PNC

2161 ROSWELL ROAD | MARIETTA, GA

OFFERED FOR SALE
$4,105,000
4.75% CAP



CONFIDENTIAL OFFERING MEMORANDUM

Atlantic CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale PNC Bank | Marietta, GA, an absolute NNN investment leased directly to PNC Bank, National Association (S&P: A), the principal banking subsidiary of The PNC Financial Services Group (NYSE: PNC). The 2,738 SF freestanding branch sits on 0.533 acres and generates $195,000 in annual NOI. It is offered at $4,105,000 (4.75% cap rate), providing investors with passive, long-term income and no landlord responsibilities after delivery.

PNC reported $6.6 billion in revenue and $2.1 billion in net income for the third quarter of 2026. The tenant executed a new 15-year lease on July 1, 2026, with rent commencing no later than October 31, 2027 and 10% rent increases every five years. PNC holds a banking exclusive on the landlord's adjacent property and retains five (5) five-year renewal options, each with a 10% increase, providing up to 40 years of total lease potential.

The offering presents the opportunity to acquire a necessity-based bank branch on Roswell Road (GA-120) in East Cobb, adjacent to the 134,844 SF East Lake Shopping Center. PNC plans 25 new metro Atlanta locations by 2029, and the Atlanta MSA, the sixth largest in the U.S., grew 6.4% from 2020 to 2025. The combination of investment grade credit, an absolute NNN structure, and scheduled rent growth positions the asset as a durable, low-management income investment in one of the Southeast's largest markets.

RENT SCHEDULE	TERM	RENT
Current Term	1-5	$195,000
Rental Increase	6-10	$214,500
Rental Increase	11-15	$235,950
1st Option	16-20	$259,545
2nd Option	21-25	$285,500
3rd Option	26-30	$314,049
4th Option	31-35	$345,454
5th Option	36-40	$380,000

NOI	$195,000
CAP RATE	4.75%
LISTING PRICE	$4,105,000

ASSET SNAPSHOT

Tenant Name	PNC Bank
Address	2161 Roswell Road, Marietta, GA 30062
Signator/Guarantor	Corporate
Credit Rating	S&P: A
Building Size	2,738 SF
Land Size	0.533 Acres
Lease Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	Est. 5/15/27
Lease Expiration Date	Est. 4/30/42
Term Remaining	15 Years
Renewal Options	5 x 5 Years
Rental Increases	10% Every 5 Years & Each Option
NOI	$195,000



202,714
PEOPLE
IN 5 MILE RADIUS

$155,742
AHHI IN
5 MILE RADIUS

56,600
VPD ON
ROSWELL RD

INVESTMENT HIGHLIGHTS

INVESTMENT GRADE TENANT: PNC BANK (S&P: A)

PNC Bank, National Association carries an investment grade 'A' issuer rating from S&P | ~2,300 branches and $616.0B in total assets as of June 30, 2026 | Lease signed by the operating bank.

NEW 15-YEAR ABSOLUTE NNN LEASE

New 15-year lease executed July 1, 2026 | Tenant pays taxes, insurance and all repairs and replacements, including roof, structure, HVAC and parking | No landlord obligations after delivery

10% RENT INCREASES EVERY FIVE YEARS & IN OPTIONS

10% increases in years 6 and 11 and at each of five, five-year renewal options | NOI grows from $195,000 to $235,950 during the base term | Up to 40 years of total lease potential.

FREESTANDING BRANCH ADJACENT TO EAST LAKE SHOPPING CENTER

Freestanding drive-thru branch on Roswell Road (GA-120) in East Cobb | Adjacent to the 134,844 SF East Lake Shopping Center | 25 on-site parking spaces on a 0.533-acre parcel (ALTA survey, July 2026).

PART OF PNC'S 25-BRANCH METRO ATLANTA EXPANSION

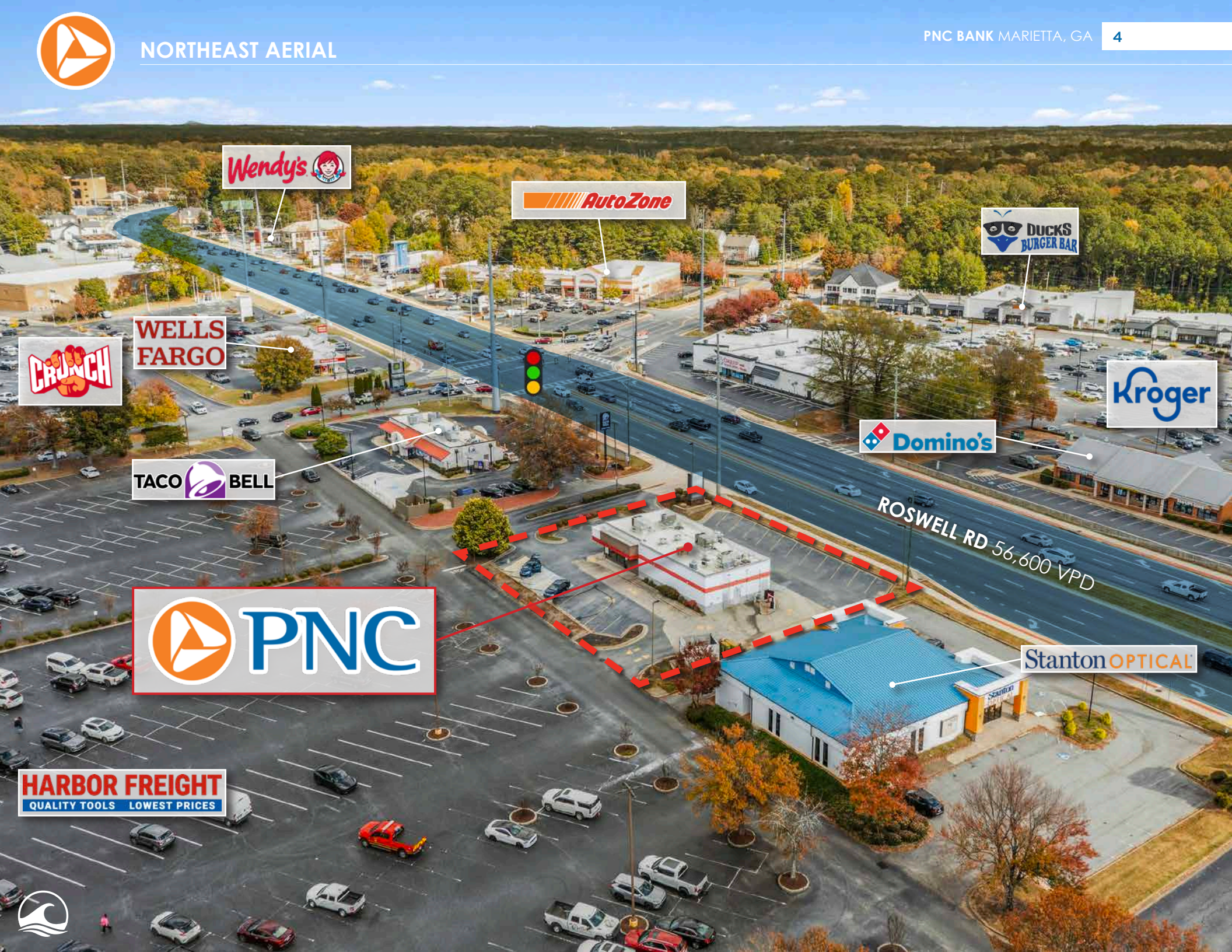
PNC plans 25 new Atlanta locations by 2029, adding to its 54 existing retail branches | Company plan to open 300+ new branches by 2030 | $2B investment in new branches across nearly 20 U.S. markets.

GROWING COBB COUNTY IN THE ATLANTA MSA

793,345 Cobb County residents in 2025, up 3.6% since 2020 | Part of the Atlanta MSA, the nation's 6th largest metro with 6.48M residents | 20 miles northwest of downtown Atlanta.

Atlantic CAPITAL PARTNERS

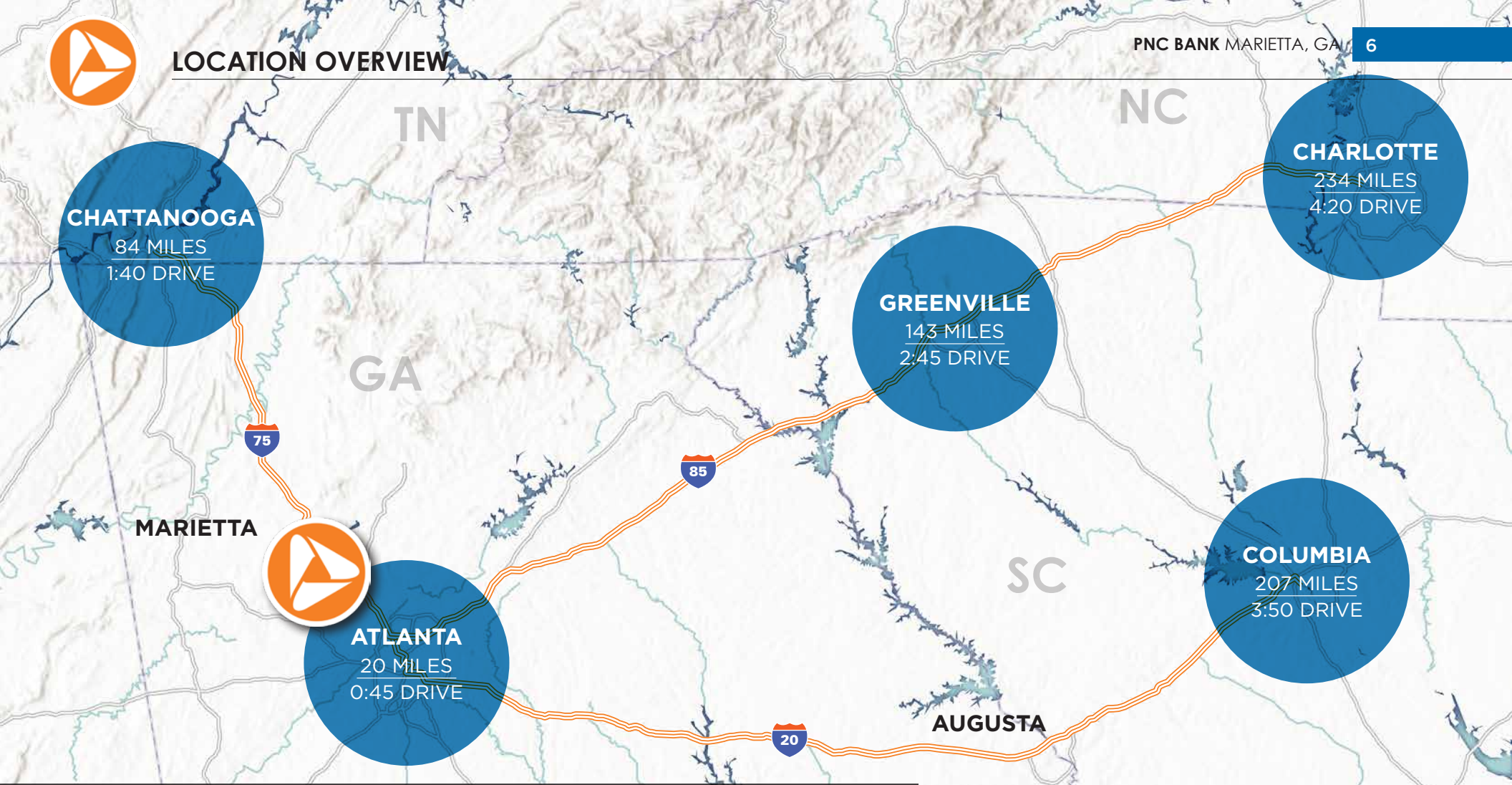
NORTHEAST AERIAL



WEST AERIAL


Chick-fil-A
O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE
ALDI
HEYWOODS PROVISION COMPANY
The WING Cafe & Tap House
Coggins shoes for kids
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
STARBUCKS
Stanton OPTICAL
PNC
TACO BELL
Domino's
ROSWELL RD 56,600 VPD

LOCATION OVERVIEW



The Atlanta MSA is the economic center of the Southeast and one of the fastest-growing metropolitan areas in the United States. Home to more than 6.4 million residents, the region is supported by a diverse economy spanning logistics, technology, healthcare, finance, professional services, and corporate headquarters.

Major employers including The Home Depot, Delta Air Lines, UPS, Coca-Cola, Georgia-Pacific, NCR Voyix, and numerous Fortune 500 companies have helped establish Atlanta as one of the nation's premier business markets. Continued population growth, high-income suburban communities, and significant corporate investment continue to drive retail demand throughout the metro area.

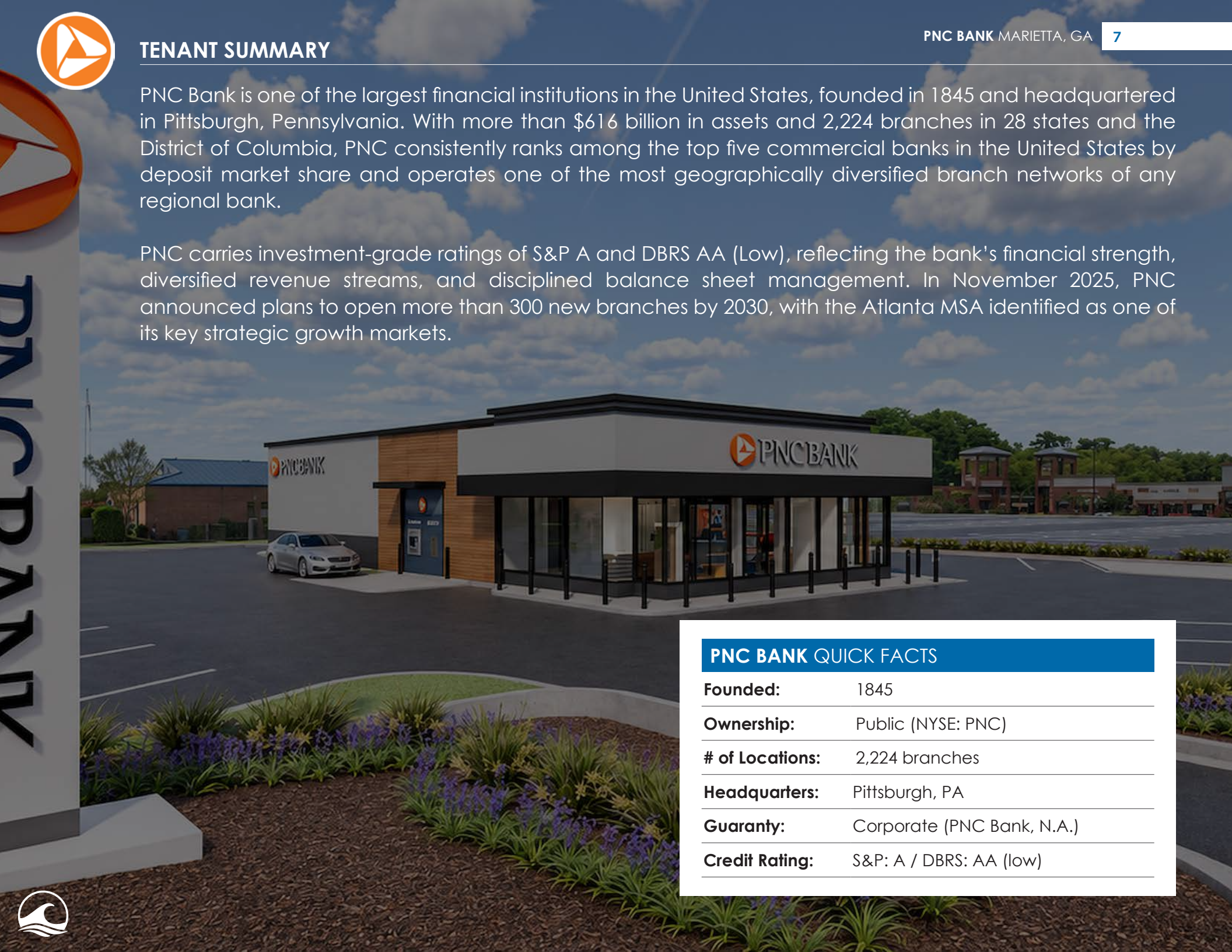
Marietta is one of Atlanta's most desirable northwest suburbs, benefiting from excellent access via I-75, proximity to major employment centers, and a strong concentration of established retail, dining, and residential communities.

1 MILE	3 MILES	5 MILES
8,617 PEOPLE	79,534 PEOPLE	202,714 PEOPLE
$117,804 AHHI	$149,080 AHHI	$155,742 AHHI
4,032 TOTAL EMPLOYEES	38,811 TOTAL EMPLOYEES	128,774 TOTAL EMPLOYEES

TENANT SUMMARY

PNC Bank is one of the largest financial institutions in the United States, founded in 1845 and headquartered in Pittsburgh, Pennsylvania. With more than $616 billion in assets and 2,224 branches in 28 states and the District of Columbia, PNC consistently ranks among the top five commercial banks in the United States by deposit market share and operates one of the most geographically diversified branch networks of any regional bank.

PNC carries investment-grade ratings of S&P A and DBRS AA (Low), reflecting the bank's financial strength, diversified revenue streams, and disciplined balance sheet management. In November 2025, PNC announced plans to open more than 300 new branches by 2030, with the Atlanta MSA identified as one of its key strategic growth markets.



PNC BANK QUICK FACTS	
Founded:	1845
Ownership:	Public (NYSE: PNC)
# of Locations:	2,224 branches
Headquarters:	Pittsburgh, PA
Guaranty:	Corporate (PNC Bank, N.A.)
Credit Rating:	S&P: A / DBRS: AA (low)



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