



Truist Bank
204 W Center Street | Mebane, NC



Offered For Sale
\$2,087,000 | 7.00% CAP

**CONFIDENTIAL
OFFERING MEMORANDUM**



Executive Summary

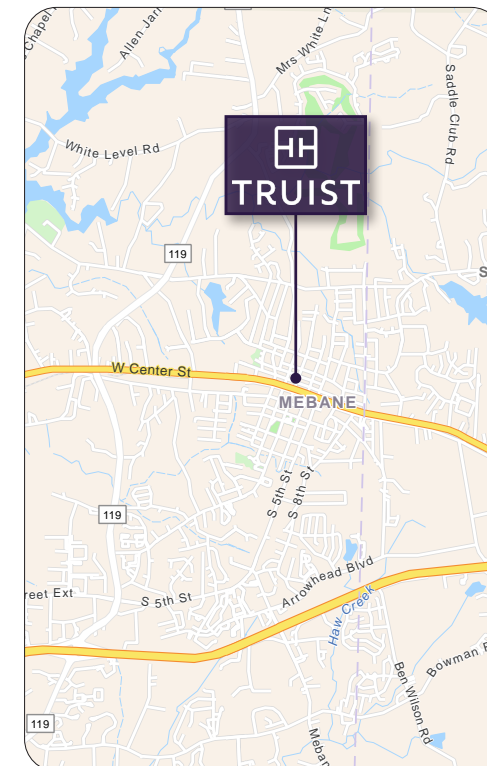
Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this Absolute Net Truist Bank in Mebane, NC. Truist has been operating at this location since 2007 and have approximately 4 years on their current lease term with 1.5% annual rent increases and options to renew.




Term	Annual Rent	Return
1/1/2024 - 12/31/2024	\$146,115	7.00%
1/1/2025 - 12/31/2025	\$148,307	7.10%
1/1/2026 - 12/31/2026	\$150,531	7.21%
1/1/2027 - 12/31/2027	\$152,789	7.32%
Option 2-3	Fixed 1.5% Annual Increase	
Option 4-7	Fair Market Value	

Year 1 NOI	\$146,115
CAP Rate	7.00%
Average Return <i>Over Base Term</i>	7.16%
Listing Price	\$2,087,000

Asset Snapshot

Tenant	Truist Bank
Address	204 W Center St, Mebane, NC
Building Size (GLA)	5,483 SF
Land Size	1.02 AC
Year Built	1961
Signator/Guarantor	Suntrust Bank
Lease Type	Absolute Net Lease
Landlord Responsibilities	None
Rent Commencement Date	December 10, 2007
Remaining Term	3 Years, 11 Months
Current Annual Rent	\$146,115



 24,779 PEOPLE IN 3 MILE RADIUS	 \$89,606 AHHI 3 MILE RADIUS	 12,000 VPD ON W CENTER ST
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Investment Grade Credit

S&P Global Ratings recently affirmed Truist Bank's A credit rating and stable outlook



Long-Term Tenancy

Truist has served the local community at this branch location for more than 17 years



No Landlord Maintenance Obligations

Absolute Net Lease provides passive ownership and stable cash flow



Inflation Hedge

Rare 1.5% annual increases provide steady rent growth and a hedge against inflation



Depreciation Boosts After Tax Returns

Fee Simple ownership allows for depreciation of the building boosting after tax returns



Excellent Underlying Real Estate Fundamentals

Excellent access and visibility from Center St., the main retail thoroughfare serving Mebane



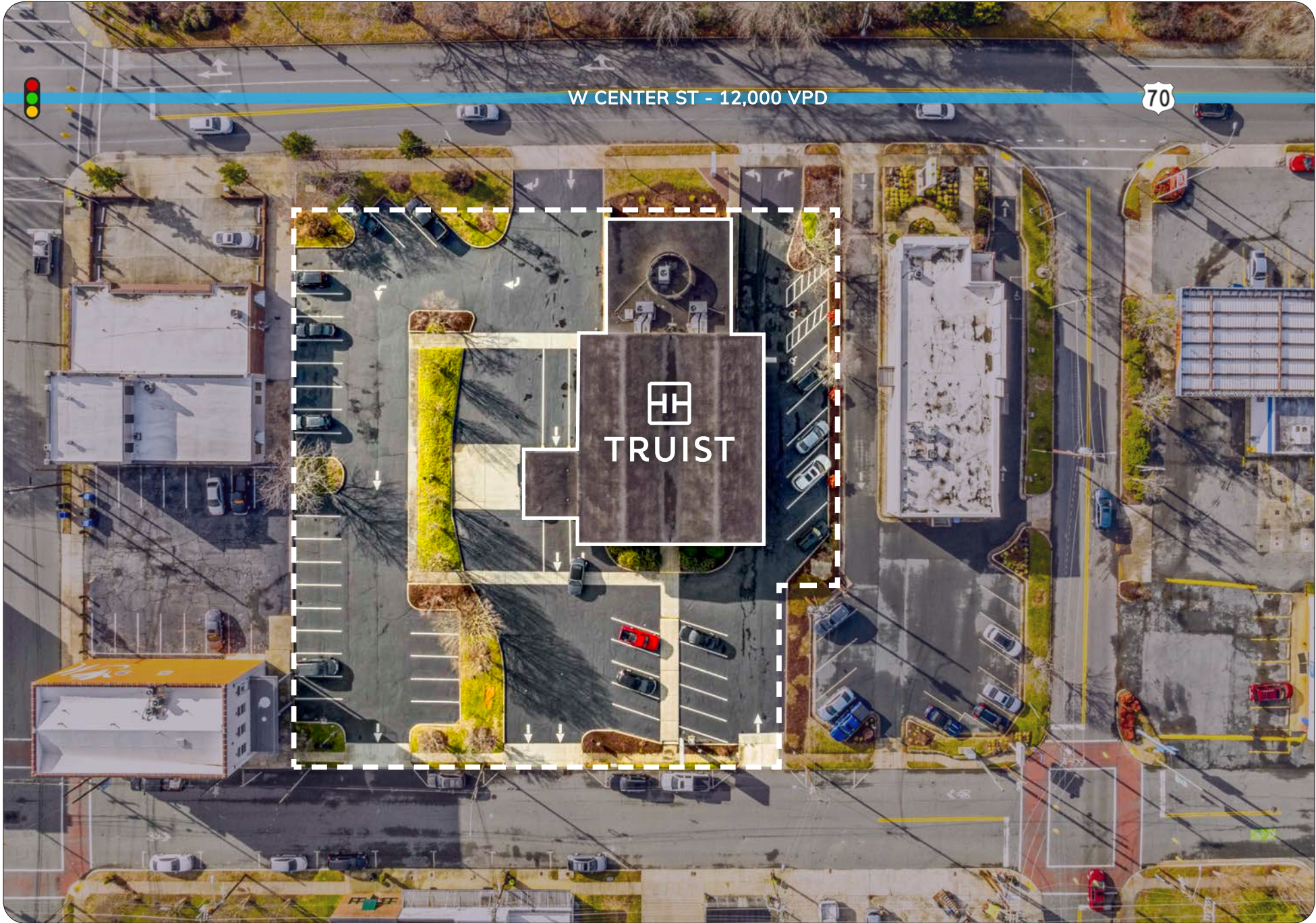
Top 10 Financial Institution

As of Q3 2023, Truist is the 9th largest US Bank with \$514 billion in assets and over 51,000 employees



Growth Market

North Carolina's population grew by over 130,000 residents in 2022 making the state 3rd in the National behind on Florida and Texas





ExtraSpace
Storage

FITNESS
COURT

LIVING FREE
THRIFT

MEBANE MILL
LOFTS
73 UNITS

MEBANE TIRE
& AUTOMOTIVE

76


TRUIST

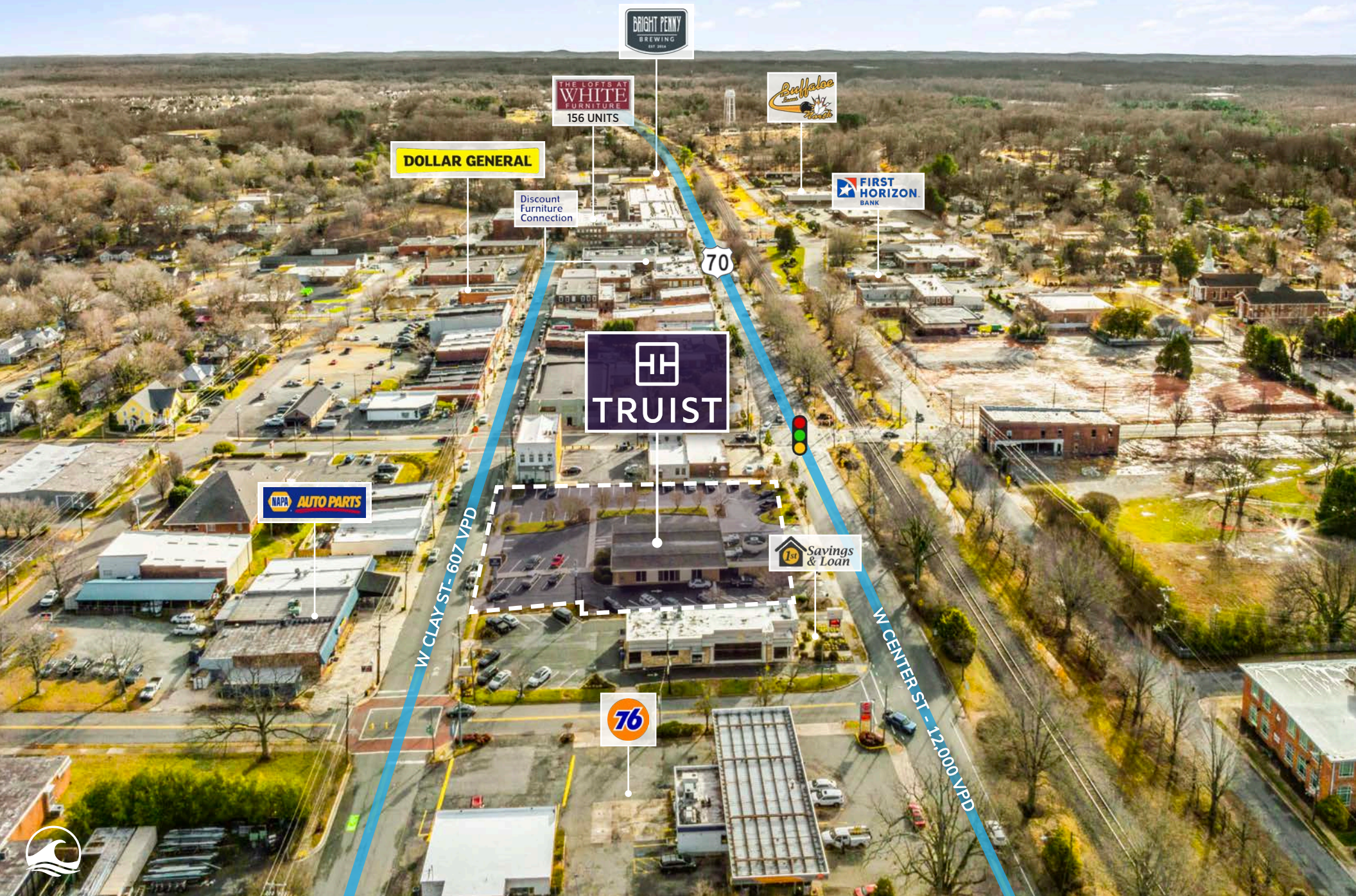
1st
Savings
& Loan

NAPA
AUTO PARTS

W CENTER ST - 12,000 VPD

N 3RD ST - 1,239 VPD





BRIGHT PENNY
BREWING
EST. 2014

THE LOFTS AT
WHITE
FURNITURE
156 UNITS

DOLLAR GENERAL

Discount
Furniture
Connection

Buffalo's
Brewery & Distillery

FIRST
HORIZON
BANK


TRUIST

NAPA
AUTO PARTS

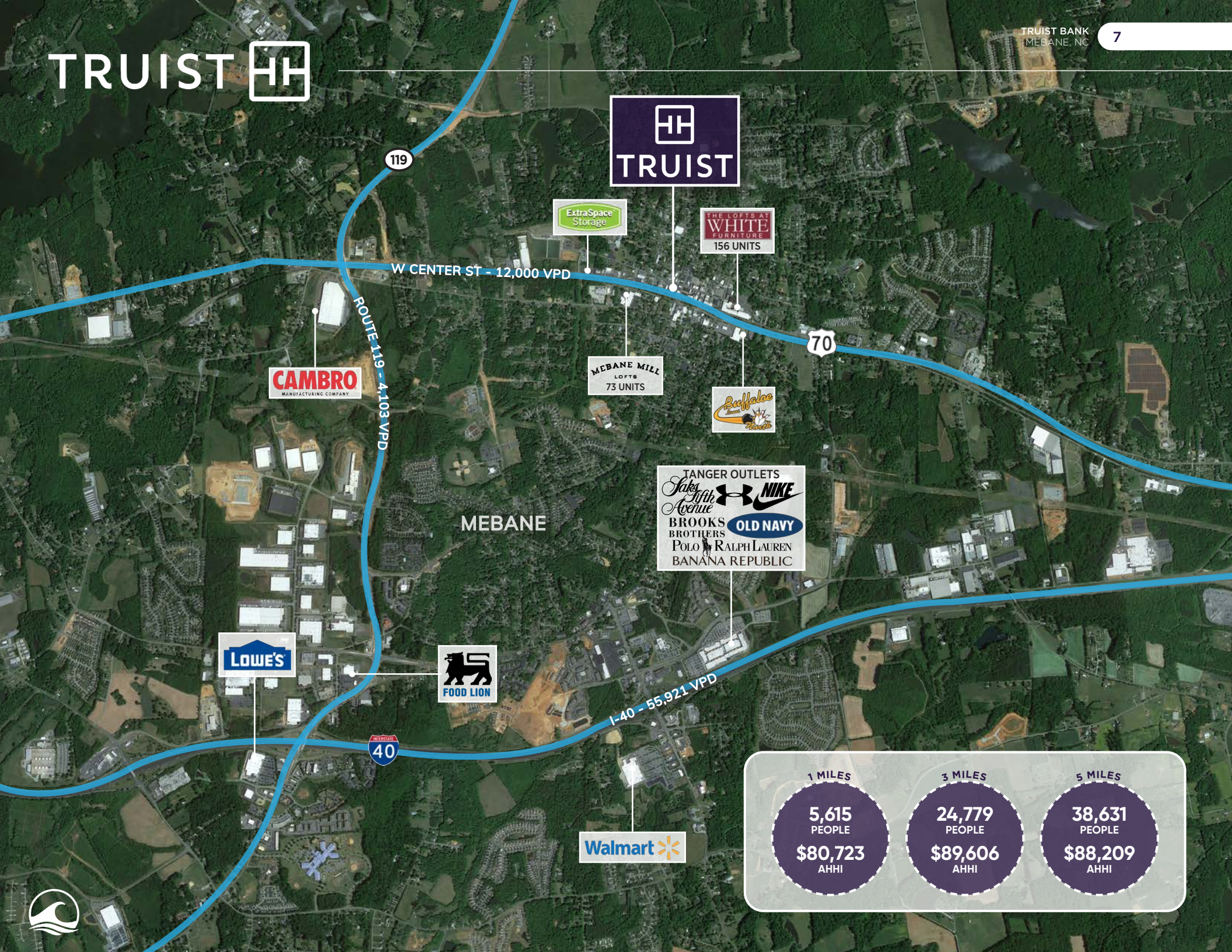
1st
Savings
& Loan

76

W CLAY ST - 607 VPD

W CENTER ST - 12,000 VPD






TRUIST

ExtraSpace
Storage

THE LOFTS AT
WHITE
FURNITURE
156 UNITS

W CENTER ST - 12,000 VPD

ROUTE 119 - 4,103 VPD

CAMBRO
MANUFACTURING COMPANY

MEBANE MILL
LOFTS
73 UNITS



TANGER OUTLETS
Saks Fifth Avenue 
BROOKS BROTHERS 
POLO RALPH LAUREN
BANANA REPUBLIC

MEBANE

LOWE'S



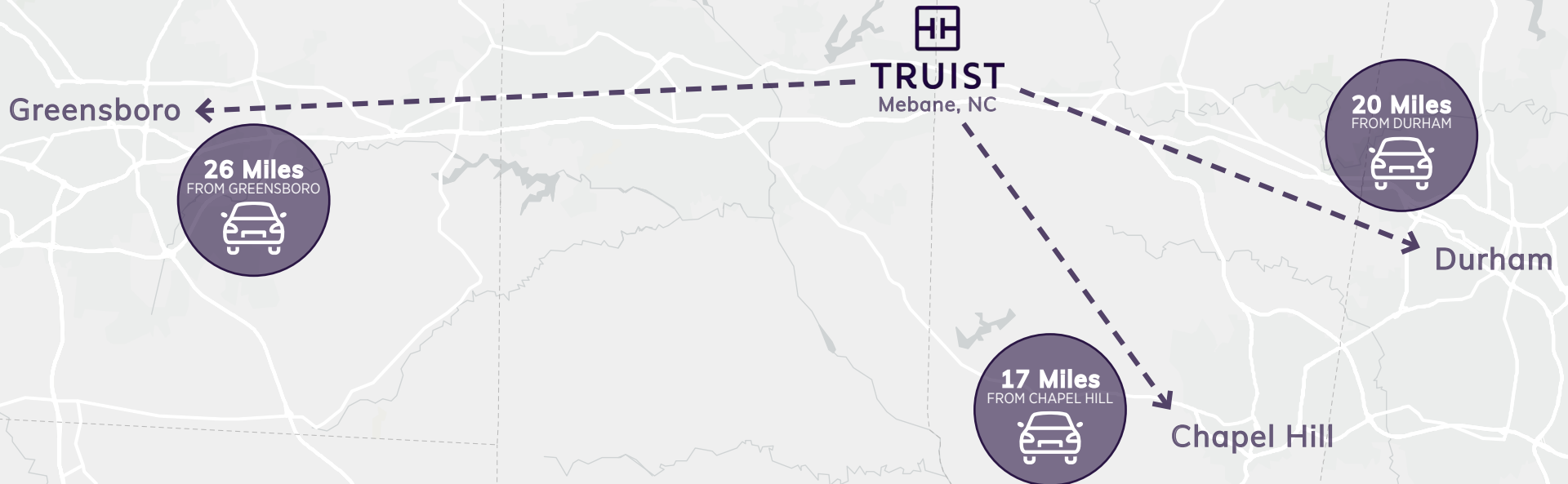
I-40 - 55,921 VPD

Walmart 



Mebane Trade Area

Mebane is strategically located in the heart of North Carolina along the I-40 corridor between Greensboro and Durham. Mebane is driven by a diverse economy with jobs in manufacturing, technology, healthcare, professional services and retail. The city's skilled workforce, modern infrastructure, central location and commitment to quality of life, make Mebane an attractive area for investment.



Truist Financial Corporation was formed in 2019 after the successful merger of SunTrust Bank and BB&T Bank. Today, Truist is the 9th largest financial institution in the US with over 2,700 branches and has an A credit rating with Standard and Poor. Truist is headquartered in Charlotte, NC.

Truist Bank Quick Facts

Founded	2019
Ownership	Public
# of Locations	2,700 +/-
Headquarters	Charlotte, NC
Guaranty	A (S&P)





TRUIST

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Truist Bank

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\$2,087,000 | 7.00% CAP

Exclusively Offered By



Primary Deal Contacts

PATRICK WAGOR

Executive Vice President

561.427.6151

pwagor@atlanticretail.com

GREG GODINO

Partner

National Team

JUSTIN SMITH

Head of Capital Markets

617.239.3610

jsmith@atlanticretail.com

SAM KOONCE

Vice President

617.239.3608

skoonce@atlanticretail.com

DAVID HOPPE

Head of Net Lease Sales

980.498.3293

dhoppe@atlanticretail.com

SAM YOUNG

Executive Vice President

980.498.3292

syoung@atlanticretail.com

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