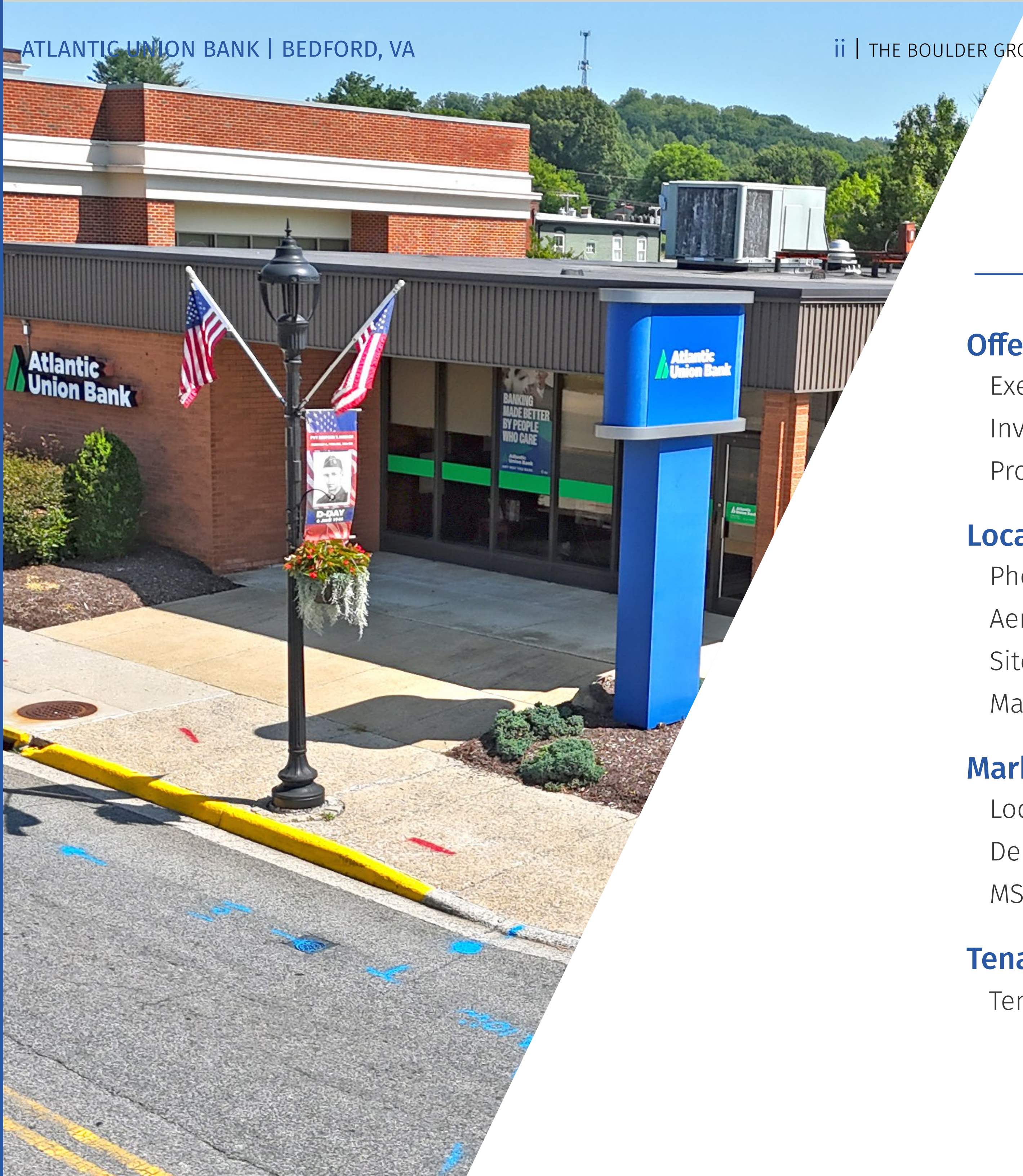
NET LEASE INVESTMENT OFFERING

Atlantic Union Bank

Atlantic Union Bank (Investment Grade)

125 W Main Street
Bedford, VA 24523 (Lynchburg MSA)

THE Boulder GROUP



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Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Atlantic Union Bank located in Bedford, Virginia. Atlantic Union Bank is currently operating on a long-term NNN lease through September 2040, with approximately 14 years of remaining term. The subject lease presents zero landlord responsibilities. Additionally, there are 1.50% annual rent escalations throughout the remaining primary term and two 5-year renewal options with 2.00% annual rent increases. The lease is backed by a corporate guarantee from Atlantic Union Bankshares Corporation (NYSE: AUB), the largest bank headquartered in Virginia. Atlantic Union Bank maintains a KBRA: A- investment grade credit rating.

The 2,795 square-foot building is situated along W. Main Street in downtown Bedford - the primary commercial corridor through the county seat - which carries approximately 16,000 vehicles per day. The property is positioned within close proximity to the Bedford County Courthouse, local government offices, and civic institutions that anchor consistent daytime traffic to the downtown area. Centra Bedford Memorial Hospital, a 161-bed regional medical center and one of Bedford County's largest employers, is located less than one mile from the subject property, providing a steady base of healthcare-related economic activity. National retailers including a Walmart Supercenter, Dollar Tree, Tractor Supply Company, and Food Lion are accessible approximately 1.5 miles east along US-460 Business, supporting a well-developed commercial trade area. The National D-Day Memorial - a nationally recognized landmark drawing more than 55,000 visitors annually - anchors downtown Bedford as a civic and cultural destination. Approximately 13,000 residents live within a five-mile radius of the property, earning average household incomes of approximately $81,000, with an additional affluent residential draw from Smith Mountain Lake approximately 17 miles to the south.

Atlantic Union Bank is a full-service regional commercial bank headquartered in Richmond, Virginia, and a wholly owned subsidiary of Atlantic Union Bankshares Corporation (NYSE: AUB). Following its April 2025 acquisition of Sandy Spring Bancorp, Atlantic Union Bank became the largest bank headquartered in Virginia, operating approximately 190 branches across Virginia, Maryland, and North Carolina with approximately $37.6 billion in total assets and reporting net income of $261.8 million in fiscal year 2025. The bank carries a KBRA: A- investment grade credit rating, affirmed in October 2025 with a Stable outlook.

Investment Highlights

- **Long-Term Lease Through September 2040** - 1.50% annual escalations in the primary term, increasing to 2.00% annually during the option periods.
- **Absolute NNN lease** – zero landlord responsibilities.
- **Investment-Grade Tenant (KBRA: A-)** - A- rating from KBRA, affirmed Stable in October 2025, providing institutional-quality credit behind the lease.
- **NYSE-Listed Parent Guaranty (NYSE: AUB)** - Corporately guaranteed by Atlantic Union Bankshares Corp., Virginia's largest headquartered bank with ~$37.6B in total assets.
- **High-Performing Branch – $111M in Deposits (2025)** - Branch deposits sit well above national averages, underscoring the location's importance.
- **Largest Bank Headquartered in Virginia** - After the April 2025 Sandy Spring Bancorp acquisition, AUB operates ~190 branches across VA, MD, and NC.
- **County Seat Positioned Along US-460 Business, the Primary Commercial Corridor** - The property fronts US Route 460 Business (W. Main Street), which carries approximately 16,000 vehicles per day through downtown Bedford, the county seat and civic hub for approximately 79,000 Bedford County residents.
- **Centra Bedford Memorial Hospital Within One Mile** - Centra Bedford Memorial Hospital, a 161-bed regional medical center and one of the county's largest employers, is located less than one mile from the subject property, anchoring consistent healthcare-driven economic activity in the immediate trade area.
- **National Retailers Along US-460 Business** - A Walmart Supercenter, Dollar Tree, and Tractor Supply Companre positioned less than two miles east of the property, generating strong commercial traffic throughout the corridor.

Investment Highlights (Continued)

- **National D-Day Memorial - Unique Civic Demand Generator in Downtown Bedford** - The National D-Day Memorial, a nationally recognized landmark honoring Bedford's D-Day losses, draws more than 55,000 visitors annually to the downtown area, contributing consistent visitor-driven economic activity.

- **Affluent Secondary Market Draw from Smith Mountain Lake** - Smith Mountain Lake, a premier residential and recreational lake community with approximately 21,000 area residents, is located approximately 17 miles south of the property, extending the effective trade area to an affluent secondary market.

- **Stable Population Base with Average Household Incomes Exceeding $81,000 Within 5 Miles** - Approximately 13,000 residents live within a five-mile radius of the property with an average household income of approximately $81,000, supported by a diversified regional economy anchored by manufacturing, healthcare, and defense employers.

- **Part of the Lynchburg MSA - 5th Largest Metropolitan Area in Virginia** - Bedford County is a constituent county of the Lynchburg Metropolitan Statistical Area, which supports a population of approximately 267,000 and a GDP of approximately $12.5 billion, providing a stable and expanding economic foundation for commercial banking services.

Property Overview

PRICE
$2,293,914

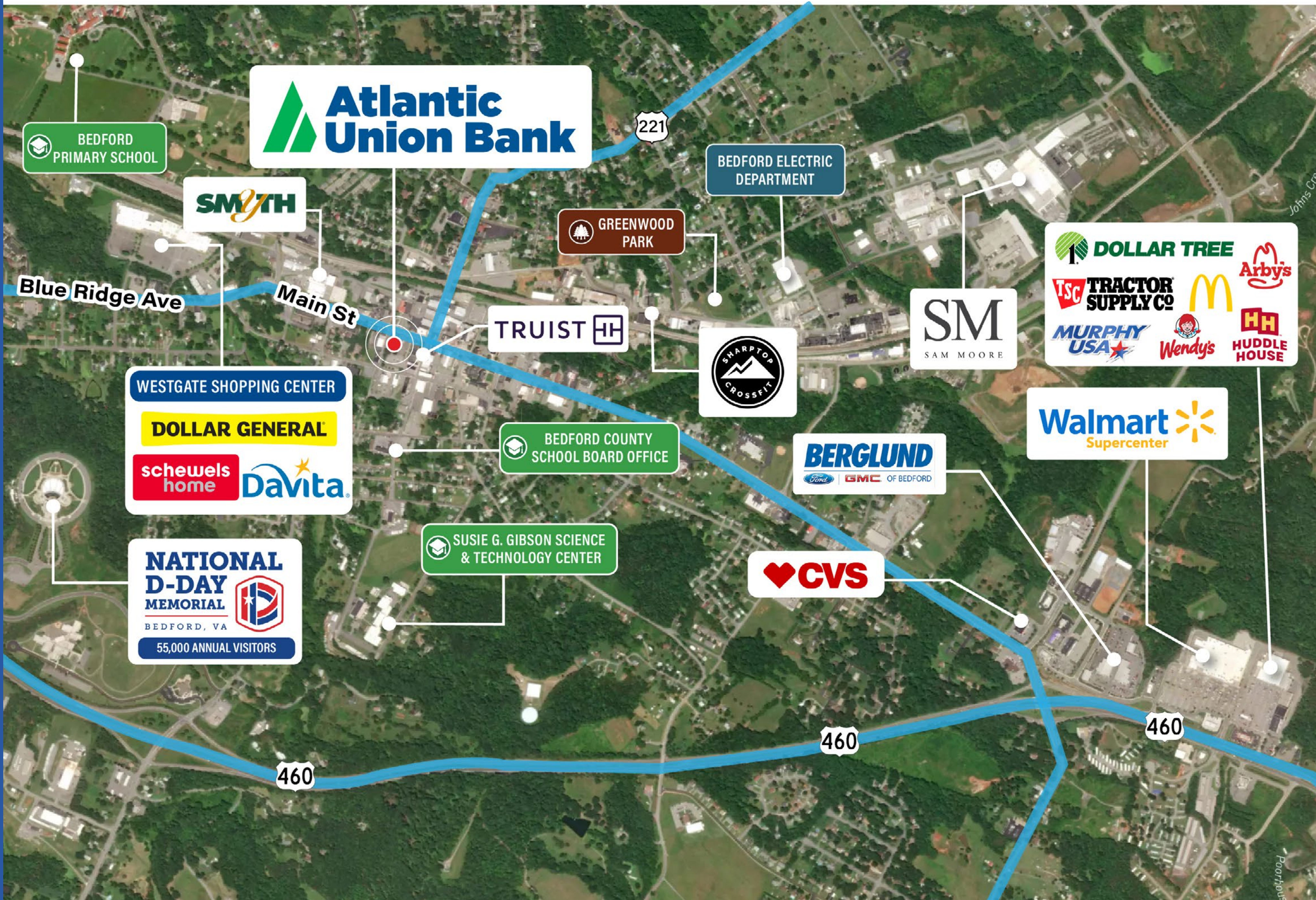
CAP RATE
6.20%

NOI
$142,223
(as of 10/1/2026)

LEASE EXPIRATION:	September 30, 2040
RENTAL ESCALATIONS:	1.50% Annual
RENEWAL OPTIONS:	Two 5-Year (2.00% Annual)
TENANT:	Atlantic Union Bank
GUARANTOR:	Atlantic Union Bankshares Corporation
LEASE TYPE:	Triple Net (NNN)
LANDLORD RESPONSIBILITIES:	None
BUILDING SIZE:	2,795 SF (Main building) 735 SF (Drive-thru space)
LAND SIZE:	0.46 Acres
YEAR BUILT:	1973
BRANCH DEPOSITS:	$111,948,000 (2025)

Photographs

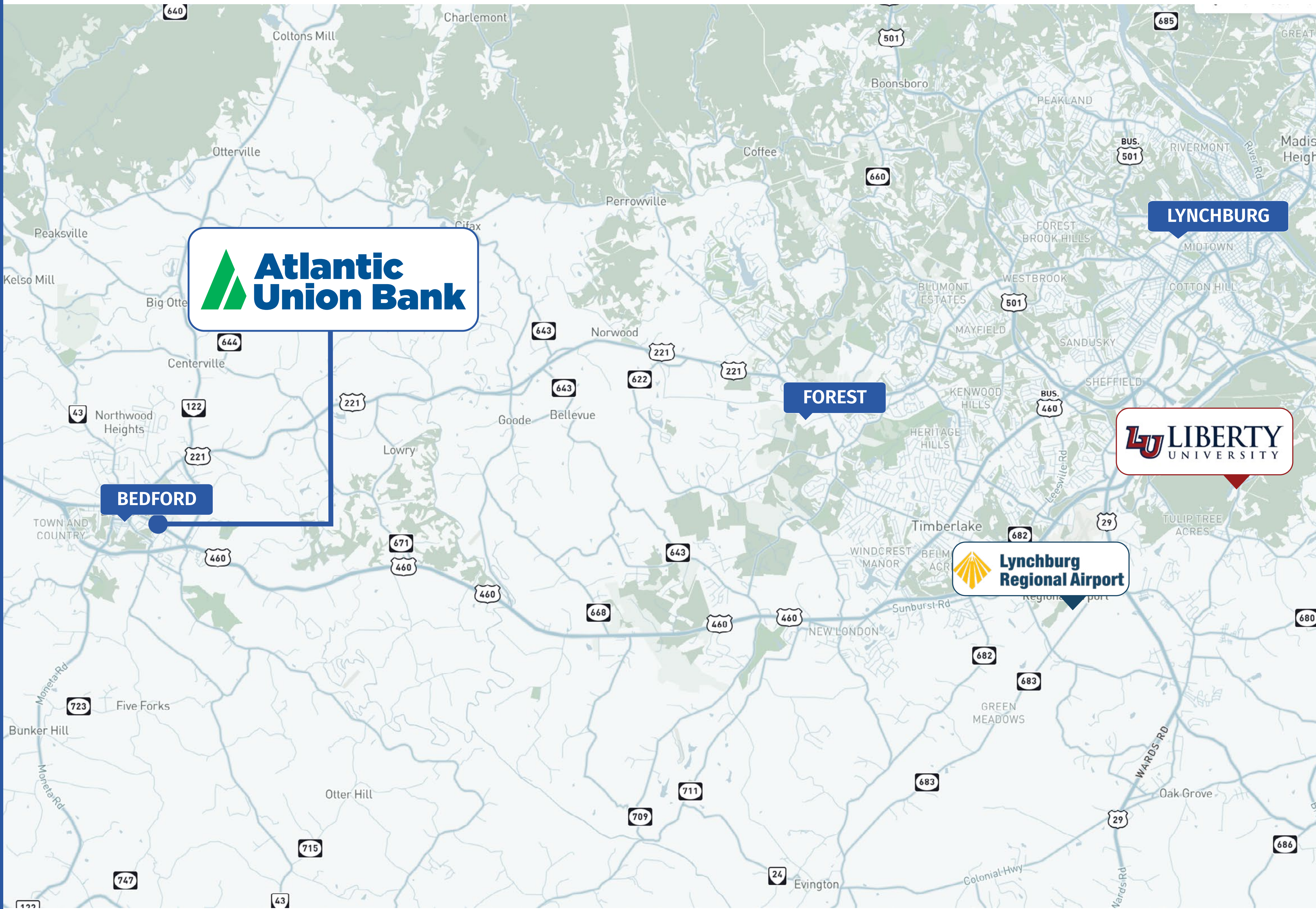
Aerial


Atlantic Union Bank
BEDFORD PRIMARY SCHOOL
SMYTH
GREENWOOD PARK
BEDFORD ELECTRIC DEPARTMENT
221
Blue Ridge Ave
Main St
TRUIST
SHARPTOP CROSSFIT
SM SAM MOORE
DOLLAR TREE
Arby's
TSC TRACTOR SUPPLY CO
MURPHY USA
Wendy's
HUDDLE HOUSE
WESTGATE SHOPPING CENTER
DOLLAR GENERAL
schewels home
DaVita
BEDFORD COUNTY SCHOOL BOARD OFFICE
BERGLUND
Ford GMC OF BEDFORD
Walmart Supercenter
NATIONAL D-DAY MEMORIAL
BEDFORD, VA
55,000 ANNUAL VISITORS
SUSIE G. GIBSON SCIENCE & TECHNOLOGY CENTER
CVS
460
460
460

Site Plan


W Main St
Atlantic Union Bank
Drive-Thru ATM
Atlantic Union Bank
TRUIST
SALUTING 25 YEARS
NATIONAL D-DAY MEMORIAL

Map


Atlantic Union Bank
BEDFORD
FOREST
LYNCHBURG
LIBERTY UNIVERSITY
Lynchburg Regional Airport
Charlemont
Coltons Mill
Boonsboro
Otterville
Coffee
Perrowville
Peaksville
Kelso Mill
Centerville
Northwood Heights
Norwood
Goode
Bellevue
Lowry
TOWN AND COUNTRY
Timberlake
NEW LONDON
Five Forks
Bunker Hill
Otter Hill
Evington
Oak Grove
GREEN MEADOWS
PEAKLAND
RIVERMONT
FOREST BROOK HILLS
MIDTOWN
WESTBROOK
BLUMONT ESTATES
COTTON HILL
MAYFIELD
SANDUSKY
SHEFFIELD
KENWOOD HILLS
HERITAGE HILLS
TULIP TREE ACRES
WINDCREST MANOR
Sunburst Rd
Colonial Hwy
WARDS RD
Leesville Rd
Moneta Rd

Location Overview

BEDFORD, VIRGINIA

Bedford, Virginia serves as the county seat of Bedford County and functions as the civic, judicial, and commercial hub for a county of approximately 79,000 residents. Located approximately 28 miles west of Lynchburg along US Route 460, the town has served as the center of county government and community life since its founding in 1782 as the village of Liberty. Bedford is home to the National D-Day Memorial - a nationally recognized monument honoring Bedford's Company A, which suffered the greatest per-capita D-Day losses of any American community - drawing more than 55,000 visitors annually to the downtown area. The local economy is anchored by major county employers including Georgia Pacific Big Island, LLC (paper and forest products), L3Harris Technologies (defense and aerospace), Centra Health (Bedford Memorial Hospital, 161 beds), and Cintas. Lynchburg Regional Airport (LYH) is located approximately 19 miles northeast, providing commercial air service with connections through Charlotte, Philadelphia, and other major hubs.

TOWN OF BEDFORD VA

LIFE. LIBERTY. HAPPINESS.

Demographics

	POPULATION	HOUSEHOLDS	MEDIAN INCOME	AVERAGE INCOME
1-MILE	3,763	1,709	$45,479	$66.632
3-MILE	99,649	4,230	$59,464	$77,677
5-MILE	13,362	5,854	$62,522	$81,166

MSA Overview

LYNCHBURG, VA MSA

The Lynchburg Metropolitan Statistical Area encompasses the City of Lynchburg and the counties of Bedford, Amherst, Appomattox, and Campbell, with a combined population of approximately 269,000 residents - Virginia's fifth-largest MSA. The region has established itself as the leading nuclear technology cluster in the United States, anchored by BWX Technologies (employing more than 2,100 people) and Framatome's U.S. headquarters, both of which contribute to a strong defense and industrial manufacturing base. Centra Health System anchors the healthcare sector, with Centra Lynchburg General Hospital serving as a 358-bed regional medical center. Liberty University - with approximately 140,000 enrolled students and more than 16,000 residing on campus - is among the largest universities in the country and a significant economic engine for the MSA. The region's diversified economy, anchored by defense technology, healthcare, and higher education, has supported consistent employment stability and population growth throughout the Lynchburg MSA.

THE CITY OF LYNCHBURG

Tenant Overview

ATLANTIC UNION BANK

Atlantic Union Bank is a full-service regional commercial bank headquartered in Richmond, Virginia, and a wholly owned subsidiary of Atlantic Union Bankshares Corporation (NYSE: AUB). Founded in 1902 as Union Bank and Trust Company in Bowling Green, Virginia, the institution has grown through more than 120 years of strategic acquisitions and organic expansion. The bank rebranded to Atlantic Union Bank in May 2019 to reflect its expanding Mid-Atlantic footprint. Following the completion of its acquisition of Sandy Spring Bancorp in April 2025 - which added 53 branches across Maryland and Northern Virginia - Atlantic Union Bank became the largest bank headquartered in Virginia, operating approximately 190 branches across Virginia, Maryland, and North Carolina with approximately $37.6 billion in total assets.

Atlantic Union Bank reported net income of $261.8 million for fiscal year 2025 on total revenues of approximately $1.4 billion, reflecting the fully integrated combined entity following the Sandy Spring Bancorp merger. Total assets grew to $37.6 billion as of December 31, 2025 - a nearly 60% increase from $24.6 billion at year-end 2024 - establishing Atlantic Union Bank as one of the largest regional banking franchises in the lower Mid-Atlantic. KBRA affirmed Atlantic Union Bank's investment-grade rating of A- in October 2025 with a Stable outlook, citing sound capital ratios, a strong core deposit franchise, and a track record of disciplined acquisition integration. Atlantic Union Bankshares has announced plans to open 10 additional branches in the Raleigh and Wilmington, North Carolina markets over the next three years, further expanding its Mid-Atlantic footprint.

Company Type	Subsidiary of Atlantic Union Bankshares Corporation (NYSE: AUB)
Credit Rating	KBRA: A-
Headquarters	Richmond, Virginia
# of Locations	Approximately 190 branches (Virginia, Maryland, North Carolina)
Revenue (FY 2025)	Approximately $1.4 billion
Net Income (FY 2025)	$261.8 million
Total Assets (FY 2025)	$37.6 billion
Market Cap	Approximately $5.3 billion
Year Founded	1902
Website	www.atlanticunionbank.com

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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