KeyBank | EQUITY CRE

OFFERING MEMORANDUM
KeyBank
701 Twining Rd, Dresher, PA 19025

Presented By:
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EXECUTIVE SUMMARY

Executive Summary

Equity CRE is pleased to offer the opportunity to acquire a KeyBank in Dresher, PA. This offering features an NNN lease term that runs through February 2029, with one three-year extension option. The lease is corporately guaranteed by KeyCorp, KeyBank's parent company, an investment-grade tenant with a BBB rating from S&P Global, ensuring stable lease payments and long-term security for property owners.

In 2025, deposits at this KeyBank totaled $69.55 million. The property is strategically positioned on the intersection of Twining Road and Limekiln Pike, which sees over 13,000 vehicles per day. Located just 12 miles from Center City Philadelphia and less than 1.5 miles to the Pennsylvania Turnpike, this property provides connectivity throughout the greater Philadelphia region.

The property is supported by strong surrounding demographics. With more than 92,000 residents and an average household income exceeding $176,337 within a three-mile radius, the area supports robust consumer demand and reinforces the long-term value of this investment.

Pricing Highlights

Price $1,769,230	NOI $115,000
Cap Rate 6.50%	Lease Expiration 2/28/2029

Investment Highlights

NYSE

Investment Grade Tenant: The property is backed by a corporate guaranty from KeyCorp, KeyBank's parent company and an investment-grade tenant with a BBB credit rating from S&P Global, providing investors with reliable rental income and credit security throughout the lease term.

Strategic Location and Regional Access: This KeyBank branch is located less than 1.5 miles from the Pennsylvania Turnpike and just 12 miles from Center City Philadelphia, providing convenient access throughout the greater Philadelphia region.

Affluent, Established Demographics: Dresher is a well-established suburb of Philadelphia, supported by strong surrounding demographics. Within a three-mile radius of the property, the population exceeds 92,000 residents, with an average household income of more than $176,337.

PROPERTY OVERVIEW & FINANCIAL SUMMARY

Property Information

ADDRESS	701 Twining Rd, Dresher, PA 19025
PARCEL SIZE	±0.72 AC
BUILDING SIZE	±2,500 SF
YEAR BUILT	1970

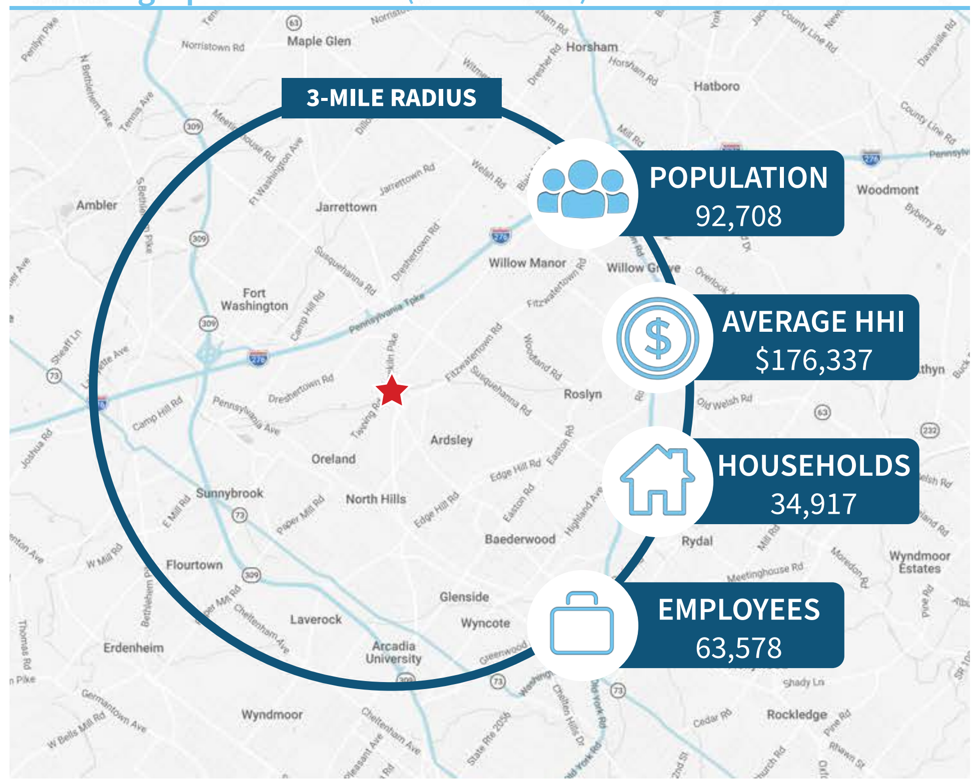
Rent Roll

Term	Lease Period	Annual Rent
Current Term	**3/1/2026 – 2/28/2029**	**$115,000**
Option #1	3/1/2029 – 2/28/2032	$126,500

Lease Information

TENANT	KeyBank
GUARANTOR	Corporate
NOI	$115,000
RENTAL INCREASES	10% in the Option Period
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	None

Demographic Overview (3-mile radius)



Property Overview

Property Overview

TENANT PROFILE

KeyBank

KeyBank is one of the largest bank-based financial services companies in the United States and is the principal subsidiary of KeyCorp. Headquartered in Cleveland, Ohio, KeyBank provides a broad range of retail and commercial banking services, including checking and savings accounts, lending, mortgages, investment management, and corporate banking. The bank traces its roots to 1825 and operates a substantial branch and ATM network, with a strong presence across the Northeast, Midwest, and Pacific Northwest.

KeyBank serves individuals, small businesses, middle-market companies, and institutional clients. Its diversified business model combines consumer banking with commercial lending and wealth management, helping the company generate revenue across multiple financial-service segments. As a large, established financial institution, KeyBank benefits from its long operating history, broad customer base, and significant presence in the markets it serves.

MARKET OVERVIEW

Location Overview

Dresher, Pennsylvania

Dresher is an established suburban community in Montgomery County, Pennsylvania, located approximately 12 miles north of Center City Philadelphia. The area is part of Upper Dublin Township and offers convenient access to major regional roadways, including the Pennsylvania Turnpike (I-276), Route 309, and other key transportation corridors connecting residents to Philadelphia and surrounding employment centers.

Dresher is characterized by its strong residential base, attractive neighborhoods, and proximity to a variety of retail, dining, schools, and everyday services. The community benefits from the desirable demographics and overall economic strength of the surrounding Upper Dublin and Montgomery County markets, making it an attractive location for residents and businesses seeking access to the greater Philadelphia metropolitan area.

Largest Employers in Montgomery County, PA:

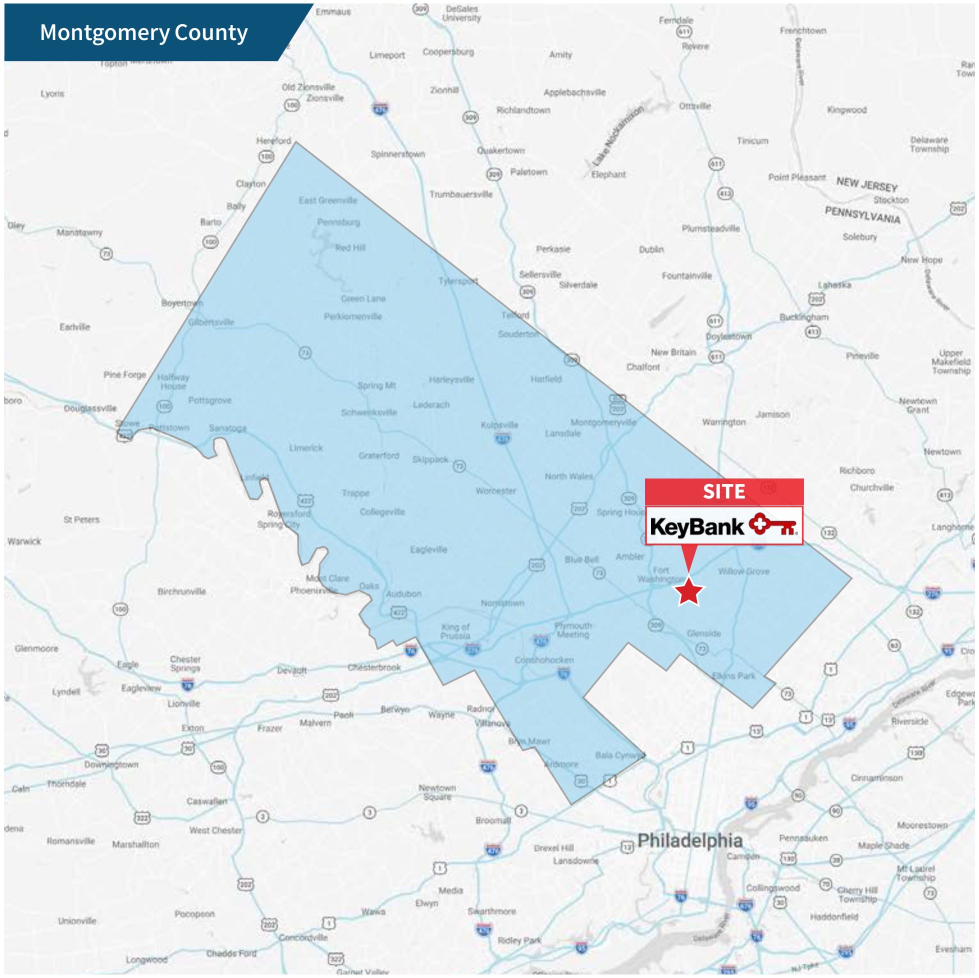
MERCK

Main Line Health

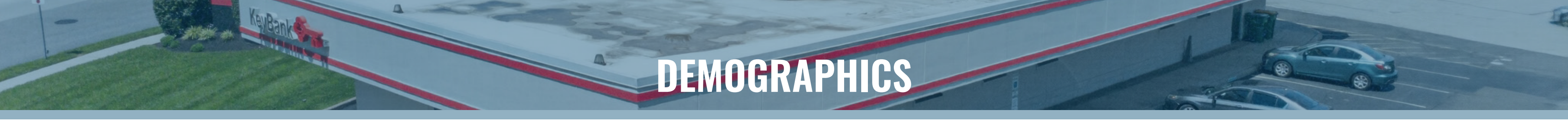
SEI

Abington Jefferson Health

LOCKHEED MARTIN



Market Overview



DEMOGRAPHICS

Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections

Calculated using weighted block centroid from block groups

701 Twining Rd, Dresher, PA 19025		1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	2026 Estimated Population	10,638	92,708	259,471
	2031 Projected Population	10,734	93,795	257,748
	2020 Census Population	10,315	91,809	261,139
	2010 Census Population	9,575	87,678	250,796
	Projected Annual Growth 2026 to 2031	0.2%	0.2%	-0.1%
	Historical Annual Growth 2010 to 2020	-	0.5%	0.4%
	2026 Median Age	41.0	40.6	42.1
Households	2026 Estimated Households	3,954	34,917	104,930
	2031 Projected Households	4,016	35,549	104,155
	2020 Census Households	3,629	34,105	104,723
	2010 Census Households	3,421	33,148	100,658
	Projected Annual Growth 2026 to 2031	0.3%	0.4%	-0.1%
	Historical Annual Growth 2010 to 2021	1.0%	0.3%	0.3%
Race & Ethnicity	2026 Estimated White	74.5%	72.9%	60.0%
	2026 Estimated Black or African American	14.0%	14.4%	28.1%
	2026 Estimated Asian or Pacific Islander	6.5%	6.7%	5.9%
	2026 Estimated American Indian or Native Alaskan	-	0.1%	0.1%
	2026 Estimated Other Races	1.2%	1.7%	1.8%
	2026 Estimated Hispanic	4.2%	5.2%	5.2%
Income	2026 Estimated Average Household Income	$181,056	$176,337	$155,808
	2026 Estimated Median Household Income	$135,079	$130,552	$117,424
	2026 Estimated Per Capita Income	$67,331	$66,648	$63,229
Education (Age 25+)	2026 Estimated Elementary (Grade Level 0 to 8)	1.9%	1.3%	1.8%
	2026 Estimated Some High School (Grade Level 9 to 11)	1.5%	2.2%	2.8%
	2026 Estimated High School Graduate	18.7%	18.7%	21.1%
	2026 Estimated Some College	12.6%	13.1%	14.2%
	2026 Estimated Associates Degree Only	9.2%	7.3%	6.9%
	2026 Estimated Bachelors Degree Only	29.4%	30.7%	27.4%
	2026 Estimated Graduate Degree	26.7%	26.7%	25.7%
Business	2026 Estimated Total Businesses	327	4,937	12,429
	2026 Estimated Total Employees	6,376	63,578	133,725
	2026 Estimated Employee Population per Business	19.5	12.9	10.8
	2026 Estimated Residential Population per Business	32.5	18.8	20.9

CONSUMER NOTICE

THIS IS NOT A CONTRACT

In an effort to enable consumers of real estate services to make informed decisions about the business relationships they may have with real estate brokers and salespersons (licensees), the Real Estate Licensing and Registration Act (RELRA) requires that consumers be provided with this Notice at the initial interview.

- **Licensees may enter into the following agency relationships with consumers:**

  Seller Agent
  As a seller agent, the licensee and the licensee's company works exclusively for the seller/landlord and must act in the seller's/landlord's best interest, including making a continuous and good faith effort to find a buyer/tenant except while the property is subject to an existing agreement. All confidential information relayed by the seller/landlord must be kept confidential except that a licensee must reveal known material defects about the property. A subagent has the same duties and obligations as the seller agent.

  Buyer Agent
  As a buyer agent, the licensee and the licensee's company work exclusively for the buyer/tenant even if paid by the seller/landlord. The buyer agent must act in the buyer/tenant's best interest, including making a continuous and good faith effort to find a property for the buyer/tenant, except while the buyer is subject to an existing contract, and must keep all confidential information, other than known material defects about the property, confidential.

  Dual Agent
  As a dual agent, the licensee works for both the seller/landlord and the buyer/tenant. A dual agent may not take any action that is adverse or detrimental to either party but must disclose known material defects about the property. A licensee must have the written consent of both parties before acting as a dual agent.

  Designated Agent
  As a designated agent, the broker of the selected real estate company designates certain licensees within the company to act exclusively as the seller/landlord agent and other licensees within the company to act exclusively as the buyer/tenant agent in the transaction. Because the broker supervises all of the licensees, the broker automatically serves as a dual agent. Each of the designated licens ees are required to act in the applicable capacity explained previously. Additionally, the broker has the duty to take reasonable steps to assure that confidential information is not disclosed within the company.

- **In addition, a licensee may serve as a Transaction Licensee.**

  A transaction licensee provides real estate services without having any agency relationship with a consumer. Although a transaction licensee has no duty of loyalty or confidentiality, a transaction licensee is prohibited from disclosing that:

  - The seller will accept a price less than the asking/listing price,
  - The buyer will pay a price greater than the price submitted in the written offer, and
  - The seller or buyer will agree to financing terms other than those offered.

Like licensees in agency relationships, transaction licensees must disclose known material defects about the property.

- **Regardless of the business relationship selected, all licensees owe consumers the duty to:**
  - Exercise reasonable professional skill and care which meets the practice standards required by the RELRA.
  - Deal honestly and in good faith.
  - Present, as soon as practicable, all written offers, counteroffers, notices and communications to and from the parties. This duty may be waived by the seller where the seller's property is under contract and the waiver is in writing.
  - Comply with Real Estate Seller Disclosure Law.
  - Account for escrow and deposit funds.
  - Disclose, as soon as practicable, all conflicts of interest and financial interests.
  - Provide assistance with document preparation and advise the consumer regarding compliance with laws pertaining to real estate transactions.
  - Advise the consumer to seek expert advice on matters about the transaction that are beyond the licensee's expertise.
  - Keep the consumer informed about the transaction and the tasks to be completed.
  - Disclose financial interest in a service, such as financial, title transfer and

CONSUMER NOTICE

CONTINUED-

preparation services, insurance, construction, repair or inspection, at the time service is recommended or the first time the licensee learns that the service will be used.

- **The following contractual terms are negotiable between the licensee and the consumer and must be addressed in an agreement/disclosure statement:**
  - The duration of the licensee's employment, listing agreement or contract.
  - The licensee's fees or commission.
  - The scope of the licensee's activities or practices.
  - The broker's cooperation with and sharing of fees with other brokers.
- **All sales agreements must contain the property's zoning classification except where the property is zoned solely or primarily to permit single family dwellings.**
- **The Real Estate Recovery Fund exists to reimburse any person who has obtained a final civil judgment against a Pennsylvania real estate licensee owing to fraud, misrepresentation, or deceit in a real estate transaction and who has been unable to collect the judgment after exhausting all legal and equitable remedies. For complete details about the Fund, call (717) 783-3658.**

Before you disclose any financial information to a licensee, be advised that unless you select a business relationship by signing a written agreement, the licensee is NOT representing you. A business relationship is NOT presumed.

ACKNOWLEDGMENT

I acknowledge that I have received this disclosure.

DATE: SIGNATURE:

DATE: SIGNATURE:

I certify that I have provided this document to the above consumer during the initial interview.

DATE:

(Licensee's PRINTED NAME) (Licensee's SIGNATURE)

DATE:

(Licensee's PRINTED NAME) (Licensee's SIGNATURE)

DATE:

(Licensee's PRINTED NAME) (Licensee's SIGNATURE)

Adopted by the State Real Estate Commission at 49 Pa. Code §35.336.

CONFIDENTIALITY & DISCLAIMER

KeyBank | 701 Twining Rd, Dresher, PA 19025

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the Subject Property and is not to be used for any other purposes or made available to any person without the expressed written consent of the Seller or Equity CRE.

The information in this prospectus has been compiled from sources deemed to be reliable. However, neither the information nor the reliability of their sources are guaranteed by Equity CRE or the Seller. Neither Equity CRE nor the Seller have verified, and will not verify, any of the information contained herein, nor has Equity CRE or the Seller conducted any investigation regarding the information contained herein. Neither Equity CRE nor the Seller makes any representation or warranty whatsoever regarding the accuracy or completeness of the information provided herein.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this or any other confidential information, written or verbal, from Equity CRE or the Seller. This Confidential Offering Memorandum does not constitute an offer to accept any investment proposal but is merely a solicitation of interest with respect to the investment described herein. This Confidential Offering Memorandum does not constitute an offer of security.

Prospective purchasers are recommended to seek professional advice. This includes legal, tax, environmental, engineering and other as deemed necessary relative to a purchase of this Property. All the information is also subject to market conditions, the state of the economy, especially the economy as it relates to real estate is subject to volatility.

The Seller expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller and Equity CRE reserve the right to negotiate with one or more prospective purchasers at any time.

Only a fully-executed Real Estate Purchase Agreement, approved by Seller, shall bind the Property. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or the information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in a fully executed Real Estate Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Seller or Equity CRE or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Each prospective purchaser and/or broker proceeds at its own risk.

Equity CRE, Inc is licensed in PA, NJ, & DE.

Agents

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