

FOR SALE PNC BANK



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EXECUTIVE SUMMARY

Sale Price

\$4,309,133

PROPERTY INFORMATION

Tenant:	PNC Bank
Net Operating Income:	\$258,548
Cap Rate:	6.00%
Lease Type:	Absolute NNN Ground Lease
Lease Commencement Date:	02/01/2007
Lease Expiration Date:	01/31/2027
Option Periods:	4 (5) Year Options
Rent Increase:	15% Every 5 Years
Taxes and Insurance:	Tenant Responsibility
Roof & Structure:	Tenant Responsibility

BUILDING INFORMATION

Building Size	3,468 SF
Year Built	2007
Parking Spaces	25



INVESTMENT SUMMARY

PROPERTY DESCRIPTION

Exclusive Realty is pleased to present this 3,468 SF freestanding PNC Bank located in Bowie, Maryland. The property has an Absolute NNN Ground Lease, leaving zero Landlord Responsibilities. The lease has four (5) year option periods remaining. The lease is corporately guaranteed. This PNC Bank is highly visible with over 65,000 vehicles per day on nearby Crain Highway. The three mile average household income exceeds \$140,000 per year, making this location ideal for a PNC Bank. The subject offering represents an ideal opportunity for a 1031 Exchange buyer. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant.

PROPERTY HIGHLIGHTS

- Absolute NNN Ground Lease/Zero Landlord Responsibility
- 3,468 square feet PNC Bank on 1.02 Acres of Land
- Built in 2007
- 25 Surface Parking Spaces
- Corporate Guaranteed Lease
- Over 65,000 Vehicles Per Day on nearby Crain Highway
- Average Household Income Exceeds \$140,000 within a 3 Mile Radius

OFFERING SUMMARY

Net Operating Income	\$258,548
Cap Rate	6.00%
Lease Type	Absolute NNN Ground Lease
Lease Start Date	02/01/2007
Lease Expiration Date	01/31/2027
Option Periods	4 (5) Year Options
Rental Increase	15% Every 5 Years
Taxes and Insurance	Tenant Responsibility
Roof and Structure	Tenant Responsibility
Lease Guarantee	Corporate

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	373	1,291	3,444
Total Population	874	3,106	8,377
Average HH Income	\$120,303	\$123,492	\$117,801



LOCATION SUMMARY



LOCATION DESCRIPTION

Bowie is a city in Prince George's County, Maryland, United States] Per the 2020 census, the population was 58,329. Bowie has grown from a small railroad stop to the largest municipality in Prince George's County, and the fifth most populous city and third largest city by Bowie has an area of 16 square miles (41 km²) and about 50,000 residents with nearly 2,000 acres (8.1 km²) set aside as parks or open space. It has 72 ball fields, three community centers, an ice arena at Allen Pond Park, the Bowie Town Center, the 800-seat Bowie Center for the Performing Arts, a 150-seat theatrical playhouse, a golf course, and three museums.

Bowie's rail town history is on display via the Huntington Railroad Museum, within the local rail station's restored railroad buildings. In 2006, the city reopened the Bowie Building Association building, a small brick and block structure constructed circa 1930, as a Welcome Center; it originally housed the Bowie Building Association, which helped finance much of the community's early development.

Bowie is home to the Bowie Baysox, a Class AA Eastern League professional baseball team affiliated with the Baltimore Orioles. The Baysox moved to Bowie from Hagerstown in 1993 and began to play at Prince George's Stadium in 1994. In 2015, the Baysox captured their first Eastern League Championship, defeating the Reading Fightin Phils in five games.

The city operates a senior citizens center and a gymnasium for community programs. area in the U.S. state of Maryland. In 2014, CNN Money ranked Bowie 28th in its Best Places to Live (in the United States) list.



TENANT PROFILE



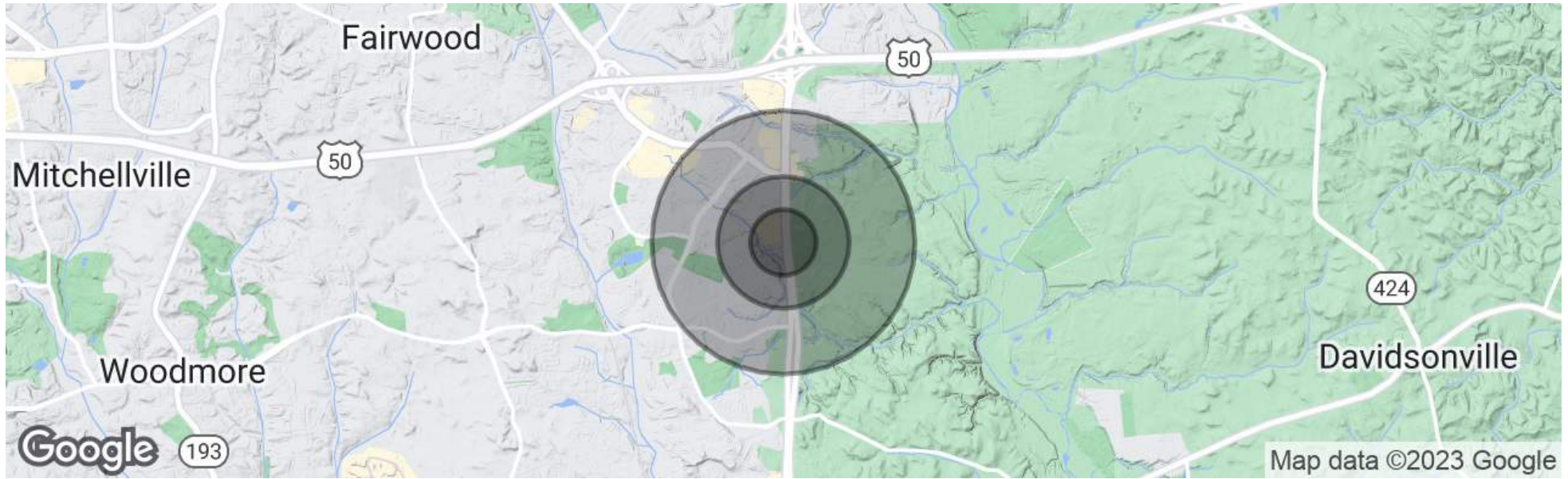
PNC Financial Services Group, Inc. (stylized as PNC) is an American bank holding company and financial services corporation based in Pittsburgh, Pennsylvania. Its banking subsidiary, PNC Bank, operates in 27 states and the District of Columbia, with 2,629 branches and 9,523 ATMs. PNC Bank is on the list of largest banks in the United States by assets and is one of the largest banks by number of branches, deposits, and number of ATMs. The company also provides financial services such as asset management, wealth management, estate planning, loan servicing, and information processing. PNC is one of the largest Small Business Administration lenders and one of the largest credit card issuers. It also provides asset-based lending to private equity firms and middle market companies. PNC operates one of the largest treasury management businesses and the second largest lead arranger of asset-based loan syndications in the United States. Harris Williams & Co., a subsidiary of the company, is one of the country's largest mergers and acquisitions advisory firms for middle-market companies. Midland Loan Services, a division of PNC Real Estate based in Overland Park, Kansas and founded in 1991, is ranked by Mortgage Bankers Association as the 2nd largest master and primary servicer of commercial bank and savings institution loans. The name "PNC" is derived from the initials of both of the bank's two predecessor companies: Pittsburgh National Corporation and Provident National Corporation, which merged in 1983. PNC Mortgage (formerly National City Mortgage) is credited with funding the first mortgage in the United States and has offices across the country.

TENANT OVERVIEW		TENANT HIGHLIGHTS
Company:	PNC Financial Services Group, Inc.	Ranked #35 on Forbes List for Best Employers for Diversity 2023 On Forbes List of World's Best Banks 2023 Ranked #96 on Forbes List for America's Best Banks 2022 2,629 Locations Worldwide PNC Bank has over 59,000 Employees
Founded:	1845	
Net Income:	\$5.725 Billion (U.S.)	
Headquarters:	Pittsburgh, Pennsylvania	
Website:	www.pnc.com	

RETAILER MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	874	3,106	8,377
Average Age	40.5	40.6	42.3
Average Age (Male)	31.1	30.9	34.8
Average Age (Female)	45.7	45.7	47.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	373	1,291	3,444
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$120,303	\$123,492	\$117,801
Average House Value	\$330,048	\$340,542	\$335,441

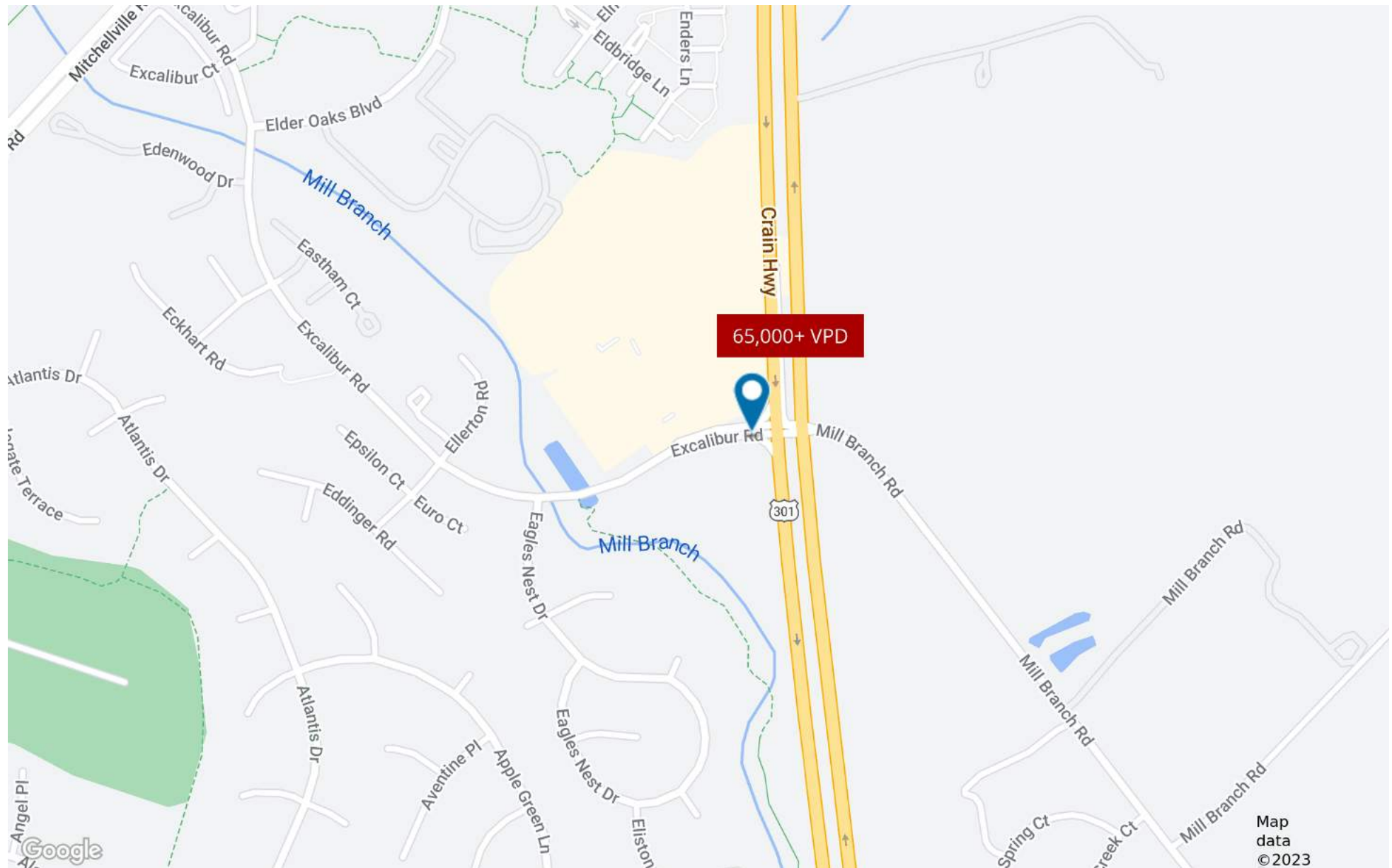
* Demographic data derived from 2020 ACS - US Census



AERIAL MAP



PARCEL AND TRAFFIC COUNTS



MEET THE TEAM



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