FIFTH THIRD BANK

841 S MAIN ST ROLESVILLE, NC

OFFERED FOR SALE

$2,889,000 | 4.50% CAP

Representative Photo

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale the Fifth Third Bank located at 841 S Main Street in Rolesville, North Carolina, a newly constructed single-tenant absolute NNN ground lease investment. The lease is guaranteed directly by Fifth Third Bank, N.A., rated S&P A- and Moody's A1 (stable), with $296.1 billion in assets and 1,800+ branches across 17 states.

The property is structured as a brand-new 20-year Absolute NNN ground lease with 10% rental increases every five years throughout the primary term and option periods, creating durable long-term income growth. The investor acquires fee simple ownership of the land with zero landlord responsibilities of any kind, delivering entirely passive, management-free income.

The site is located along South Main Street (23,000 VPD), the primary commercial corridor through Rolesville, North Carolina's fastest-growing city, where population has grown more than 150% since 2010. The trade area supports more than 108,926 residents within five miles with an average household income of $163,263 within three miles.

RENT SCHEDULE	TERM	RENT	PSF RENT
Current Term	1-5	$130,000	$68.42
Rent Escalation	6-10	$143,000	$75.26
Rent Escalation	11-15	$157,300	$82.79
Rent Escalation	16-20	$173,030	$91.07
1st Extension Term	21-25	$190,333	$100.18
2nd Extension Term	26-30	$209,366	$110.19
3rd Extension Term	31-35	$230,303	$121.21
4th Extension Term	36-40	$253,333	$133.33

NOI	$130,000
CAP RATE	4.50%
LISTING PRICE	$2,889,000

ASSET SNAPSHOT

Tenant Name	Fifth Third Bank, N.A.
Address	841 S Main St, Rolesville, NC 27571
Building Size (GLA)	1,900 SF
Land Size	0.76 Acres
Year Built	2026
Signatory/Guarantor	Corporate
Rent Type	ABS. NNN - Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	TBD
Lease Expiration Date	TBD
Remaining Term	20 Years
Renewal Options	4 x 5 Years
Rent Escalations	10% Every 5 Years and in Options
Current Annual Rent	$130,000

108,926
PEOPLE
IN 5 MILE RADIUS

$163,263
AHHI IN
3 MILE RADIUS

23,000
VPD ON
S MAIN ST

INVESTMENT HIGHLIGHTS

ABSOLUTE NNN GROUND LEASE

The investor acquires fee simple ownership under an absolute NNN ground lease with zero landlord responsibilities.

NEW 20-YEAR LEASE | 10% ESCALATIONS EVERY 5 YEARS

The property is leased under a new 20-year absolute NNN ground lease with 10% rent increases every five years throughout the base term and option periods.

CORPORATE GUARANTY FROM FIFTH THIRD BANK (NASDAQ: FITB)

The lease is guaranteed by Fifth Third Bank, N.A., one of the nation's largest financial institutions with $296.1 billion in assets, 1,800+ branches, and investment-grade S&P A- and Moody's A1 ratings.

PLACER-VALIDATED CONSUMER TRAFFIC

Positioned within a Publix-anchored retail corridor, the nearby Publix ranks among the top 30% of locations nationwide by Placer.ai.

DENSE & AFFLUENT RALEIGH TRADE AREA

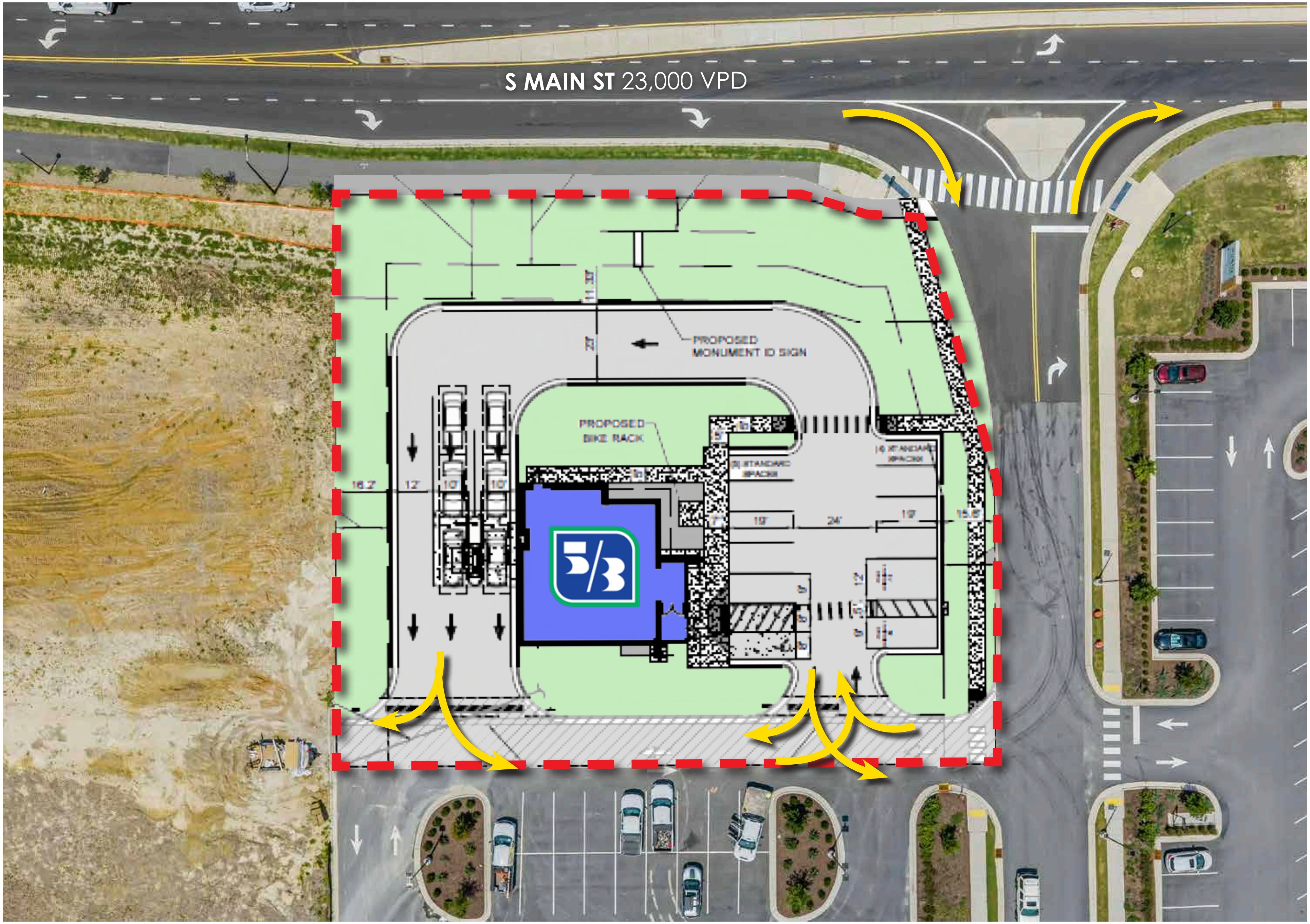
The property serves more than 108,926 residents within five miles, with average household incomes of $163,263 within three miles and $138,588 within one mile.

IRREPLACEABLE INFILL LOCATION IN NORTH CAROLINA'S FASTEST-GROWING CITY

Located in Rolesville, North Carolina's fastest-growing city, the property fronts South Main Street (23,000 VPD) amid significant mixed-use development and limited future retail land supply.

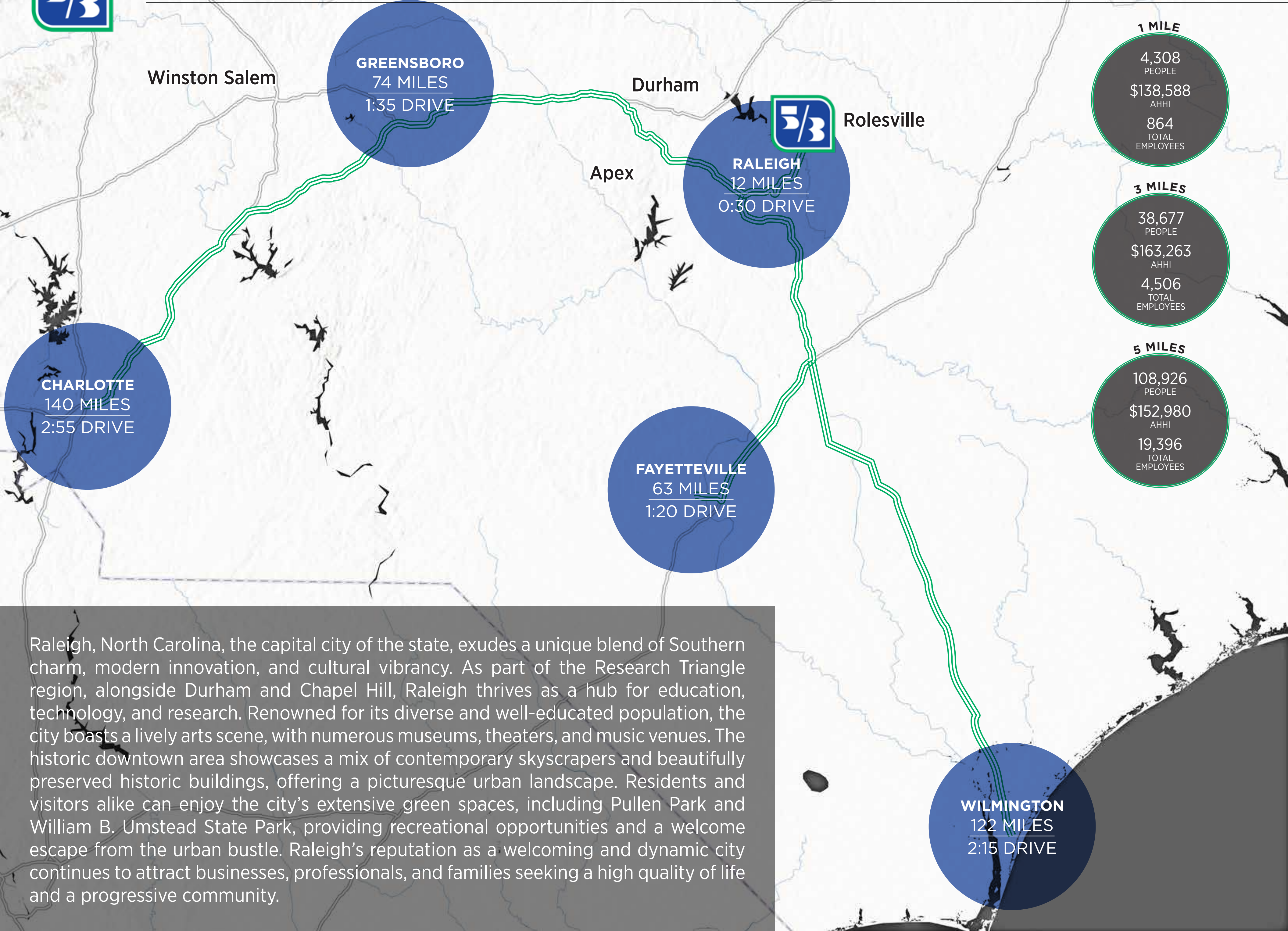
SURROUNDING MASTER DEVELOPMENT

SITE PLAN


S MAIN ST 23,000 VPD
PROPOSED MONUMENT ID SIGN
PROPOSED BIKE RACK
16.2'
12'
10'
10'
19'
24'
19'
15.8'

SOUTH AERIAL

LOCATION OVERVIEW



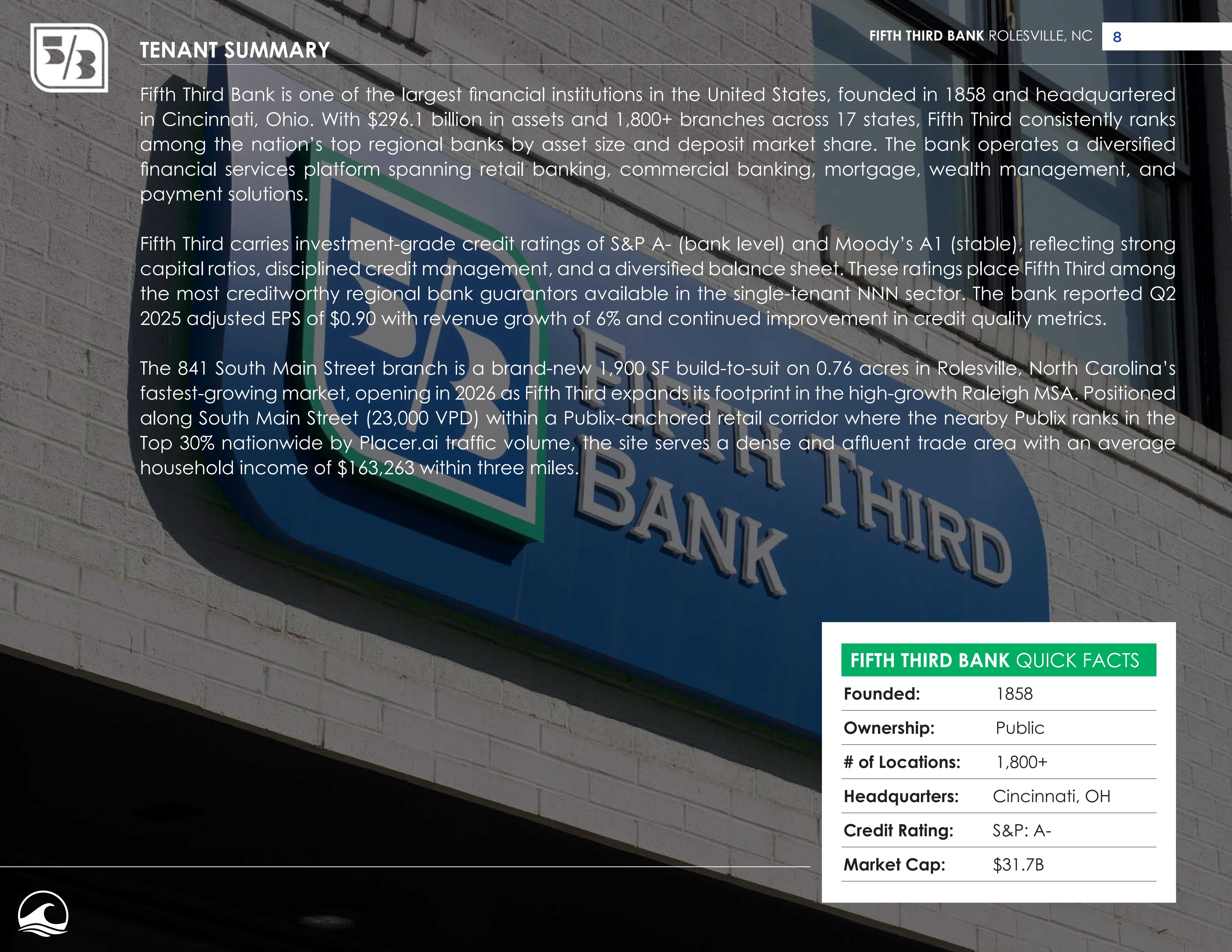
Raleigh, North Carolina, the capital city of the state, exudes a unique blend of Southern charm, modern innovation, and cultural vibrancy. As part of the Research Triangle region, alongside Durham and Chapel Hill, Raleigh thrives as a hub for education, technology, and research. Renowned for its diverse and well-educated population, the city boasts a lively arts scene, with numerous museums, theaters, and music venues. The historic downtown area showcases a mix of contemporary skyscrapers and beautifully preserved historic buildings, offering a picturesque urban landscape. Residents and visitors alike can enjoy the city's extensive green spaces, including Pullen Park and William B. Umstead State Park, providing recreational opportunities and a welcome escape from the urban bustle. Raleigh's reputation as a welcoming and dynamic city continues to attract businesses, professionals, and families seeking a high quality of life and a progressive community.

TENANT SUMMARY

Fifth Third Bank is one of the largest financial institutions in the United States, founded in 1858 and headquartered in Cincinnati, Ohio. With $296.1 billion in assets and 1,800+ branches across 17 states, Fifth Third consistently ranks among the nation's top regional banks by asset size and deposit market share. The bank operates a diversified financial services platform spanning retail banking, commercial banking, mortgage, wealth management, and payment solutions.

Fifth Third carries investment-grade credit ratings of S&P A- (bank level) and Moody's A1 (stable), reflecting strong capital ratios, disciplined credit management, and a diversified balance sheet. These ratings place Fifth Third among the most creditworthy regional bank guarantors available in the single-tenant NNN sector. The bank reported Q2 2025 adjusted EPS of $0.90 with revenue growth of 6% and continued improvement in credit quality metrics.

The 841 South Main Street branch is a brand-new 1,900 SF build-to-suit on 0.76 acres in Rolesville, North Carolina's fastest-growing market, opening in 2026 as Fifth Third expands its footprint in the high-growth Raleigh MSA. Positioned along South Main Street (23,000 VPD) within a Publix-anchored retail corridor where the nearby Publix ranks in the Top 30% nationwide by Placer.ai traffic volume, the site serves a dense and affluent trade area with an average household income of $163,263 within three miles.



FIFTH THIRD BANK QUICK FACTS

Founded:	1858
Ownership:	Public
# of Locations:	1,800+
Headquarters:	Cincinnati, OH
Credit Rating:	S&P: A-
Market Cap:	$31.7B

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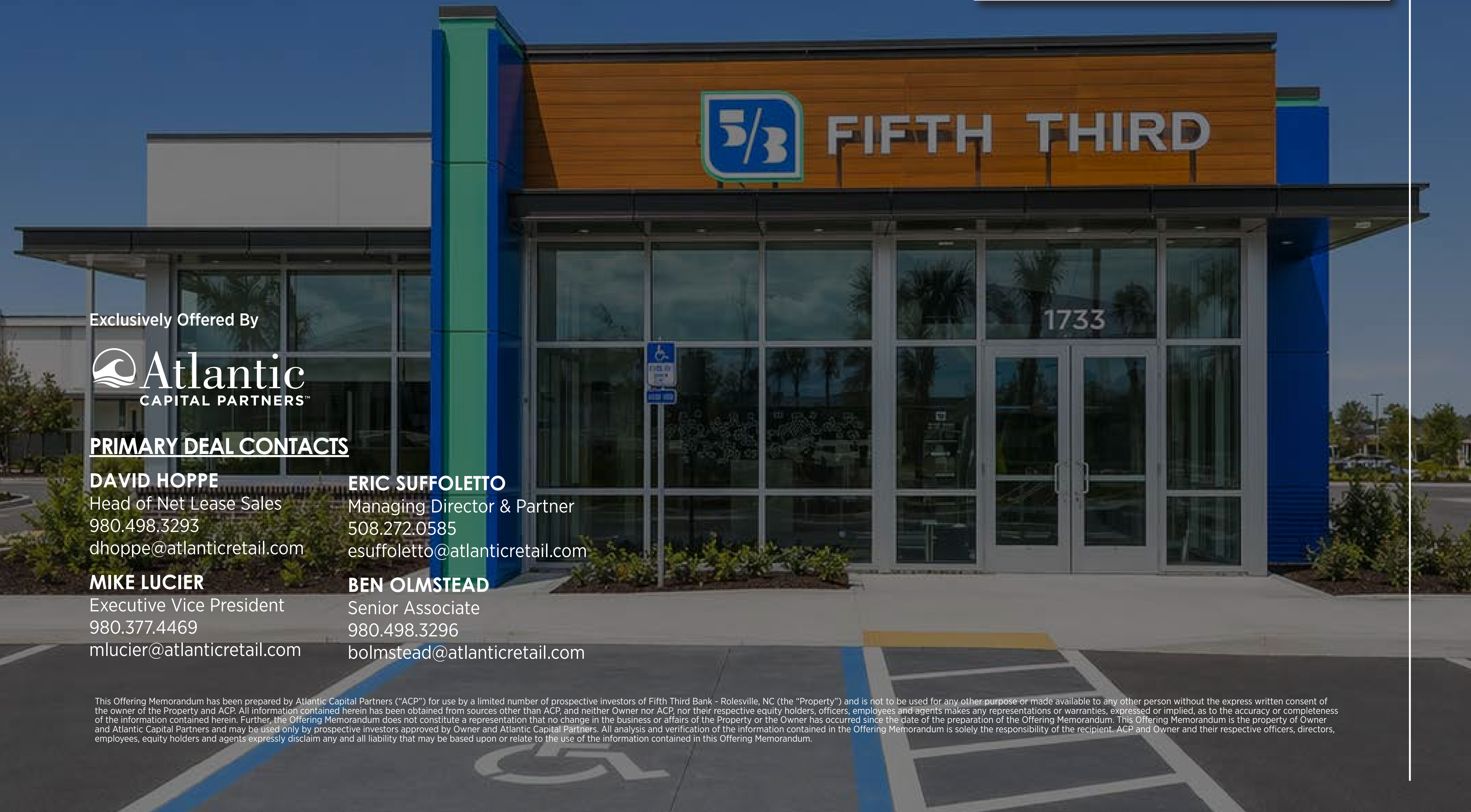

Exclusively Offered By

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