

FOR SALE

PNC BANK-GROUND LEASE

16481 Excalibur Road
Bowie, Maryland 20716



EXCLUSIVE

— REALTY —



INVESTMENT HIGHLIGHTS:

- Absolute NNN Ground Lease/Zero Landlord Responsibility
- 3,468 square foot PNC Bank
- 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

PRICE:	\$4,309,133
CAP RATE:	6.0%
NOI:	\$258,548
LEASE TYPE:	Absolute NNN Ground Lease
PRIMARY LEASE TERM:	20 YEARS
OPTIONS:	4 (5) YEAR OPTIONS

FOR MORE INFO CONTACT: DOMINIC SITTO/STEVE SAGMANI

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INVESTMENT OFFERING

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.



INVESTMENT SUMMARY

LIST PRICE:	\$4,309,133
CURRENT NOI:	\$258,548
INITIAL CAP RATE:	6.0%
BUILDING SIZE:	3,468 sq. ft.
LAND ACREAGE:	1.02 Acres
ZONING:	Commercial
YEAR BUILT:	2007
TENANT:	PNC Bank
LEASE TYPE:	Absolute NNN Ground Lease
PRIMARY LEASE TERM:	20 Years
TAXES, INSURANCE:	Tenant Responsibility
ROOF, STRUCTURE, PARKING LOT:	Tenant Responsibility
LEASE START DATE:	February 1, 2007
LEASE EXPIRATION DATE:	January 31, 2027
OPTIONS:	4 (5) Year Options
INCREASES:	15% every 5 Years
LEASE GUARANTOR:	PNC Financial Services Group, Inc.
TENANT WEBSITE:	www.pnc.com

FOR MORE INFORMATION CONTACT:

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DISCLOSURE:

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ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third- party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ER makes no warranties and/or representations regarding the accuracy, totality, or relevance of any financial data or assumptions. All data and assumptions regarding financial performance may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ER in compliance with all applicable fair housing and equal opportunity laws.

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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

Company:	PNC Financial Services Group, Inc.
Founded:	1845
Net Income:	\$5.725 B (U.S.)
Headquarters:	Pittsburg, Pennsylvania
Website:	pnc.com

TENANT HIGHLIGHTS

- Ranked #96 on Forbes List for America's Best Banks 2022
- Ranked #43 on Forbes List of Just Companies 2021
- 2,629 Locations Worldwide
- PNC Bank has over 59,000 Employees

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