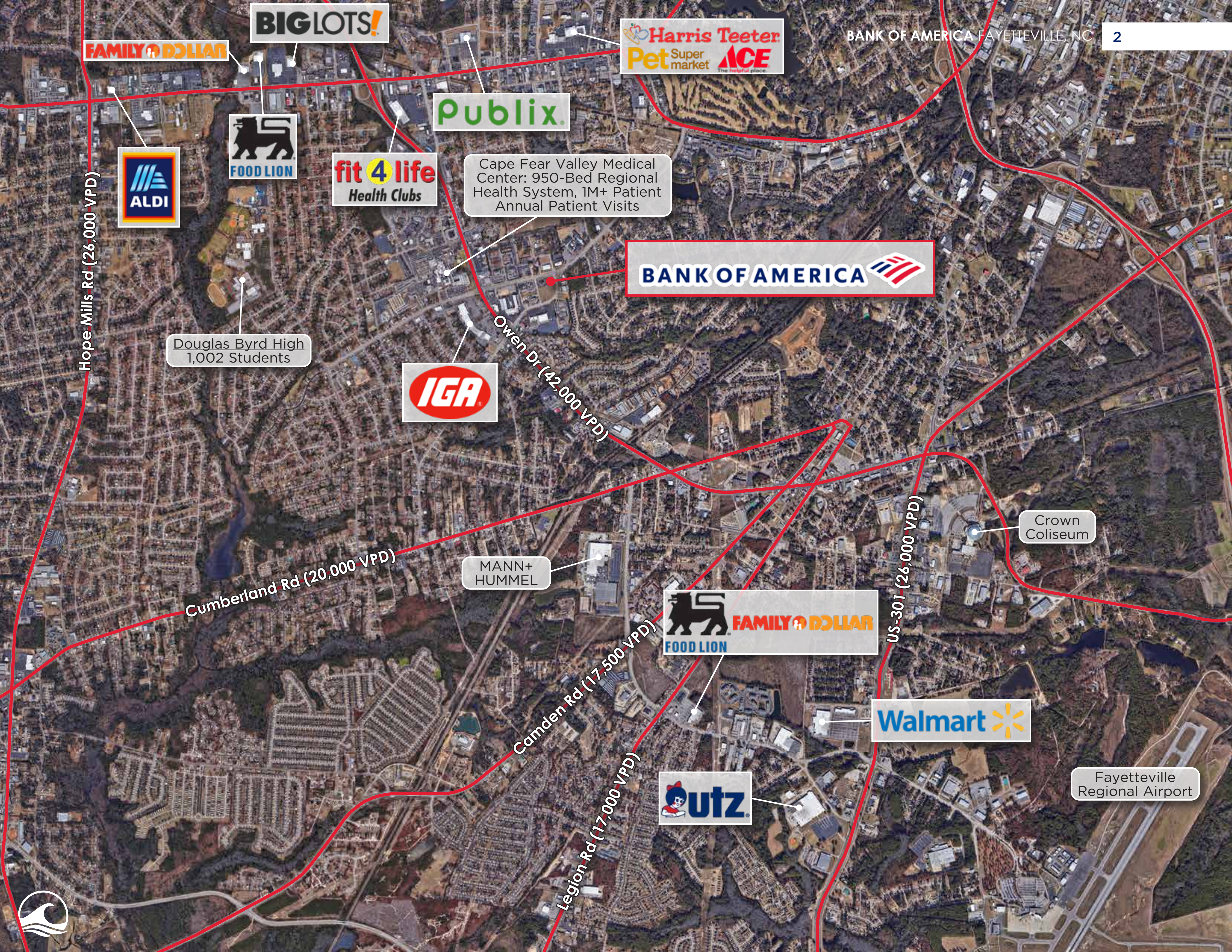
BANK OF AMERICA

2901 VILLAGE DR | FAYETTEVILLE, NC

OFFERED FOR SALE
$905,000
6.00% CAP

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS™


BIG LOTS!
FAMILY DOLLAR
Harris Teeter
Pet Supermarket
ACE The helpful place.
Publix
ALDI
FOOD LION
fit 4 life Health Clubs
Cape Fear Valley Medical Center: 950-Bed Regional Health System, 1M+ Patient Annual Patient Visits
BANK OF AMERICA
Hope Mills Rd (26,000 VPD)
Douglas Byrd High 1,002 Students
IGA
Owen Dr (42,000 VPD)
Crown Coliseum
US-301 (26,000 VPD)
MANN+ HUMMEL
Cumberland Rd (20,000 VPD)
FOOD LION
FAMILY DOLLAR
Camden Rd (17,500 VPD)
Walmart
Fayetteville Regional Airport
utz
Legion Rd (17,000 VPD)

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale the Bank of America located at 2901 Village Drive, Fayetteville, NC, a single-tenant net lease investment occupied by Bank of America, one of the nation's largest financial institutions. The property is leased on an absolute NNN basis, providing passive, management-free income backed by an investment-grade corporate guaranty from Bank of America.

Bank of America has demonstrated a long-term commitment to the location, exercising its first renewal option in 2022 and extending the lease through September 30, 2030. The branch maintains an approximately $86 million deposit base, reinforcing the location's importance within the bank's regional footprint.

Strategically positioned at the signalized intersection of Village Drive and Boone Trail Extension, the property benefits from strong traffic counts, a four-lane drive-thru configuration, and proximity to Cape Fear Valley Medical Center, Fort Bragg, and numerous national retailers. The offering presents investors with durable cash flow backed by proven tenancy and fundamentally strong real estate.

RENT SCHEDULE	TERM	RENT
1st Option	10/1/2023 - 9/30/2030	$54,308
Five (5) Ten (10) Year Options		

NOI	$54,308
CAP	6.00%
PRICE	$905,000

ASSET SNAPSHOT

Tenant Name	Bank of America
Address	2901 Village Dr, Fayetteville, NC 28304
Building Size (GLA)	2,910 SF
Land Size	0.71 Acres
Year Built	1973
Signatory/Guarantor	Bank of America (Corporate)
Rent Type	ABS. NNN
Landlord Responsibilities	None
Rent Commencement Date	12/15/2016
Lease Expiration Date	9/30/2030
Remaining Term	4 Years
Rental Increases	FMV Capped at 5%
NOI	$54,308

138,833 PEOPLE IN 5 MILE RADIUS

$86,429 AHHI IN 1 MILE RADIUS

40,000 VPD ON RAEFORD RD

INVESTMENT HIGHLIGHTS

ABSOLUTE NNN LEASE - ZERO LANDLORD RESPONSIBILITIES

Tenant is responsible for all operating expenses, including taxes, insurance, maintenance, repairs, roof, structure, and capital expenditures, providing truly passive, management-free ownership.

INVESTMENT-GRADE CORPORATE CREDIT

Lease is guaranteed by Bank of America, N.A. (NYSE: BAC), one of the world's largest financial institutions with approximately $3.3 trillion in assets and an S&P credit rating of A-.

$86 MILLION DEPOSIT BASE

The branch maintains approximately $86 million in deposits, demonstrating strong branch performance and customer adoption.

LEASE EXTENDED THROUGH 2030

Bank of America exercised its first renewal option in 2022, extending the lease through September 30, 2030 and reinforcing its long-term commitment to the location.

SIGNALIZED HARD CORNER WITH FOUR-LANE DRIVE-THRU

Located on a 0.71-acre signalized corner with four drive-thru lanes, ATM access, and excellent visibility along Village Drive and Boone Trail Extension.

FORT BRAGG-ANCHORED MARKET

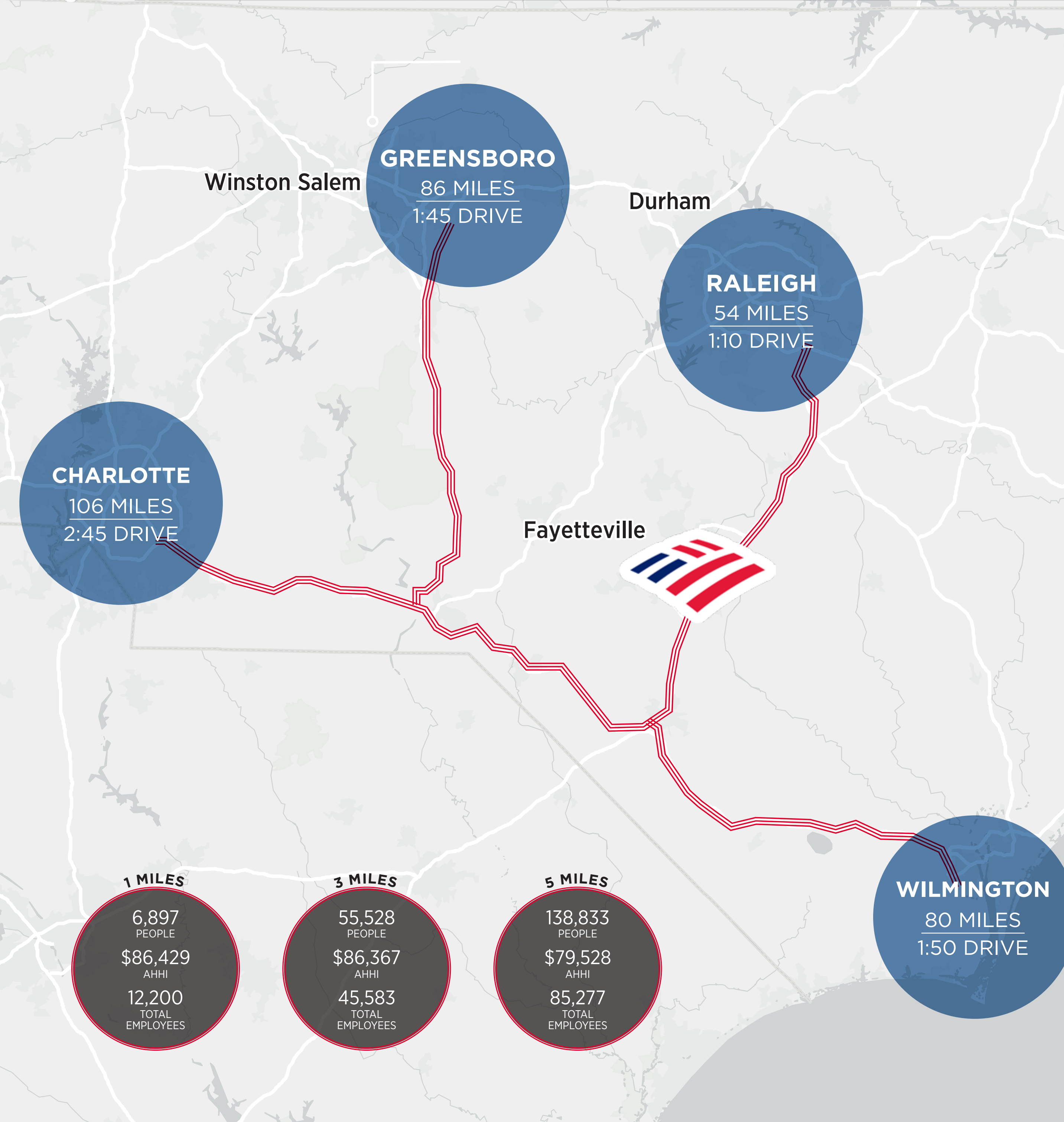
The property benefits from one of the country's largest military economies, with demand further supported by Cape Fear Valley Medical Center, surrounding residential density, and established retail corridors.

SITE PLAN


VILLAGE DR 15,500 VPD
BOONE TRL EXT 9,400 VPD
Fidelity Bank
Right By You

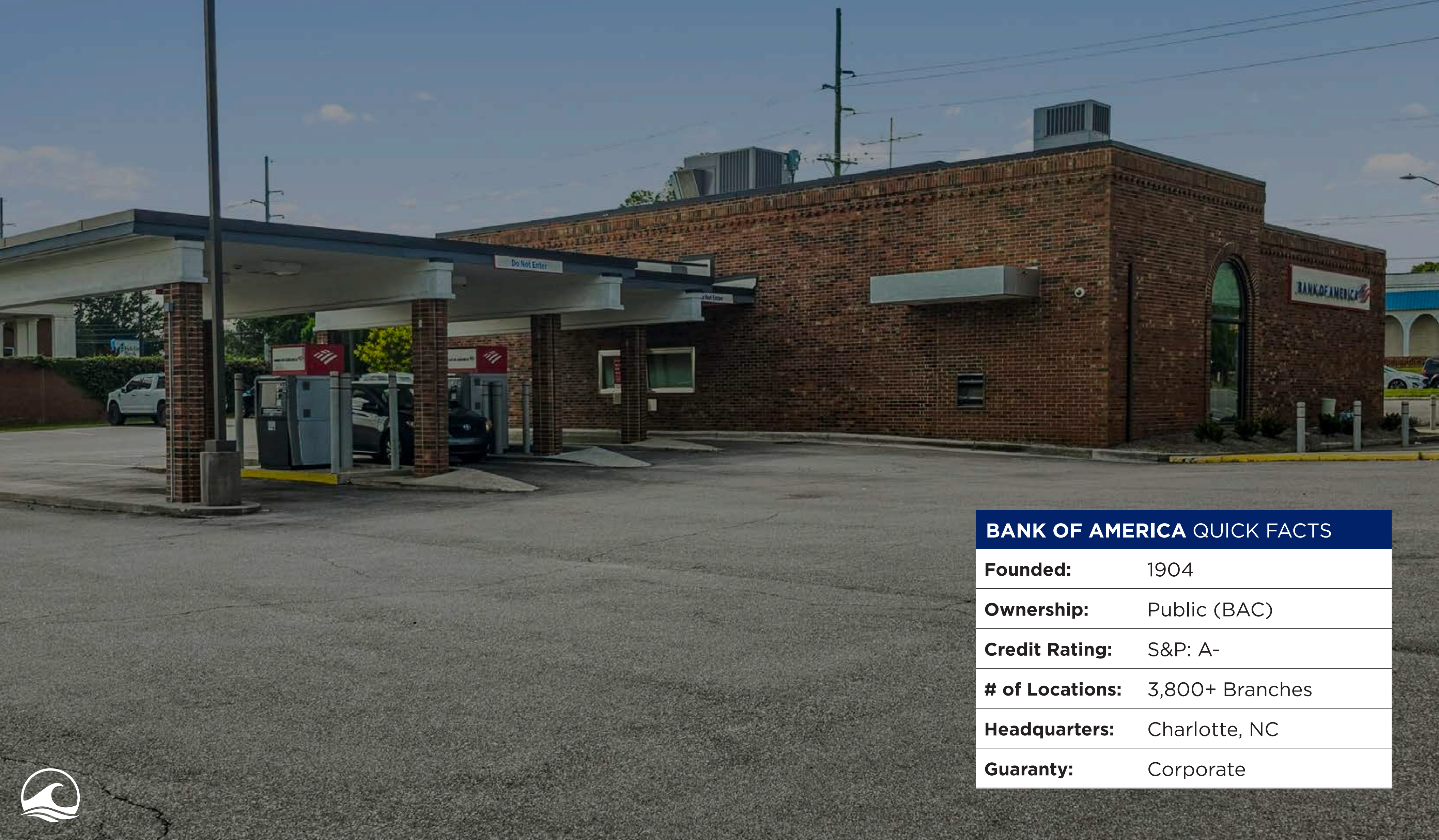
LOCATION OVERVIEW

The Fayetteville Metropolitan Statistical Area (MSA) encompasses a vibrant region in southeastern North Carolina, centered around the city of Fayetteville. Known for its rich military history as home to the sprawling Fort Bragg, the MSA offers a unique blend of cultural diversity and natural beauty. With a mix of urban amenities and picturesque landscapes, including the Cape Fear River, the Fayetteville MSA is a dynamic hub for commerce, education, and outdoor recreation. Its strategic location, strong military presence, and growing economy make it an important and ever-evolving part of North Carolina's landscape.



TENANT SUMMARY

Bank of America Corporation (NYSE: BAC) is one of the largest financial institutions in the United States, with approximately $3.3 trillion in total assets, operations across all 50 U.S. states and more than 35 countries, and approximately 213,000 employees. The Bank operates approximately 3,800 retail financial centers and approximately 15,000 ATMs nationwide, and serves approximately 69 million consumer and small business clients. Bank of America is rated investment grade by all major rating agencies (S&P: A-, Moody's: A1, Fitch: AA-), and is consistently ranked among the most credit-worthy retail tenants in the United States. Bank of America has continuously operated at the Seneca, SC location since 1985, originally as Citizens & Southern National Bank of South Carolina before successive corporate consolidations.



BANK OF AMERICA QUICK FACTS	
Founded:	1904
Ownership:	Public (BAC)
Credit Rating:	S&P: A-
# of Locations:	3,800+ Branches
Headquarters:	Charlotte, NC
Guaranty:	Corporate

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Exclusively Offered By

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