NET LEASE INVESTMENT OFFERING

Atlantic Union Bank

Atlantic Union Bank (Investment Grade)

14739 Moneta Rd
Moneta, VA 24121 (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 Moneta, 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 7,134 square-foot building is positioned along Route 122 (Moneta Road), the primary commercial corridor serving Smith Mountain Lake communities in Bedford County, Virginia. The subject property is shadow-anchored by a Food Lion grocery store forming the core of the Moneta commercial node and generating consistent daily traffic from the surrounding lake communities. Smith Mountain Lake - Virginia's second-largest freshwater lake, encompassing more than 20,600 acres and over 500 miles of shoreline - is located approximately two miles from the property and serves as the dominant demand driver for the trade area, attracting both year-round residents and a substantial seasonal tourism population. The greater Moneta trade area has experienced steady residential growth driven by affluent retirees and vacation property owners, with the five-mile radius earning an average household income of approximately $122,000. The Roanoke-Blacksburg Regional Airport is located approximately 32 miles from the property, serving approximately 756,000 annual passengers in 2024.

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 – $107M 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.
- **Gateway to Smith Mountain Lake** - The property is positioned along Route 122 (Moneta Road), the primary access corridor to Smith Mountain Lake - Virginia's second-largest freshwater lake encompassing more than 20,600 acres and over 500 miles of shoreline.
- **Shadow-Anchored by Food Lion** - The property benefits from its shadow-anchored position adjacent to a Food Lion grocery store, with a Dollar General in close proximity, creating a daily-needs retail hub that drives consistent traffic to the Moneta commercial node.
- **Affluent Lake-Area Demographics** - The surrounding trade area reflects the wealth profile of the Smith Mountain Lake residential community, with an average household income of approximately $120,000 within a three-mile radius.
- **Lynchburg MSA Location** - The property is located within the Lynchburg, Virginia MSA - the fifth-largest metropolitan statistical area in Virginia - providing access to a regional market of approximately 260,000 residents.

Property Overview

PRICE
$2,997,689

CAP RATE
6.20%

NOI
$185,857
(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:	7,134 SF
LAND SIZE:	1.45 Acres
YEAR BUILT:	2007
BRANCH DEPOSITS:	$107,737,000 (2025)

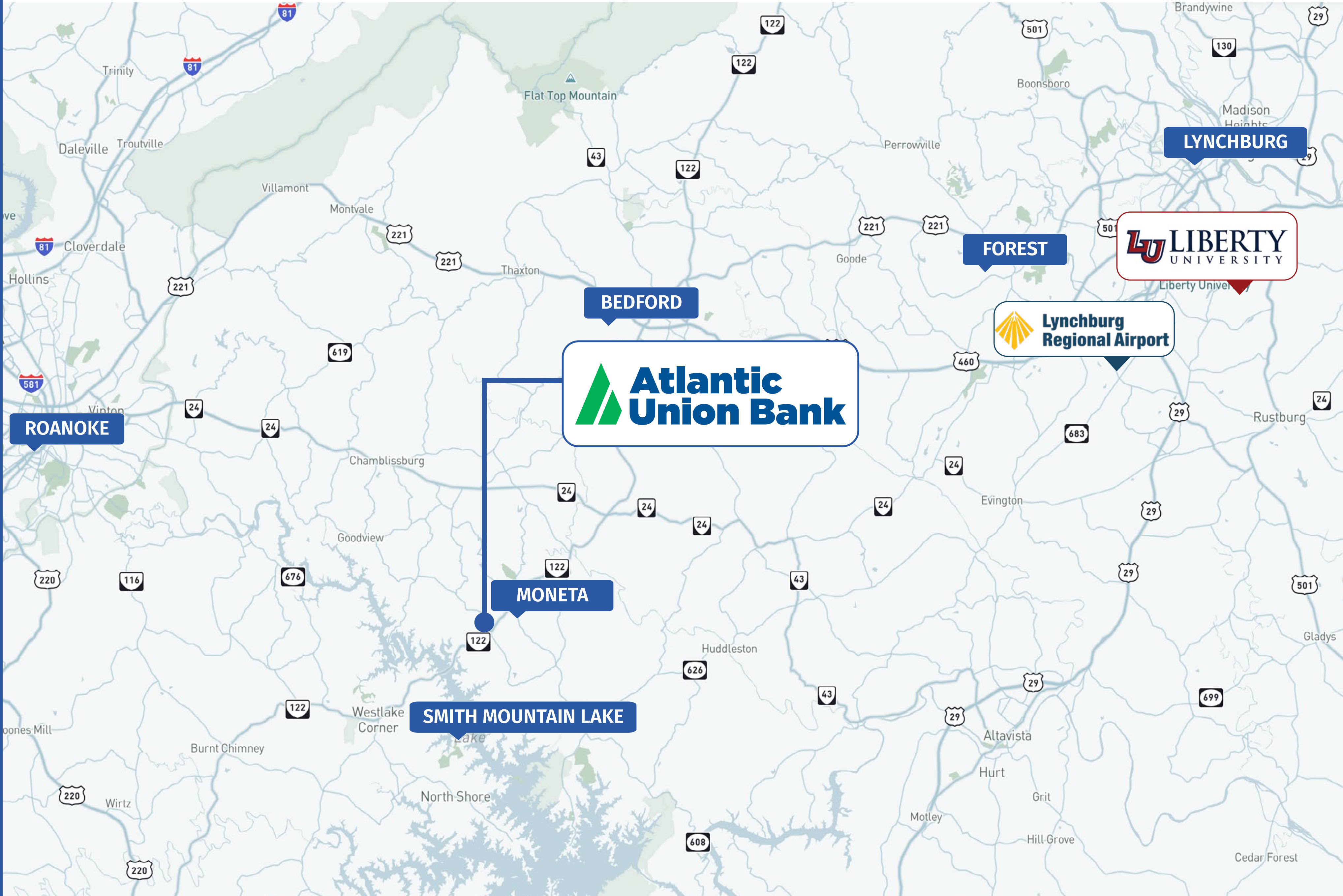
Photographs

Aerial


URGENT HEALTH URGENT CARE
All Size Storage of Bedford
MONETA SMITH MOUNTAIN LAKE LIBRARY
Bella Vita Italian Restaurant
MONETA ELEMENTARY SCHOOL
Advance Energy
BULL DOCKS
MONETA FARMERS' MARKET
Atlantic Union Bank
MAYBERRY FURNITURE
Edo Grill & Sushi
Cilantra Mexican Grill
Hardee's
Eastlake 122 Self Storage
FOOD LION
UNITED STATES POSTAL SERVICE
608 Mini Storage
Chandler inc. CONCRETE COMPANY
DOLLAR GENERAL
O'Reilly AUTO PARTS
Moneta Rd
Marathon
THE PIT
Smith Mountain Laundromat
SMLCA JUNIOR HIGH SCHOOL

Site Plan

Map


Atlantic Union Bank
BEDFORD
MONETA
SMITH MOUNTAIN LAKE
ROANOKE
FOREST
LYNCHBURG
LIBERTY UNIVERSITY
Lynchburg Regional Airport
Flat Top Mountain
Trinity
Daleville
Troutville
Villamont
Montvale
Cloverdale
Hollins
Vinton
Thaxton
Chamblissburg
Goodview
Westlake Corner
Burnt Chimney
North Shore
Wirtz
Huddleston
Goode
Perrowville
Boonsboro
Brandywine
Madison Heights
Evington
Rustburg
Altavista
Hurt
Grit
Motley
Hill Grove
Gladys
Cedar Forest

Location Overview

MONETA, VIRGINIA

Moneta is an unincorporated community in Bedford County, Virginia, situated along the Route 122 corridor at the gateway to Smith Mountain Lake - the dominant geographic and economic feature of the surrounding area. Bedford County encompasses approximately 755 square miles and is home to roughly 80,900 residents, with a population that has more than doubled since 1980 as the county has transitioned from an agricultural economy to one anchored by manufacturing, healthcare, retail, and a robust lake-area residential and recreational economy. The county's natural amenities, quality of life, and relative affordability compared to Lynchburg and Roanoke have made it a destination for retirees and vacation-home buyers from throughout the Mid-Atlantic, sustaining steady demand for local retail, banking, and essential services. The Town of Bedford, the county seat, is located approximately 17 miles north of Moneta along Route 122, and the broader county provides convenient access to both the Lynchburg and Roanoke markets, each approximately 30 to 40 miles away.

Demographics

	POPULATION	HOUSEHOLDS	MEDIAN INCOME	AVERAGE INCOME
3-MILE	3,325	1,533	$82,849	$119,534
5-MILE	8,863	4,070	$83,531	$121,889
10-MILE	28,297	12,470	$79,695	$113,216

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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