



BANK OF AMERICA

**109 SMITH AVENUE
SHALLOTTE, NC 28470**

CONFIDENTIAL OFFERING MEMORANDUM



15-YEAR NNN CORPORATE LEASE • REGIONAL POWER CENTER OUTPARCEL
MAIN & MAIN INTERSECTION OF MARKET • 2ND-LARGEST BANK IN U.S. (NYSE: BAC)

**TRINITY
PARTNERS**

*REPRESENTATIVE PHOTO



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COASTAL WALK

HOBBY LOBBY

FIVE GUYS
BURGERS and FRIES

RACK ROOM SHOES

AT&T

Starbucks

AspenDental

tropical CAFE
SMOOTHIE

Marshall's

PET SMART

ROSS
DRESS FOR LESS

five BELOW

bealls

ULTA
BEAUTY

Walmart

SEVEN BREWS
DRIVE THRU COFFEE

NAPA

DUNKIN'

CIRCLE K

COOK OUT
FRESH HAMBURGERS

TAKE 5
OIL CHANGES

Jersey Mike's
SUBS

TACO BELL

CVS
pharmacy

MURPHY USA

TRUIST

chili's

SHALLOTTE CROSSING

Bath & Body Works

SUBWAY

PAPA JOHN'S
PIZZA

SHOE DEPT.

Office DEPOT

THE HOME DEPOT

petsense

K A Y
JEWELERS

CATO
Look Smart. Buy Smart.

belk



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INVESTMENT OVERVIEW

OFFERING INTRODUCTION

Trinity Partners is proud to serve as exclusive advisor to ownership and present to the marketplace this net lease retail investment opportunity in Shallotte, North Carolina. Bank of America (NYSE: BAC) is one of the world's leading financial institutions, serving approximately 70 million clients through more than 3,500 retail financial centers, 15,000 ATMs, and award-winning digital banking platforms with over 59 million verified digital users. The company serves clients throughout the United States, its territories, and more than 35 countries worldwide.

The Property consists of ±1.1 acres at the intersection of Main Street and Smith Avenue in the heart of Shallotte's primary retail corridor. The site is positioned at the entrance to Coastal Walk, a brand new 176,200 square foot retail center anchored by Hobby Lobby, Marshalls, Ross, Bealls, PetSmart, Five Below, and ULTA. Additional retailers within the center include Starbucks, Five Guys, Tropical Smoothie Cafe, AT&T, T-Mobile, Aspen Dental, Mattress Firm, and Rack Room Shoes. Walmart is located adjacent to the Property, while Home Depot and Belk are directly across the street, creating the strongest retail concentration in the Shallotte market.

The absolute NNN ground lease is scheduled to commence in August 2026 and includes a 15-year primary term with four 5-year renewal options. Rent commences at \$130,000 annually with 10% rental increases every five years throughout the primary term and each option period. The tenant is Bank of America, National Association, the corporate entity on every retail branch lease nationwide.

Centrally located in Shallotte's rapidly growing retail district along US 17, the Property benefits from strong regional connectivity and continued commercial growth throughout Brunswick County. Shallotte serves as the primary retail and service hub for southern coastal North Carolina, drawing residents and visitors from nearby beach communities including Ocean Isle Beach, Holden Beach, and Sunset Beach.



OFFERING HIGHLIGHTS

- 15-year absolute NNN ground lease (zero LL responsibility) commencing August 2026 providing passive ownership and stable long-term cash flow
- Below market rent and 10% bumps every 5 years throughout initial term and 4 option periods providing attractive NOI growth and an inflation hedge
- Investment grade credit tenant (Moody's: Aa2 / S&P: A+ / Fitch: AA) with the same corporate guaranty that's on every retail branch lease
- Bank of America (NYSE: BAC) is one of the world's largest financial institutions with approx. 70 million clients, 3,600 retail financial centers, and 15,000 ATMs
- Outparcel to Coastal Walk Marketplace, a 176,000 SF class-A regional center anchored by Hobby Lobby, Marshalls, Ross, Bealls, PetSmart, Five Below, and ULTA
- Main commercial corridor location positioned at the center of the trade area and corner of the high-profile intersection of Main Street (27,000 VPD) and Smith Avenue
- Popular coastal market in Brunswick County, the fastest-growing county in North Carolina with a 26% annualized growth rate in 2025
- 5-year projected population growth of 14% and median household income growth of 15.5% within a 15-minute drive of the property
- Strategic regional location 36 miles southwest of Wilmington and 39 miles northeast of Myrtle Beach SC along one of the Southeast's primary coastal corridors (US 17).



OFFERING SPECIFICS

LISTING PRICE	\$2,736,800
LISTING CAP RATE	4.75%
BASE RENT / NOI	\$130,000 (Years 1-5) \$143,000 (years 6-10) \$157,300 (years 11-15)
TENANT CREDIT	Public (NYSE: BAC)
LEASE TYPE	NNN Ground
BASE LEASE TERM	15 Years
COMMENCEMENT DATE	August 2026
EXPIRATION DATE	August 2041
RENEWAL OPTIONS	4 – 5 years each
RENT INCREASES	10% every 5 years
BUILDING AGE	Q3 2026 scheduled completion
BUILDING SIZE	±4,650 SF
LAND SIZE	±1.09 AC
PARKING SPACES	21 total (2 handicap)
ZONING	HB – Highway Business





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TENANT OVERVIEW

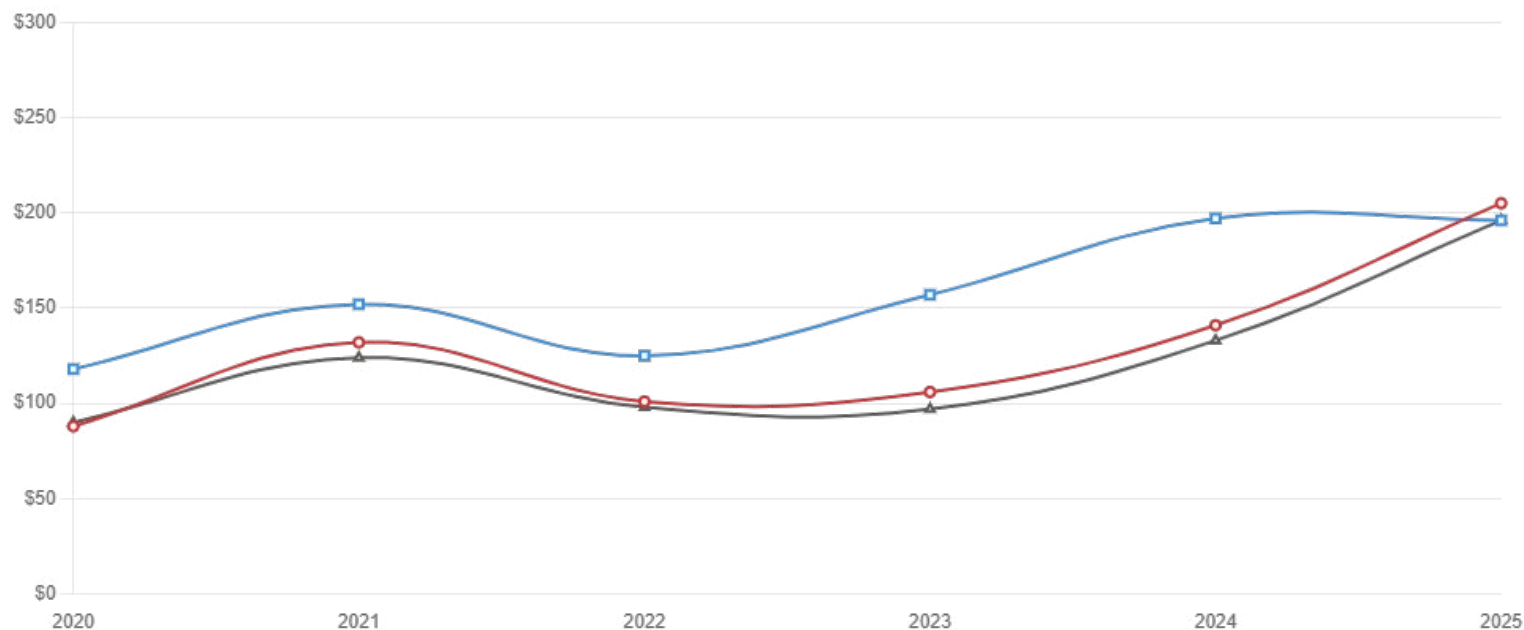
TENANT SUMMARY

Bank of America is one of the world's leading financial institutions, serving individual consumers, small and middle-market businesses and large corporations with a full range of banking, investing, asset management and other financial and risk management products and services. The company provides unmatched convenience in the United States, serving nearly 70 million clients with approximately 3,500 retail financial centers, approximately 15,000 ATMs (automated teller machines) and award-winning digital banking with approximately 59 million verified digital users. Bank of America is a global leader in wealth management, corporate and investment banking and trading across a broad range of asset classes, serving corporations, governments, institutions and individuals around the world. Bank of America offers industry-leading support to approximately 4 million small business households through a suite of innovative, easy-to-use online products and services. The company serves clients through operations across the United States, its territories and more than 35 countries. Bank of America Corporation stock (NYSE: BAC) is listed on the New York Stock Exchange.



BANK OF AMERICA AT A GLANCE

TOTAL CUMULATIVE SHAREHOLDER RETURN



DECEMBER 31ST	2020	2021	2022	2023	2024	2025
BANK OF AMERICA CORPORATION	\$88	\$132	\$101	\$106	\$141	\$205
S&P 500	118	152	125	157	197	196
KBW BANK SECTOR INDEX	90	124	98	97	133	196

This graph and table compare the yearly change in the Corporation's total cumulative shareholder return on its common stock with (i) the Standard & Poor's 500 Index, and (ii) the KBW Bank Sector Index for the years ended December 31, 2020 through 2025. It is assumed that an initial investment of \$100 is made at the end of 2020 and all dividends are reinvested during the years indicated.

LEADING U.S. & GLOBAL FOOTPRINT

LEADING CUSTOMER CAPABILITIES

#1

In U.S. consumer deposits
4Q25 FFIEC Call Reports

\$1.3T

Consumer deposits (combined
Consumer and GWIM businesses

~70M

Consumer and small
business clients

59M

Verified digital users

LEADING GLOBAL CAPABILITIES

#1

Best Global Bank for Cash
Management
(Global Finance, 2025)

\$0.7T

Commercial loans

96%

of the U.S. Fortune 1,000; and 78%
of the Global Fortune 500 served by
Global Banking businesses

4.8M

CashPro® App
payments in 1Q26



CLICK HERE TO LEARN MORE

NEWS RELEASES



BANK OF AMERICA

Bank Of America Reports First Quarter 2026 Financial Results

CHARLOTTE, NC – Bank of America reported its first quarter 2026 financial results today. The news release, supplemental filing and investor presentation can be accessed at Bank of America's Investor Relations website at <https://investor.bankofamerica.com/quarterly-earnings>.

- [Earnings release \(PDF\)](#)
- [Presentation \(PDF\)](#)
- [Supplemental information \(PDF\)](#)

A Form 8-K containing Bank of America's financial results is also available at the U.S. Securities and Exchange Commission's website at <https://www.sec.gov>.



CLICK HERE TO READ MORE



2025 Bank Of America Chicago Marathon Pumps Record \$756M Into Chicago Economy

CHICAGO, IL – The 2025 Bank of America Chicago Marathon infused nearly \$756 million into the Chicago Metropolitan Area economy, representing a 7.5% increase in impact over the 2024 event and showing sustained growth over the past decade.

The independent economic impact study (PDF) by Jones & Associates Economics confirms the significant impact of the marathon, which welcomed 55,744 participants and visitors to the Chicago Metropolitan Area, a 4% increase from 2024, and supported 5,186 full-time-equivalent jobs, a 7.4% increase from the previous year.



CLICK HERE TO READ MORE

LEASE SUMMARY

ADDRESS	109 Smith Avenue Shallotte, NC 28470
LOT PREMISE	±1.09 AC
BUILDING PREMISE	±4,650 SF
TENANT/GUARANTOR	Bank of America, National Association
BASE LEASE TERM	15 Years
COMMENCEMENT DATE	August 2026
EXPIRATION DATE	August 2041
ANNUAL RENT	\$130,000.00 \$143,000.00 \$157,300.00
RENEWAL OPTIONS	4 – 5 years each
OPTION 1 RENT	\$173,030.00
OPTION 2 RENT	\$190,333.00
OPTION 3 RENT	\$209,366.30
OPTION 4 RENT	\$230,302.93
LANDLORD RESPONSIBILITIES	Absolutely Nothing
TENANT RESPONSIBILITIES	Everything
RIGHT OF FIRST REFUSAL	N/A
FINANCIAL INFORMATION	https://investor.bankofamerica.com/

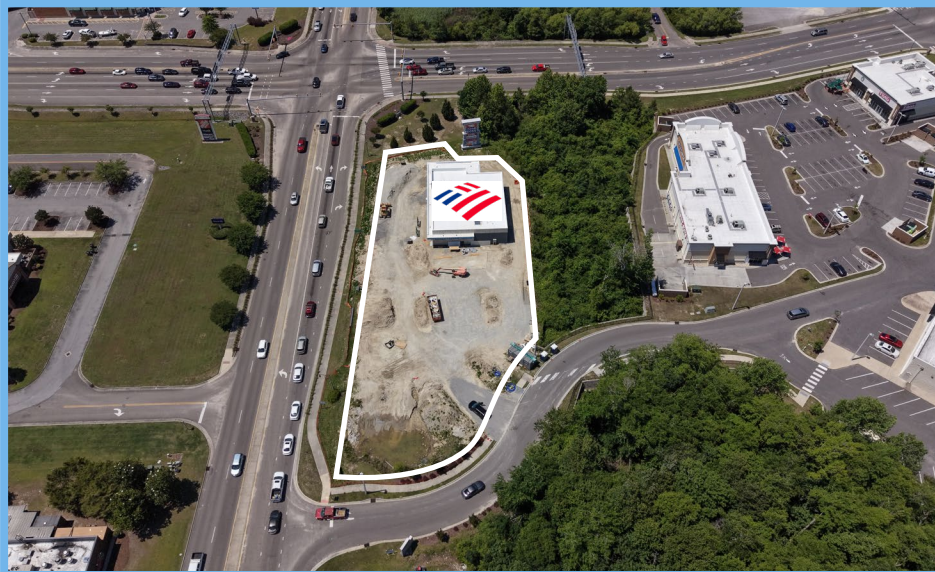
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PROPERTY OVERVIEW

COASTAL WALK SITE PLAN



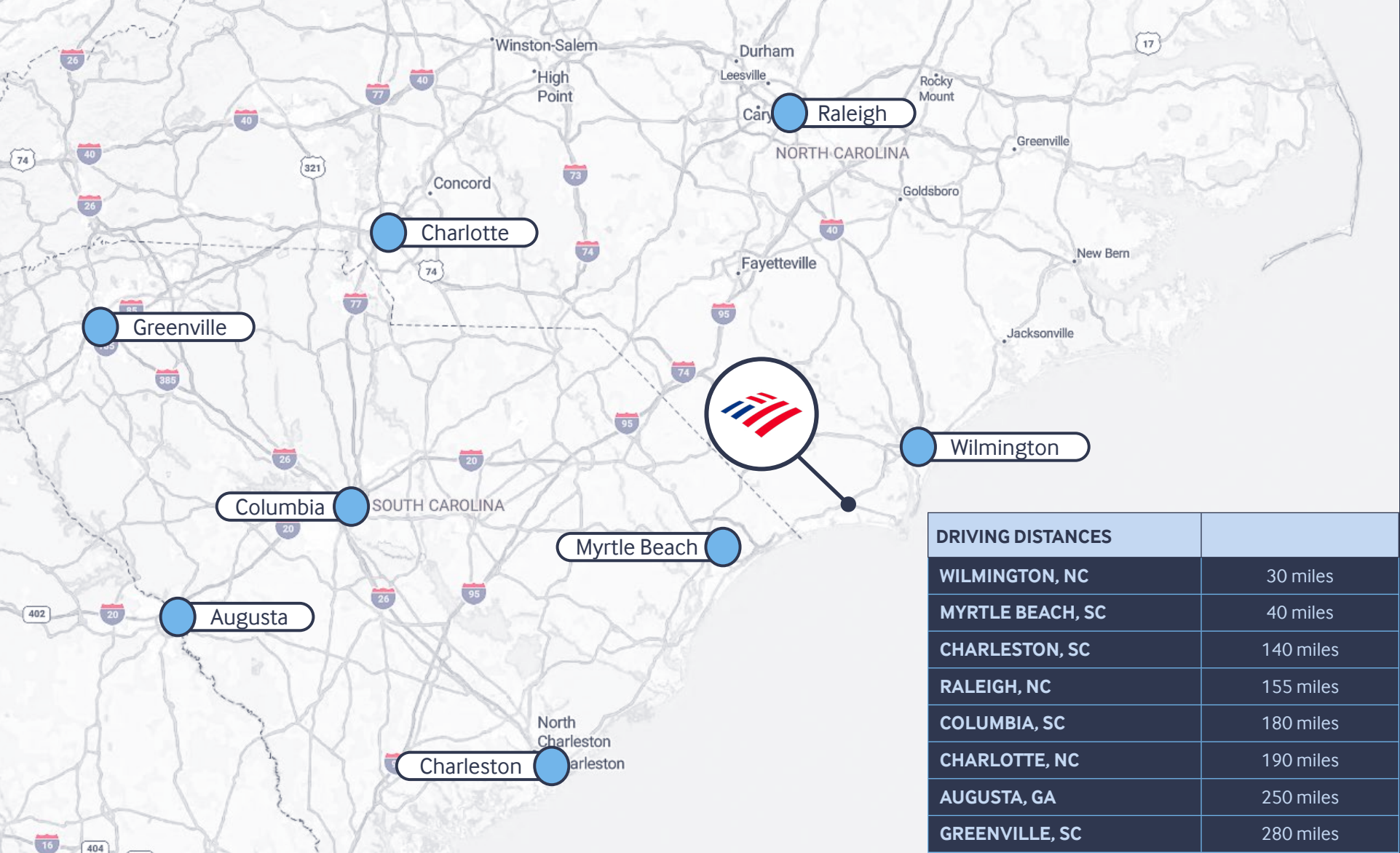
PROPERTY PHOTOS



TRADE AREA MAP



REGION MAP





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MARKET OVERVIEW

SHALLOTTE SUMMARY

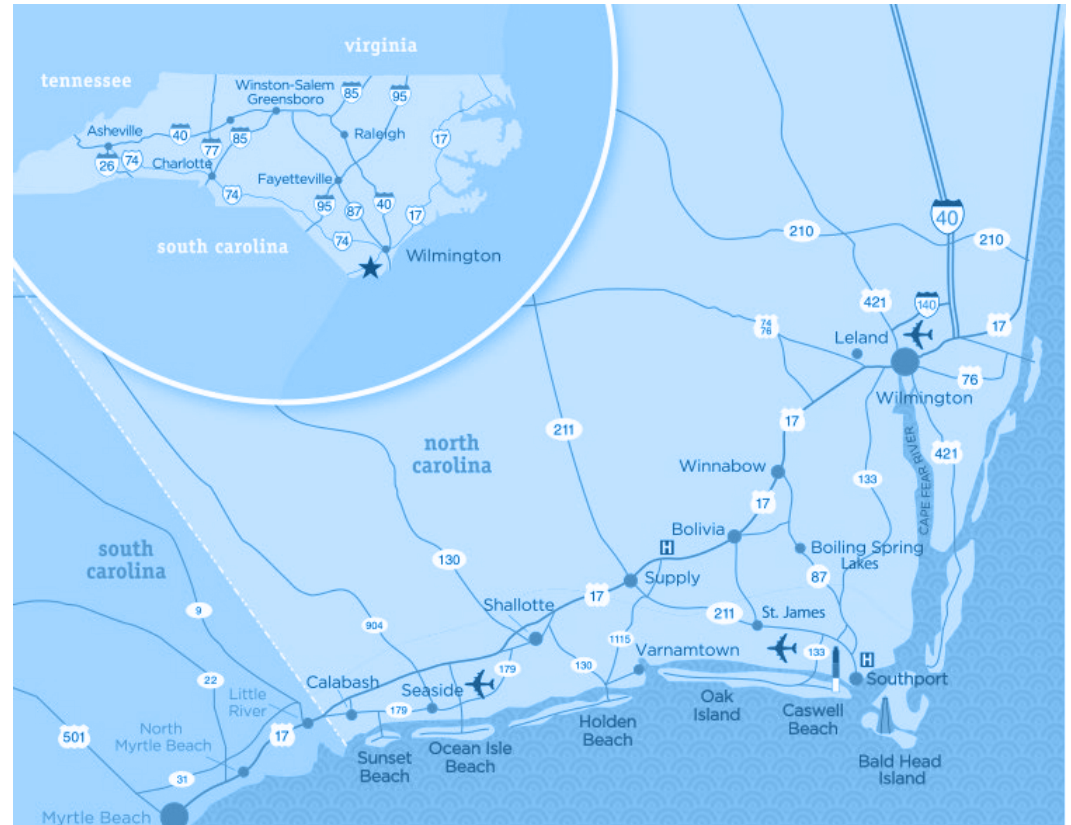
Located in Brunswick County, Shallotte serves as the primary commercial and service hub for the South Brunswick Islands. Positioned along US 17, the market benefits from strong regional connectivity, located 33 miles from Wilmington and 38 miles from Myrtle Beach—two of the Southeast’s most active coastal markets.

Shallotte has experienced significant population growth in recent years, driven by in-migration, retiree demand, and coastal residential expansion. The market has experienced over 36% growth since 2020 and annual growth of 4–5%. This growth trend is consistent with broader expansion across Brunswick County, one of the fastest-growing coastal regions in North Carolina.

Demographically, Shallotte benefits from a stable and affluent consumer base. The market reports a median household income of \$75,000–\$88,000, exceeding many comparable coastal markets, and a median age of 45 years, reflecting a strong mix of working professionals and retirees.

Shallotte’s role as a regional hub is further supported by its centralized trade area. It serves a significantly larger population base across surrounding communities including Ocean Isle Beach, Holden Beach, and Sunset Beach. The area experiences substantial seasonal population increases driven by tourism and second-home ownership, significantly boosting retail and restaurant demand.

Economically, Shallotte is anchored by retail, healthcare,



tourism, and professional services. The market has evolved into the dominant shopping and dining destination for southern Brunswick County, with national retailers, grocery-anchored centers, and medical services drawing consistent daily traffic. Its position along US 17—one of the primary coastal corridors in the Carolinas—provides strong visibility and accessibility for commercial users.

From a real estate perspective, Shallotte continues to benefit from ongoing residential development and housing demand, supported by relative affordability compared to nearby coastal cities. The combination of population growth, favorable demographics, and its role as a regional service center positions Shallotte as a high-growth, supply-constrained market with long-term investment appeal.

DEMOGRAPHICS, GROWTH & INCOME

POPULATION

	5 MIN	10 MIN	15 MIN
2010 POPULATION	1,930	10,876	23,581
2020 POPULATION	2,055	11,628	26,048
2025 POPULATION	2,290	13,598	30,823
2030 POPULATION	2,567	15,316	35,115
2010-2020 ANNUAL RATE	0.63%	0.67%	1.00%
2020-2025 ANNUAL RATE	2.08%	3.03%	3.26%
2025-2030 ANNUAL RATE	2.31%	2.41%	2.64%
2025 MEDIAN AGE	46.0	47.9	54.4

HOUSEHOLDS

	5 MIN	10 MIN	15 MIN
2010 HOUSEHOLDS	776	4,457	9,937
2020 HOUSEHOLDS	821	4,790	11,369
2025 HOUSEHOLDS	931	5,573	13,493
2030 HOUSEHOLDS	1,050	6,294	15,374
2010-2020 ANNUAL RATE	0.57%	0.72%	1.36%
2020-2025 ANNUAL RATE	2.42%	2.93%	3.32%
2025-2030 ANNUAL RATE	2.43%	2.46%	2.64%
2025 AVERAGE HOUSEHOLD SIZE	2.41	2.41	2.26

MEDIAN HOUSEHOLD INCOME

2025 MED. HOUSEHOLD INCOME	\$64,210	\$62,354	\$68,176
2030 MEDIAN HOUSEHOLD	\$74,696	\$71,824	\$78,734
2025-2030 ANNUAL RATE	3.07%	2.87%	2.92%

AVERAGE HOUSEHOLD INCOME

2025 AVG. HOUSEHOLD INCOME	\$82,809	\$83,135	\$90,161
2030 AVG. HOUSEHOLD INCOME	\$94,883	\$94,903	\$101,447

PER CAPITA INCOME

2025 PER CAPITA INCOME	\$35,244	\$34,692	\$39,976
2030 PER CAPITA INCOME	\$40,593	\$39,722	\$45,057
2025-2030 ANNUAL RATE	2.87%	2.74%	2.42%



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DISCLAIMER

Trinity Partners-Greenville, LLC, a South Carolina Limited Liability Company ("Trinity Partners"), has been retained as advisor and broker to NC Shallotte Smith, LLC (the "Owner") regarding the sale of 109 Smith Avenue Shallotte, NC 28470 (the "Property").

This Offering Memorandum has been prepared by Trinity Partners for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all the information which prospective investors may need or desire. All projections have been developed by Trinity Partners, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner, and therefore are subject to variation. No representation or warranty, express or implied, is made by Trinity Partners or the Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Trinity Partners, the Owner and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers. The Owner and Trinity Partners expressly reserve the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived. Trinity Partners is not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum and its contents, except such information which is a matter of public record or is provided in sources available to the public, (such contents as so limited herein called the "Contents") are of a confidential nature. By accepting the Offering Memorandum, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the Offering Memorandum or any of its contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of the Owner or Trinity Partners, (iv) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Owner or Trinity Partners, and (v) to return it to Trinity Partners immediately upon request of Trinity Partners or the Owner.