteen (15) days of receiving notice of such an offer.
FINANCING	Delivered free and clear of permanent financing

Bank of America

Reported Approximately $30.5B in Net Income for FY 2025, Up 19% YoY

2nd-Largest Bank in the U.S. with Approximately $3.4T in Total Assets

Investment-Grade Tenant Rated A+ by S&P and Aa2 by Moody's

Bank of America Corporation (NYSE: BAC) is one of the largest financial institutions in the United States and a leading global provider of banking and financial services. Headquartered in Charlotte, North Carolina, the company serves consumers, small and middle-market businesses, large corporations, and institutional clients through a diversified platform that includes consumer banking, wealth management, corporate banking, and global markets.

Bank of America operates approximately 3,600 financial centers and more than 15,000 ATMs nationwide, supported by one of the most widely used digital banking platforms in the country. Its Global Wealth & Investment Management division, which includes Merrill and Bank of America Private Bank, further enhances the company's position as a full-service financial institution with broad client reach and deep advisory capabilities.

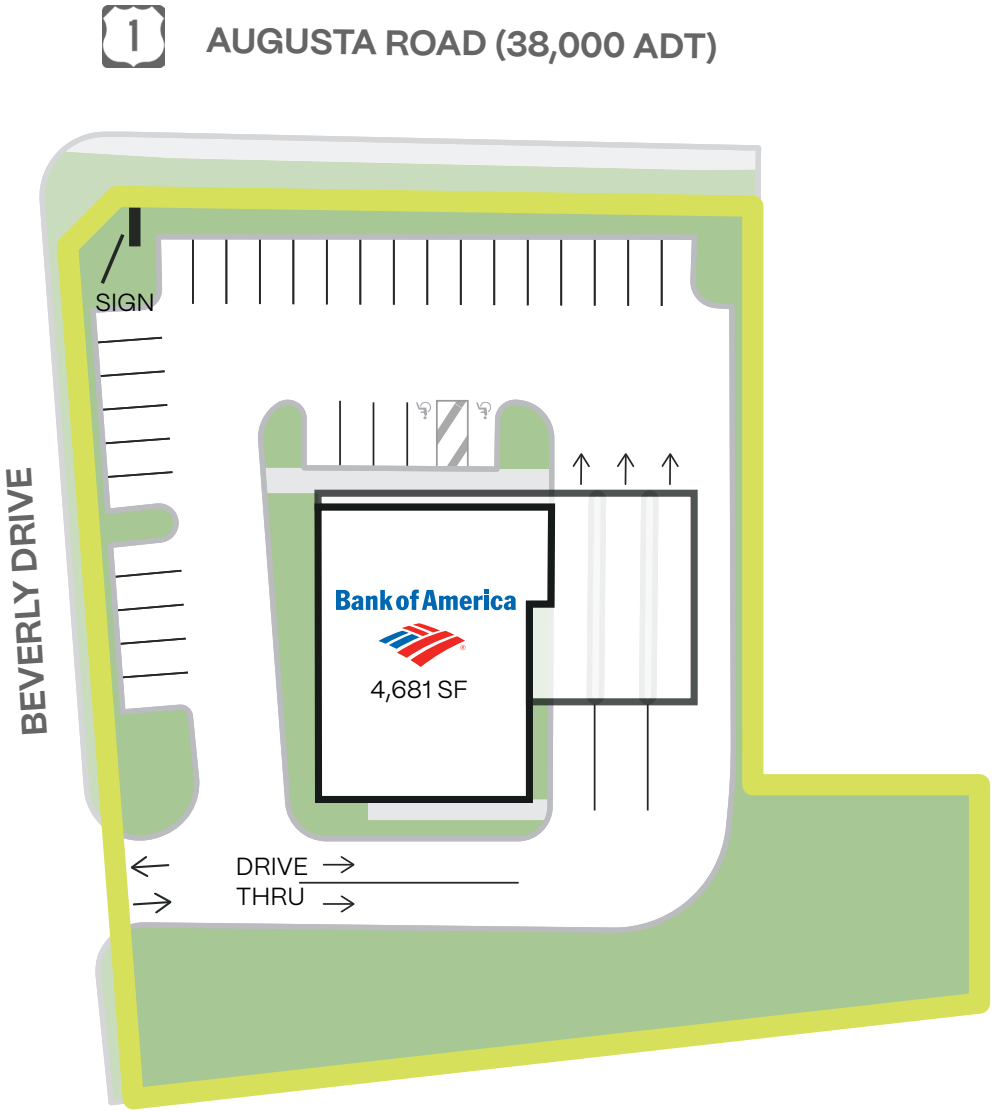
As of year-end 2025, Bank of America reported approximately $3.4 trillion in total assets, making it the second-largest bank in the United States by assets. For fiscal year 2025, the company generated $113+ billion in revenue and $30.5 billion in net income, up 19% YoY. Reflecting strong performance across business segments and continued growth in net interest income.

With a market capitalization of $336.44 billion (March '26), a diversified earnings profile, and capital levels above regulatory requirements, Bank of America remains well positioned for continued stability and long-term growth within the U.S. and global financial system.

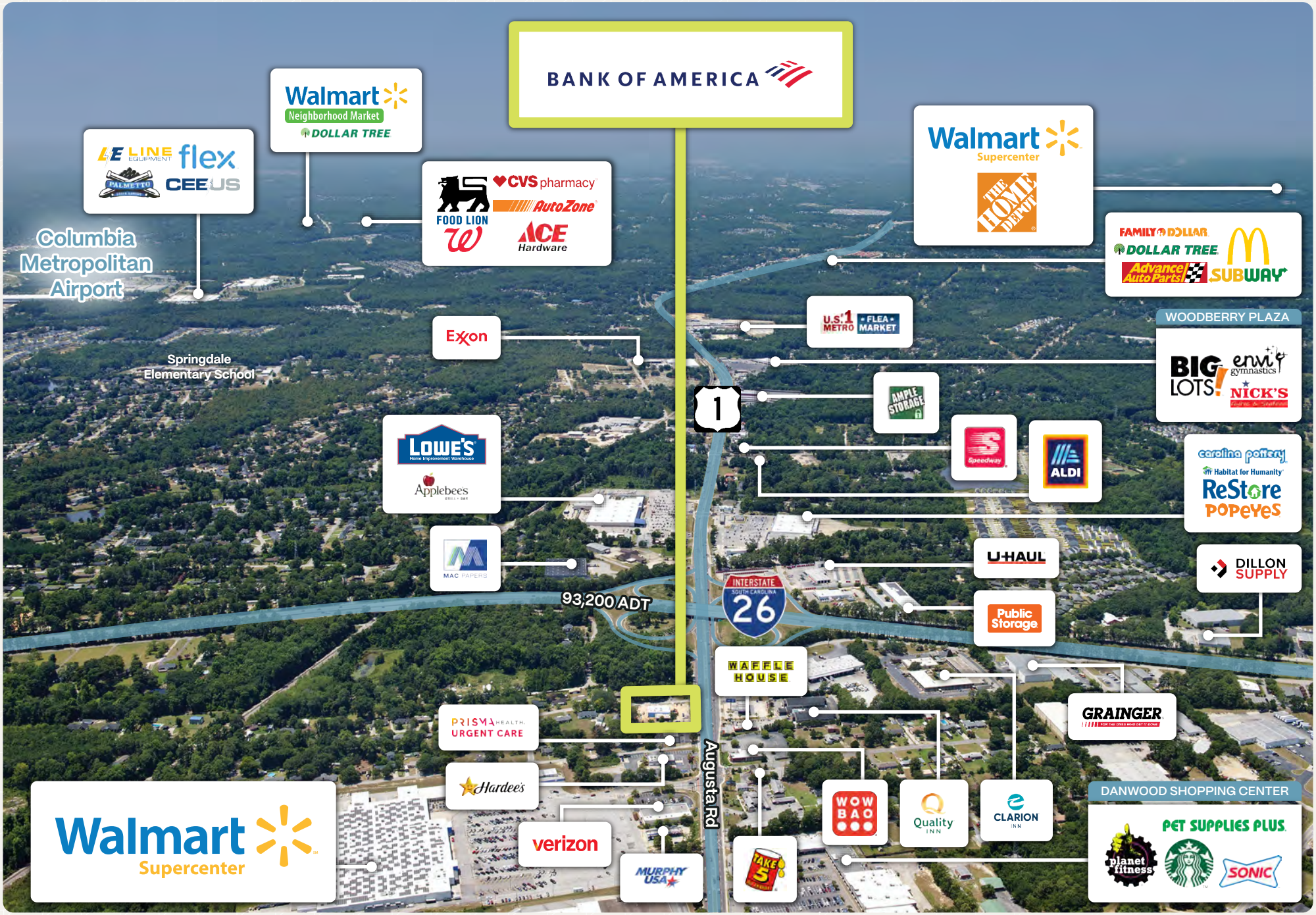
Bank of America, National Association, the lease entity, is a wholly owned subsidiary of Bank of America Corporation.

For additional information, visit www.bankofamerica.com




1
AUGUSTA ROAD (38,000 ADT)
SIGN
BEVERLY DRIVE
Bank of America
4,681 SF
DRIVE
THRU


BANK OF AMERICA
PRISMA HEALTH
SEGRA PARK
MUSC Health
Medical University of South Carolina
University of South Carolina
Downtown Columbia
(~5 Miles)
Downtown West Columbia
(~3 Miles)
PARKLAND PLAZA
FOOD LION
planet fitness
bealls OUTLET
ACE Hardware
five BELOW
Brookland Cayce High School
Riverbanks Zoo & Garden
East Point Academy Middle Campus
12TH STREET PLAZA
Bojangles
HANDY DISTRIBUTION
DOLLAR GENERAL
Kimbrell's FURNITURE
BatteriesPlus
McALISTER'S DELI
ZAXBY'S
Domino's Pizza
DANWOOD SHOPPING CENTER
PET SUPPLIES PLUS
SONIC
CLARION INN
Quality INN
WAFFLE HOUSE
GRAINGER
Public Storage
U-HAUL
DUNKIN'
MOE'S
PRISMA HEALTH URGENT CARE
WESTSIDE PLAZA SHOPPING CENTER
HOBBY LOBBY
HARBOR FREIGHT
MARDEL
DOLLAR TREE
SHOE SHOW MEGA
it's fashion
cricket
tropical CAFE
FIREHOUSE SUBS
SALLY.
H&R BLOCK
TACO BELL
Walmart
Neighborhood Market
DOLLAR TREE
Freddy's
SUBWAY
Arby's
Walmart
Supercenter
verizon
Hardee's
MAC PAPERS
TACO BELL
Wendy's
ZAXBY'S
Augusta Rd
93,200 ADT
76
126
378
1
176
321
21
26


BANK OF AMERICA
Walmart
Neighborhood Market
DOLLAR TREE
LE LINE EQUIPMENT flex
PALMETTO
CEEUS
Columbia Metropolitan Airport
FOOD LION
CVS pharmacy
AutoZone
ACE Hardware
Walmart
Supercenter
THE HOME DEPOT
FAMILY DOLLAR
DOLLAR TREE
Advance Auto Parts
SUBWAY
U.S. 1 METRO FLEA MARKET
WOODBERRY PLAZA
BIG LOTS!
envi gymnastics
NICK'S
Springdale Elementary School
Exxon
AMPLE STORAGE
1
Speedway
ALDI
LOWE'S
Home Improvement Warehouse
Applebee's
carolina pottery
Habitat for Humanity ReStore
POPEYES
MAC PAPERS
U-HAUL
DILLON SUPPLY
93,200 ADT
INTERSTATE
SOUTH CAROLINA
26
Public Storage
WAFFLE HOUSE
GRAINGER
PRISMA HEALTH URGENT CARE
Hardee's
Augusta Rd
WOW BAO
Quality INN
CLARION INN
DANWOOD SHOPPING CENTER
PET SUPPLIES PLUS
planet fitness
SONIC
verizon
MURPHY USA
TAKE 5
Walmart
Supercenter

Aerial Rendering

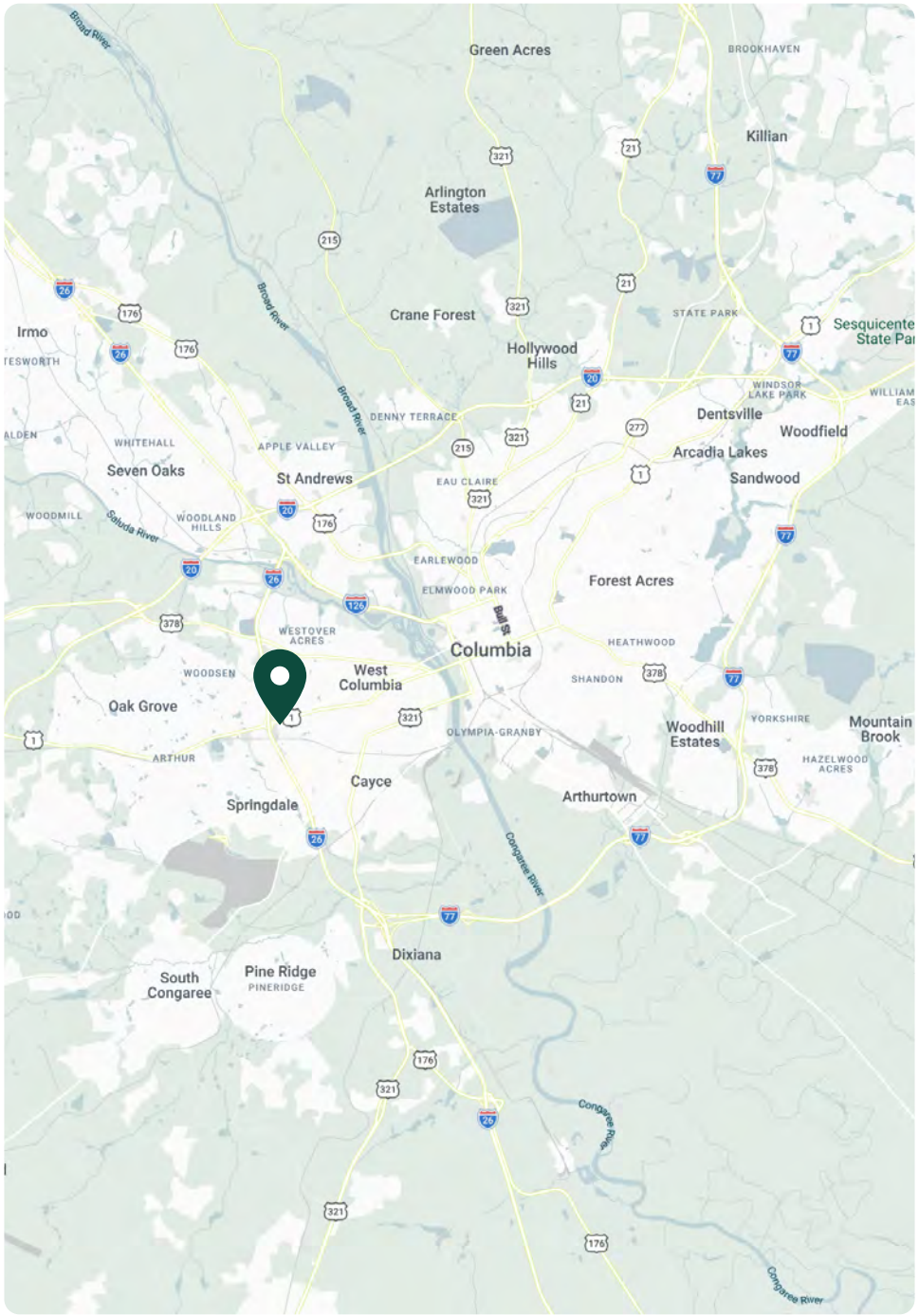


South Carolina Hub with Well Established, Diversified Economy

West Columbia is a growing suburb located just west of Downtown Columbia along the Congaree River in Lexington County, offering direct access to the region's core employment, retail, and cultural centers. Positioned along Interstate 26 and U.S. Highway 1, and just minutes from Columbia Metropolitan Airport, the city provides excellent regional connectivity and serves as a key retail and service corridor for the surrounding Lexington County population. In recent years, West Columbia has experienced meaningful revitalization, particularly along its riverfront and downtown districts, with new restaurants, breweries, retail, and mixed-use development enhancing its appeal as both a residential destination and a commercial node within the broader Columbia market.

West Columbia benefits directly from its location within the Columbia Metropolitan Statistical Area, which has a population of over 850,000 and serves as the political, economic, and educational center of South Carolina. The regional economy is anchored by state government employment, as well as major sectors including healthcare, education, logistics, and military. Key institutions include Fort Jackson, the largest and most active initial entry training center in the U.S. Army, and the University of South Carolina, a flagship public university enrolling more than 33,000 students and contributing to workforce development, research activity, and a steady pipeline of young professionals. Additional major employers include Prisma Health, Lexington Medical Center, BlueCross BlueShield of South Carolina, Amazon, and a growing base of manufacturing and distribution operations.

Columbia's central location within the Southeast, supported by Interstates 20, 26, and 77, positions the metro as a strategic hub for logistics, distribution, and regional commerce. The area continues to experience steady population growth and expanding employment opportunities across multiple sectors. A diverse population base that includes students, government employees, healthcare professionals, and military personnel supports consistent demand for housing, retail, and services. Continued residential development, infrastructure investment, and economic diversification throughout the metro reinforce West Columbia's position within one of South Carolina's most stable and steadily growing metropolitan markets.



Prominent Location Adjacent to Walmart Supercenter

The subject property benefits from prominent frontage along Augusta Road/US-1 (38,000 ADT), a major commercial corridor providing direct access to Downtown Columbia, approximately 5 miles east. The site is positioned at the junction with Interstate 26 (93,200 ADT), offering strong regional connectivity throughout the Columbia metropolitan area.

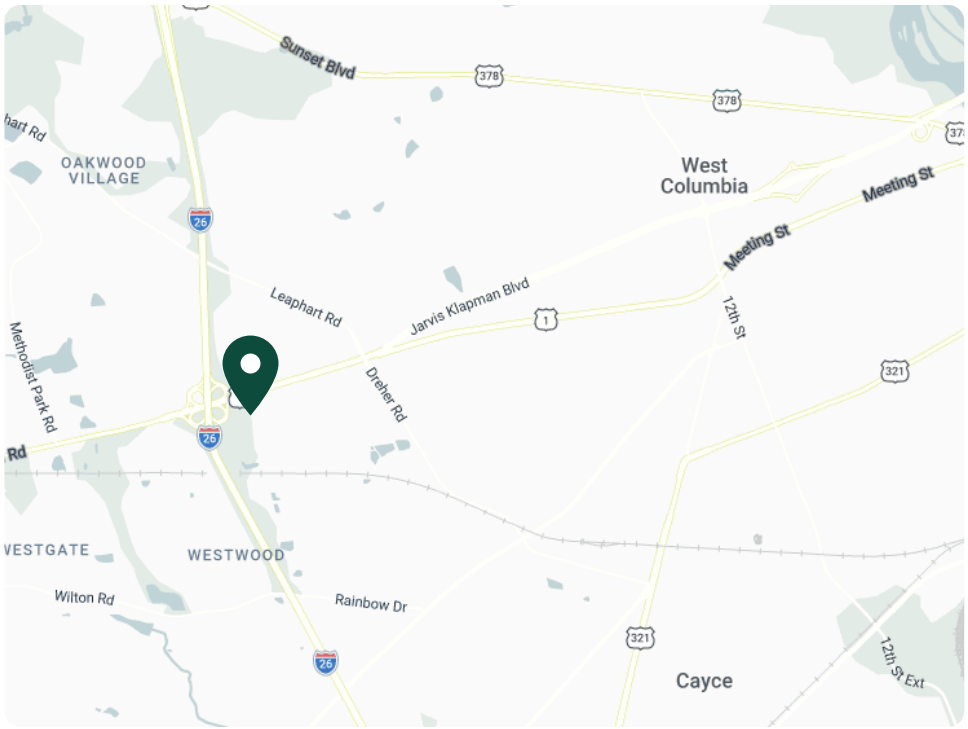
The property is immediately adjacent to a Walmart Supercenter generating approximately 2.3 million visits annually, serving as a primary traffic driver. The surrounding corridor features a strong concentration of national retailers, including Hardee's, RaceWay, Waffle House, Ruby Tuesday, Chick-fil-A, Zaxby's, Circle K, Prisma Health Urgent Care, and Westside Plaza, which includes Hobby Lobby, Harbor Freight, and Taco Bell, and a Planet Fitness-anchored center with Pet Supplies Plus, Starbucks, and Sonic. Additional nearby retailers include Lowe's, Applebee's, Popeyes, and multiple national hotel chains.

Lexington Medical Center is located just over 2 miles from the site. This 607-bed teaching hospital supports a regional network of six medical centers and employs more than 8,500 professionals, and is ranked the top hospital in the Columbia metro and #2 in South Carolina by U.S. News & World Report.

The site is approximately 4.5 miles from the 350-acre main campus of the University of South Carolina, which enrolls over 33,000 students. The broader system spans eight campuses across 20 locations with approximately 59,000 students and more than 350 degree programs. The university's main campus is one of only 40 public institutions with the Carnegie Foundation's highest designation for both research activity and community engagement.

The property is also located approximately 11 miles from Fort Jackson, the largest and most active initial entry training center in the U.S. Army, spanning 52,000 acres and supporting thousands of military personnel, family members, and civilian employees. Fort Jackson generated a total of over $2 billion statewide. Additionally, Columbia Metropolitan Airport (CAE) is located approximately four miles away and offers nonstop service to 11 major U.S. destinations via American, United, and Delta.

Top 5 Performing Banking Institutions in Lexington County	Annual Deposit Amounts, per FDIC (Thousands USD)
Truist Bank	1,276,093
Wells Fargo	1,034,904
Bank of America	810,794
First Community Bank	736,314
First-Citizens Bank & Trust Company	540,451



The property is supported by dense, established residential neighborhoods and continued housing growth, including nearby developments such as Stillwater West Columbia, Pinecrest, The Cottages at Roofs Pond, and additional communities contributing to a stable and expanding consumer base.

127,607
2025 Total Population

$278,285
Average Home Value

$80,344
Average Household Income



2525 Augusta Rd, West Columbia, SC

Population Summary	1 Mile	3 Miles	5 Miles
2020 Total Population	5,191	44,183	122,821
2025 Total Population	5,428	46,243	127,607
2030 Total Population	5,758	49,076	133,438
2025 – 2030 Annual Growth Rate	***1.19%***	***1.20%***	***0.90%***
2025 Total Daytime Population	7,137	65,095	195,617
Average Household Income			
2025	$77,143	$80,344	$79,720
2030	$85,404	$89,382	$88,738
Average Home Value			
2025	$252,340	$274,260	$278,285
2030	$338,379	$356,405	$351,455

UNIVERSITY OF SOUTH CAROLINA

STUDENTS
33,000+

Major Employers in Lexington County	# of Employees
Lexington Medical Center	8,700
Lexington School District I	4,434
State Government	2,876
Michelin Tire	2,746
Amazon	2,700
Walmart	2,300
County of Lexington	1,944
Dominion	1,539
Lexington School District 5	1,252

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