CONFIDENTIAL OFFERING MEMORANDUM OFFERED FOR SALE

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USbank. 3937 WINSTON AVE | COVINGTON, KY 41015

EXECUTIVE SUMMARY:

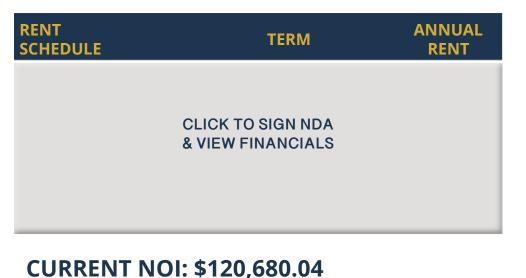
CURO Brokerage proudly presents an exclusive listing for the sale of 3937 Winston Ave., Covington, KY. US Bank has been an occupant of this location since 1974 thru successors in interest and has recently committed to extending its lease for an additional five years, solidifying its presence until 2029. Renowned for its financial stability and longstanding reputation, US Bank offers investors a trusted and secure tenant with 50+ years of historical occupancy. Situated in a highly accessible and prominently visible location, this asset presents an exceptional investment opportunity.

ASSET SNAPSHOT Absolute Net Lease to U.S. Bank Subject Address 3937 Winston Ave Covington, KY 41015 Building Size (GLA) 4.381 SF Land Size: 0.465 AC Year Built / renovated 1974 Signator/ Guarantor U.S. Bank National Association Rent Commencement Date 1974 (successors in interest) Remaining Term 5+ years **CLICK TO SIGN NDA** Current annual rent

Usbank



RENT SCHEDULE | TERM | ANNUAL RENT





03 CURŌ 3937 WINSTON AVE | COVINGTON, KY 41015

INVESTMENT HIGHLIGHTS



Attractive Lease Fundamentals

Absolute NNN Lease | 5% Rent Increases each renewal



Retail Center

A retail plaza consisting of 120,791SF of Retail and Flex Space | Retailers include: Kenton County Public Library, Dollar General, Boost Mobile, Big Lots, and Pizza Hut



Investment Grade Tenant

US BANK'S total market capitalization is over \$67 billion | Over 2,000 branches in 26 states | Over \$674 Billion in total assets | Employs over 70,000 employees



Covington Neighborhood

Average Household Income exceeds \$90,000 in a 5 mile radius | Over 180,000 people live in a five mile radius



Long operating History

US Bank has been operating at this location since 1974, demonstrating a long and stable history as a tenant. | Recently renewed for an additional 5 years, with three extension options included



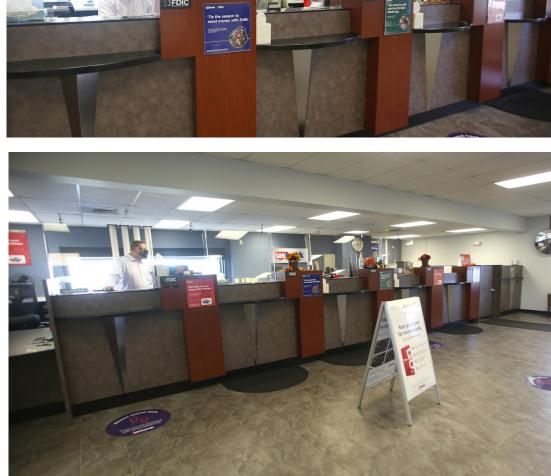
Highly Accessible and visible location

The US Bank in Covington boasts a highly accessible location, situated near major roadways and public transportation hubs | Its prominent position on Winston Ave ensures excellent visibility

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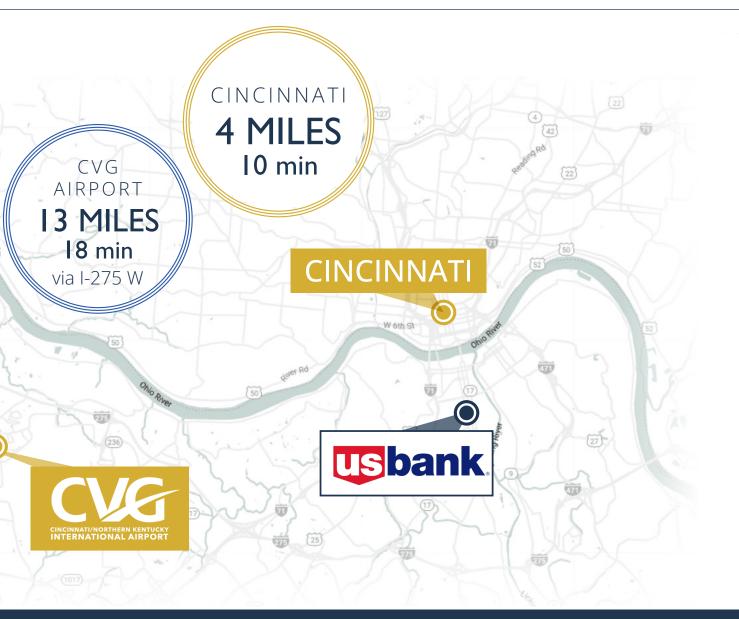
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Usbank



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1 miles 10,182 people **\$48,470.24** AHHI **4,614** total employees

3 Miles 70,719 people **\$71,837.78** AHHI **34,372** total employees

5 Miles 180,988 people **\$91,417.33** AHHI **93,852** total employees

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