



*3697 Main Street
Morgantown, PA*

INVESTMENT OFFERING MEMORANDUM

Wolf Commercial Real Estate
www.wolfcre.com

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Marlton, NJ 08053
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PA OFFICE
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INVESTMENT OFFERING MEMORANDUM



INVESTMENT OVERVIEW

Offering Highlights
Property Summary
Tenant Profile
Lease Summary

PROPERTY DESCRIPTION

Site Location Map
Site Aerial
Market Aerial
Area Demographics

CONFIDENTIALITY & CONDITIONS





Offering Highlights:

Freestanding bank branch located in Morgantown, PA. The property is located on a signalized intersection of Main Street and Morgan Way.

Address:	3697 Main Street, Morgantown, PA
Tax Id:	33-5320-01-25-5826
Municipality:	Caernarvon Township
Size (Acres):	3.35 Acres
Size (SF):	2,930 SF
Parking:	28 Spaces
Drive-up Lanes:	Three (3)
Cap Rate:	8 Cap Rate
Asking Sale Price:	\$1,991,250
Asking Lease Price:	\$120,000/year NNN

Offer Information:

At an absolute minimum, offers must include the following: Valuation/ purchase price; deposit amount; due diligence period; closing date; and purchaser's approval process. Offers must detail the source of capital necessary for the acquisition.

Bid Deadline:

The Owner is soliciting bids and has not set an absolute bid deadline. Offers will be considered and responded to in a timely fashion upon submission. We encourage you to submit your Letter of Intent as soon as you are prepared to do so.





Tenant Profile

As of September 30, 2016, BB&T is one of the largest financial services holding companies in the U.S. with \$222.6 billion in assets and market capitalization of \$30.6 billion. Based in Winston-Salem, N.C., the company operates 2,220 financial centers in 15 states and Washington, D.C., and offers a full range of consumer and commercial banking, securities brokerage, asset management, mortgage and insurance products and services.

A Fortune 500 company, BB&T is consistently recognized for outstanding client satisfaction by the U.S. Small Business Administration, Greenwich Associates and others. BB&T also has been named one of the World's Strongest Banks by Bloomberg Markets Magazine, one of the top three in the U.S. and in the top 15 globally.

Tenant Name:	BB&T
Founded:	1872
Headquarters:	Winston-Salem, NC
Number of Branches:	2,200
Company Type:	Public
Stock Price (1/4/2017)	\$ 47.34 (NYSE: BBT)
Credit Rating (A-)	(Standard & Poor's)
Website:	www.bbt.com
Lease Type:	Absolute NNN Ground Lease
Lease Start Date:	April 1, 2007
Lease Expiration Date:	March 31 2027
Original Lease Term:	20 Years
Renewal Options:	One (1) Five Year Extension One (1) 4 Year, 11 Month Extension

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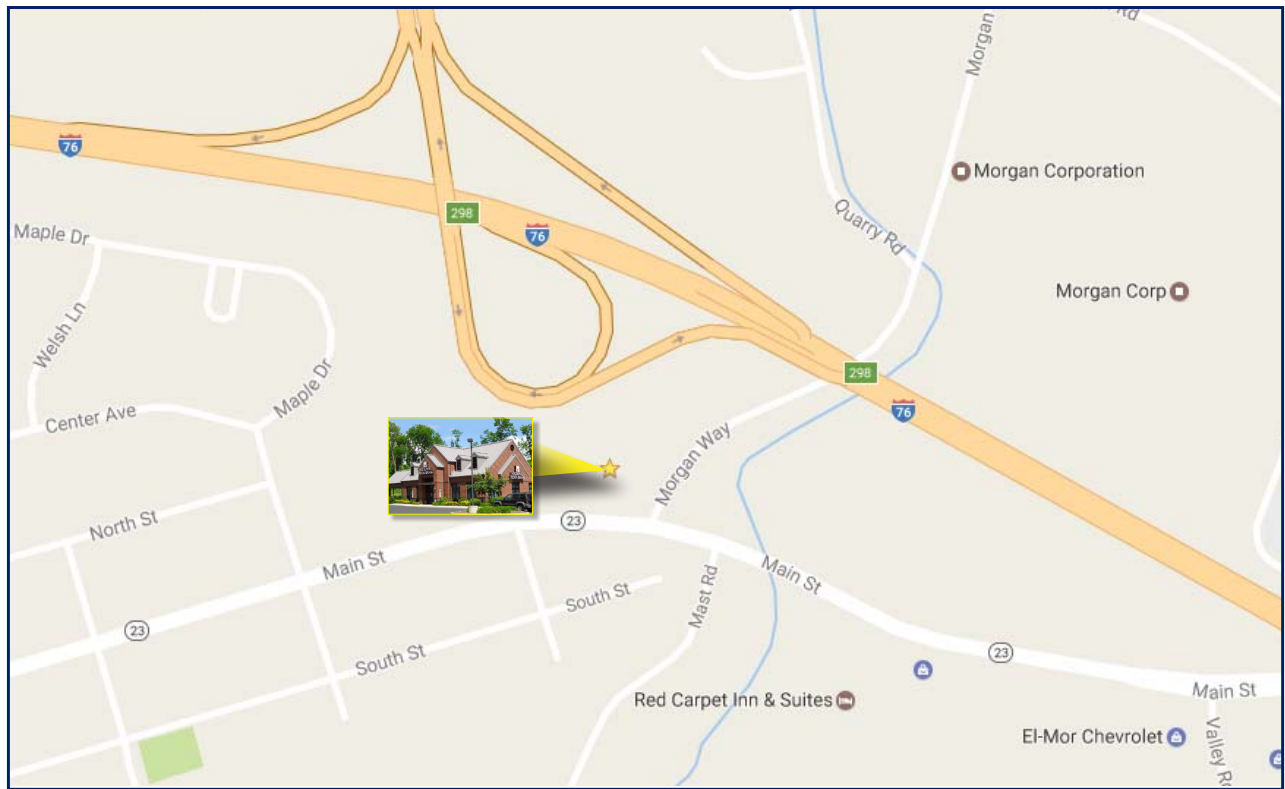




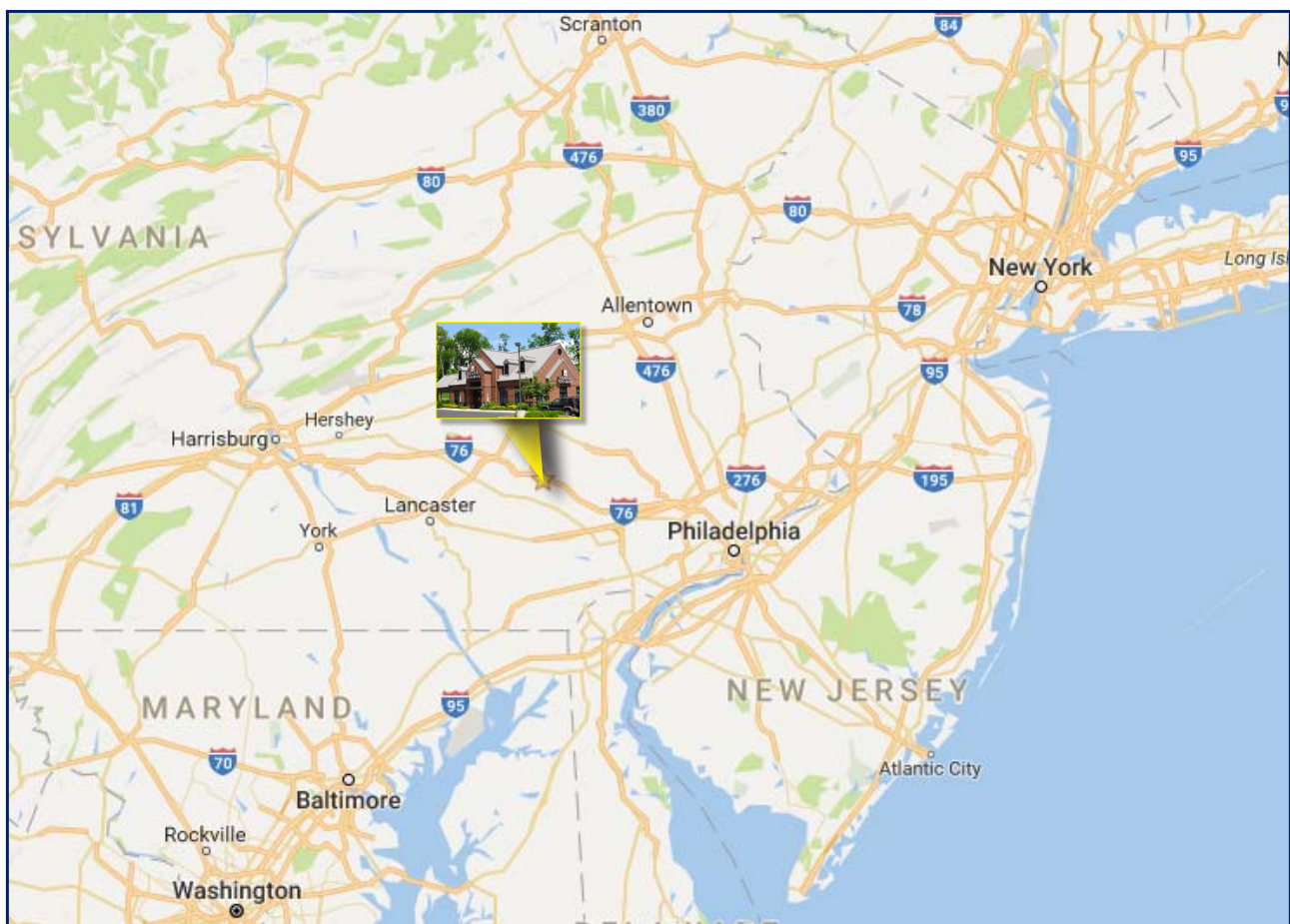
Tenant Profile *Continued*

Leased Premises:	3.35 Acres
Building Size:	2,930 Square Feet
Rent Escalations:	CPI Every Five (5) Years
Initial Annual Rent:	\$135,000 Per Year
Current Annual Rent:	\$159,300 Per Year
First CPI Rent Increase:	18%
Future Rent Increases:	4/1/2017, 4/1/2022
Real Estate Taxes:	Tenant is responsible for all Real Estate Taxes
Maintenance & Repairs:	Tenant is responsible for all repairs and maintenance to the building and leased premises
Assignment/Sublet:	Lease may be assigned or the premises sublet upon written consent from the Landlord



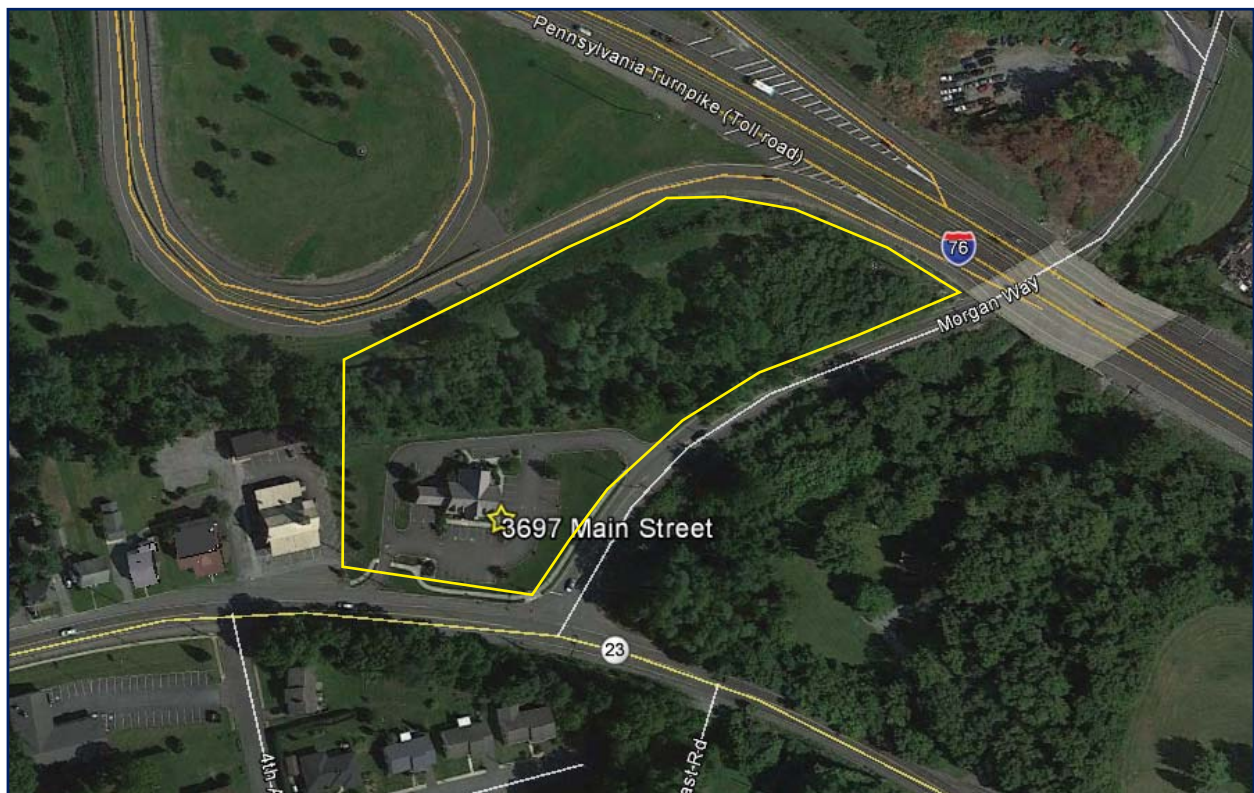
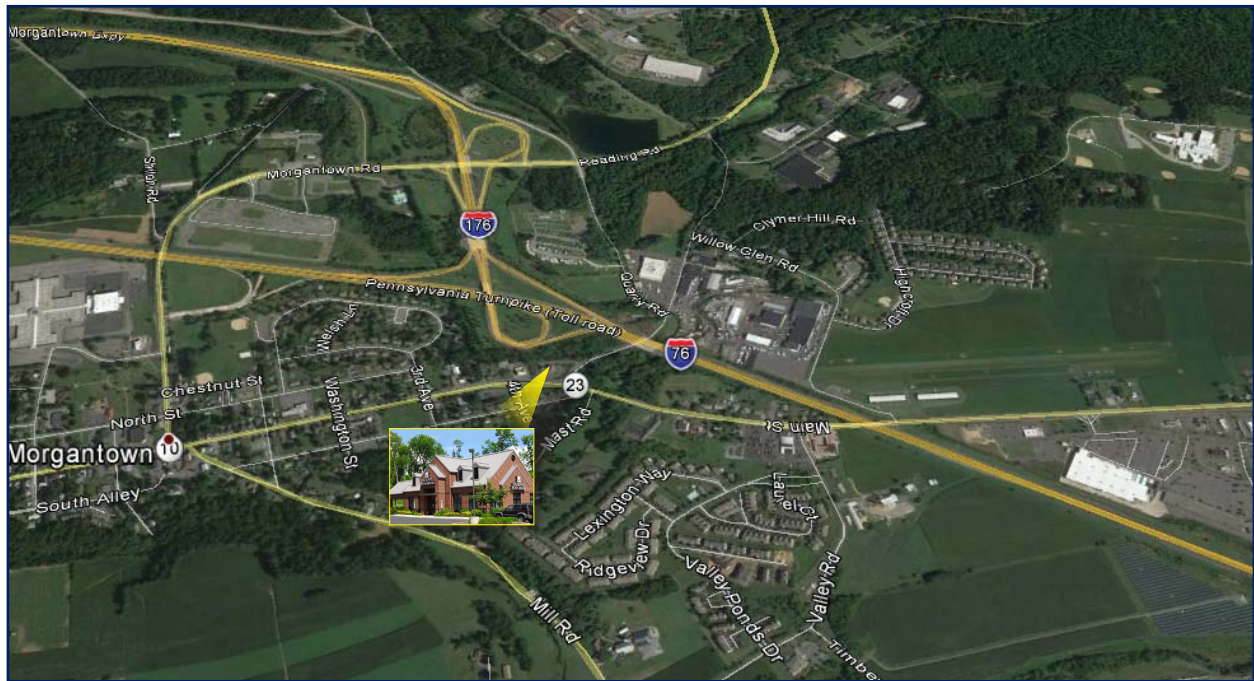


Local Map



Regional Map

PROPERTY AERIALS



PROPERTY DESCRIPTION



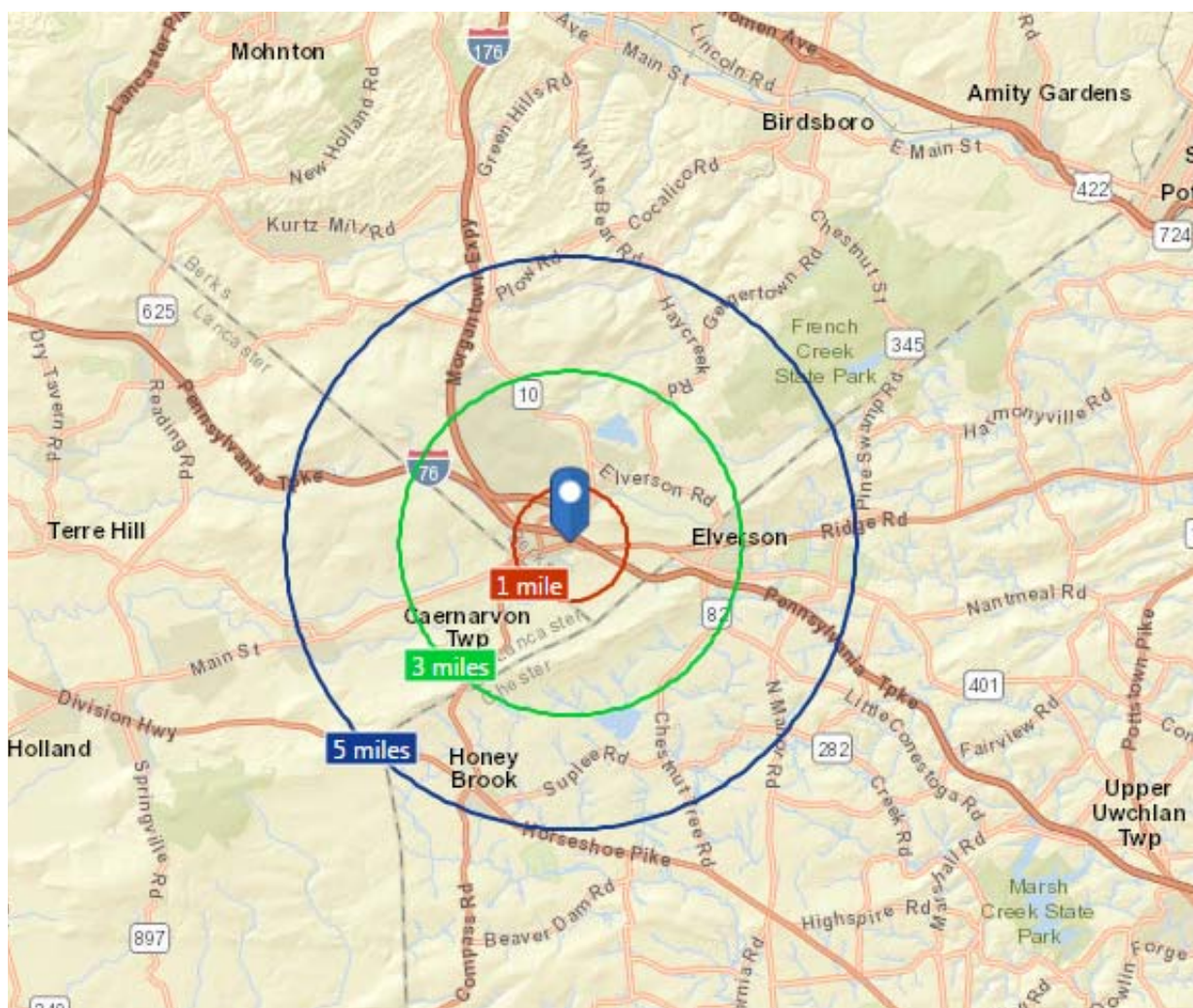
3697 Main Street | Morgantown | PA



PROPERTY AERIALS



AREA DEMOGRAPHICS



DEMOGRAPHIC & INCOME PROFILE - 2016 SUMMARY			
	1 Mile	3 Miles	5 Miles
Population	2,120	7,905	19,072
Households	839	2,815	6,705
Families	593	2,135	5,121
Average Household Size	2.48	2.78	2.82
Owner Occupied Housing Units	649	2,280	5,374
Renter Occupied Housing Units	191	535	1,331
Median Age	37.4	39.6	40.4
Median Household Income	\$66,947	\$72,018	\$75,055
Average Household Income	\$84,833	\$92,084	\$94,971

BUSINESS SUMMARY			
	1 Mile	3 Miles	5 Miles
Total Businesses:	194	507	869
Total Employees:	4,030	10,816	14,055
Total Residential Population	2,120	7,905	19,072
Employee/Residential Population Ratio:	1.9:1	1.37:1	0.74:1

INVESTMENT OFFERING MEMORANDUM

For Further Information Contact:

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