



BANK INVESTMENT PORTFOLIO



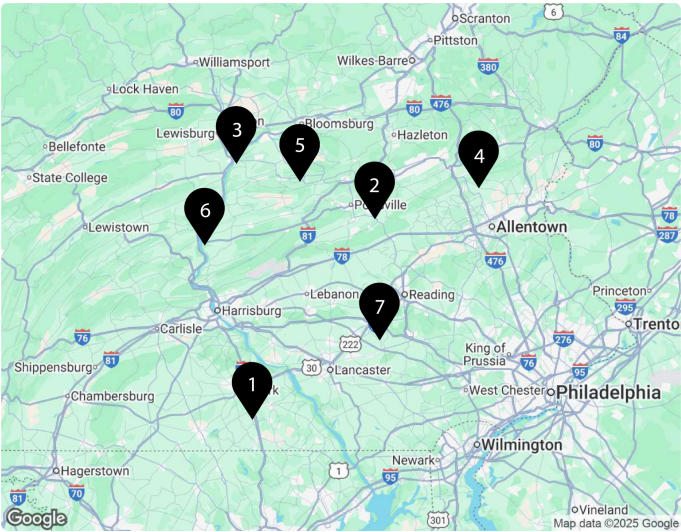
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PORTFOLIO SUMMARY



PROPERTY DESCRIPTION

The portfolio comprises seven bank branches under long-term leases, all located in central Pennsylvania. Lease terms extend through 2035 to 2039, ensuring a stable and predictable income stream. Each lease includes a 2.5% annual rent escalation, offering protection against inflation and enhancing return potential over time.

The tenant operates under a triple-net (NNN) lease structure, minimizing the landlord’s operational responsibilities. Income from the portfolio is considered secure, with value influenced by factors such as the duration of the remaining lease terms, the credit strength of the tenant (Truist), and current market capitalization rates for comparable assets in the region.

PROPERTY HIGHLIGHTS

- 7 leased bank properties in Central PA
- Long term leases 2035 - 2039
- Annual rent increases at 2.5%

OFFERING SUMMARY

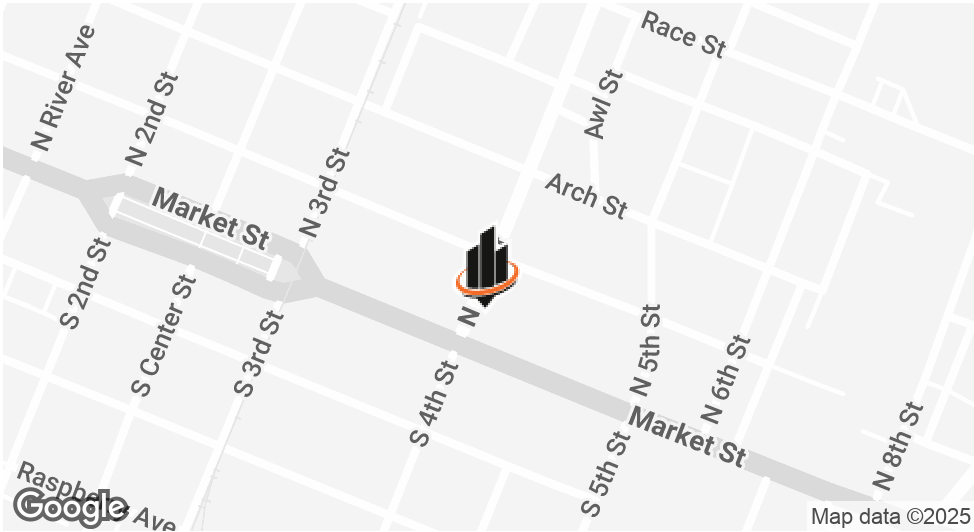
SALE PRICE:	Subject to Offer
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
BUILDING SIZE:	20,495 SF
LOT SIZE:	0.192 Acres
ZONING:	Central Business
APN:	047-02-002-018

PROPERTY OVERVIEW

Development opportunity located in Downtown Sunbury, PA. +/-20,000 SF former bank available for sale. Located at a signalized intersection with nearby neighbors including Dollar General, Burger King and Sunoco.

PROPERTY HIGHLIGHTS

- +/-20,000 SF commercial building
- Development opportunity
- Located at signalized intersection
- High traffic volume
- Fourth Street Average Traffic Count: 5,865 VPD - both directions
- Market Street Average Traffic Count: 9,386 VPD – both directions

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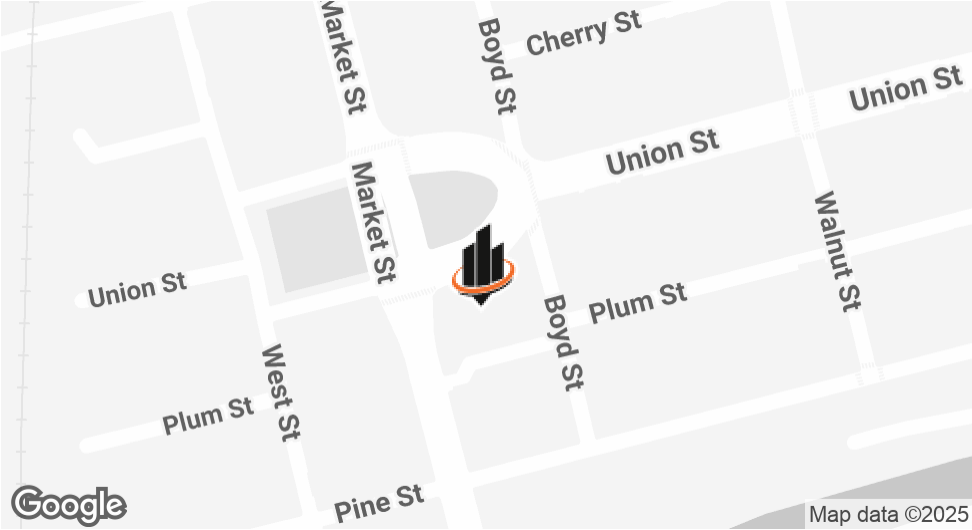
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400 MARKET STREET | Sunbury, PA 17801

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
BUILDING SIZE:	6,266 SF
ZONING:	Old Town
TOWNSHIP:	Millersburg Borough
COUNTY:	Dauphin

PROPERTY DESCRIPTION

Located in the heart of the historic Millersburg sits this beautiful former old bank. Conveniently located along Route 147, this property makes for an ideal location for a commercial business. Flexible zoning offers various permitted uses for an investor or owner-user.

PROPERTY HIGHLIGHTS

- Former bank location
- 2 drive-thru lanes
- Great corner location
- Flexible zoning
- Main Street Average Traffic Count: 6,655 VPD - both directions

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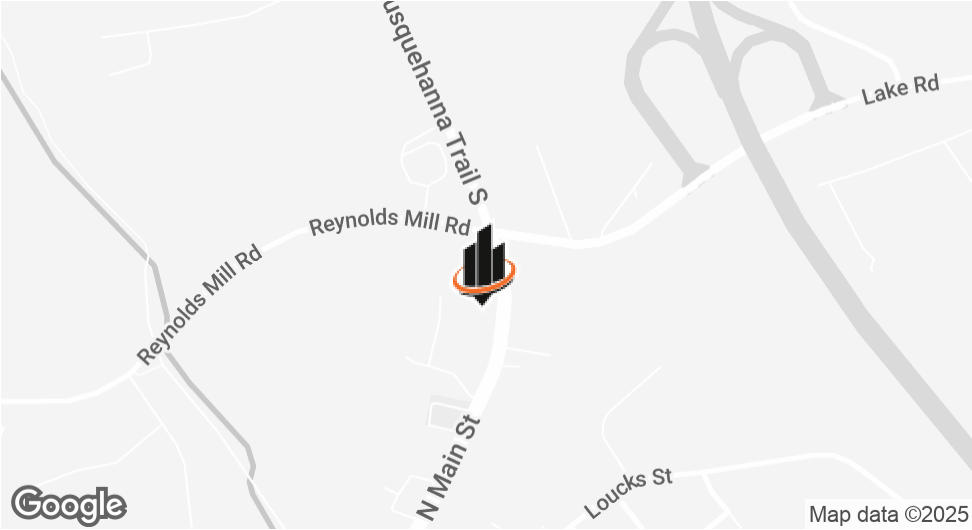
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150 NORTH MARKET SQUARE | Millersburg, PA 17061

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
BUILDING SIZE:	4,970 SF
ZONING:	Commercial
TOWNSHIP:	Loganville Borough
COUNTY:	York

PROPERTY DESCRIPTION

4,790 SF former bank with a drive-thru available for sale. Located on N. Main Street in Loganville, PA with high visibility, minutes from I-83 and situated among national retailers.

PROPERTY HIGHLIGHTS

- Owner/user
- Free standing
- Former bank with drive-thru
- High visibility
- Nearby neighbors; Rutters, Momma’s Pizza, Dollar General and Loganville Elementary School
- N. Main Street Average Traffic Count: 7,000 VPD – both directions

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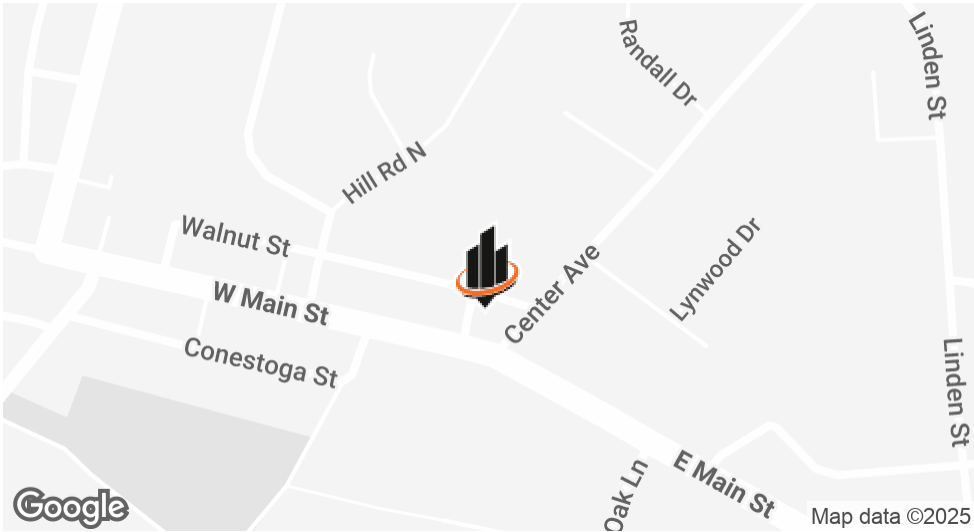
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234 N. MAIN STREET | Loganville, PA 17339

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LOT SIZE:	1 Acres
BUILDING SIZE:	3,009 SF
ZONING:	R-C & R-1
TOWNSHIP:	Terre Hill Borough
COUNTY:	Lancaster

PROPERTY DESCRIPTION

Located along Main Street in the quaint town of Terre Hill, PA, sits a prime investment/owner-user opportunity. With two different zoning districts and ample permitted uses. Great opportunity to open your business in the busy Lancaster market.

PROPERTY HIGHLIGHTS

- +/-3,009 SF commercial building
- Drive thru lanes
- Zoning allows permitted uses such as retail, professional offices & restaurants
- Over flow parking across Walnut Street
- W. Main Street Average Traffic Count: 5,087 VPD - both directions

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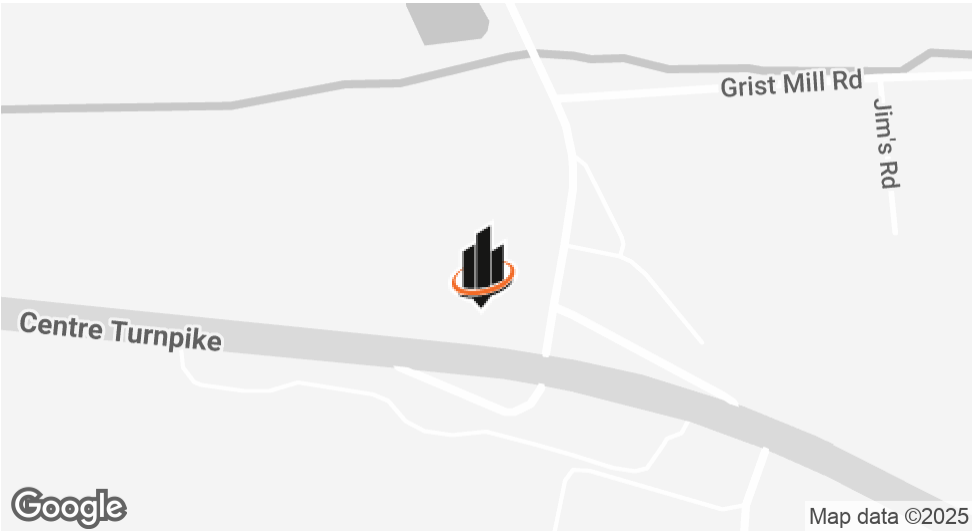
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100 W MAIN STREET | Terre Hill, PA 17581

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LOT SIZE:	1.26 Acres
BUILDING SIZE:	2,992 SF
ZONING:	General Commercial
TOWNSHIP:	West Brunswick
COUNTY:	Schuylkill

PROPERTY DESCRIPTION

2,992 SF free standing commercial building, located at a signalized intersection available for sale in Orwigsburg, PA. Available corner property offers, three drive-thru lanes, ample parking, great frontage and high visibility. Great opportunity for a medical office or retail user.

PROPERTY HIGHLIGHTS

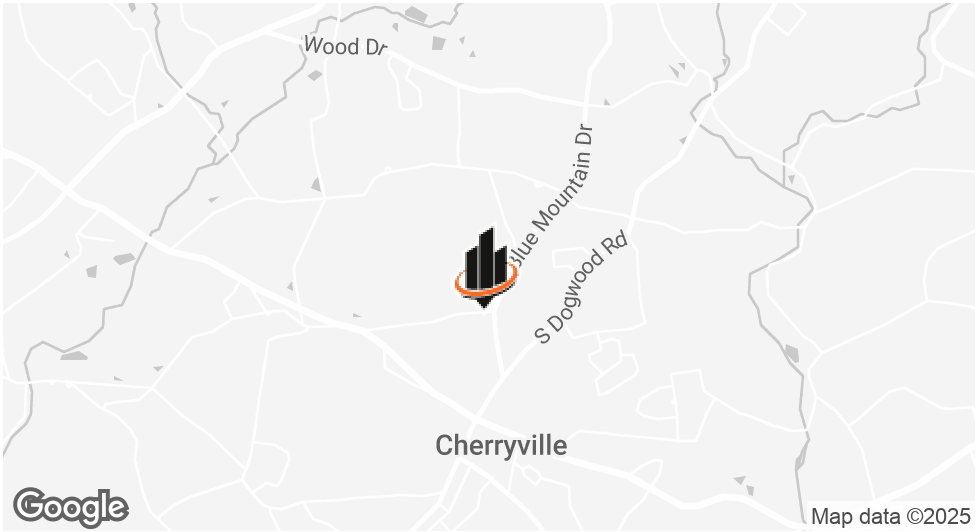
- Former bank with three drive-thru lanes
- Located at signalized intersection
- Corner location
- Ample parking
- Great frontage
- Centre Turnpike Average Traffic Count: 8,938 VPD – both directions

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1251 CENTRE TURNPIKE | Orwigsburg, PA 17961

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
BUILDING SIZE:	5,000 SF
LOT SIZE:	1.94 Acres
ZONING:	Industrial
TOWNSHIP:	Lehigh Township
COUNTY:	Northampton

PROPERTY OVERVIEW

5,000 SF free standing commercial building with two drive-thru lanes, ample parking and great visibility available for sale in Walnutport, PA. Available property is zoned Industrial offering a variety of uses.

PROPERTY HIGHLIGHTS

- 5,000 SF commercial building
- Redevelopment opportunity
- Owner/user
- Former bank location
- Zoned Industrial allowing agricultural businesses, automobile sales/serving, car washes, machine shops, manufacturing and many more

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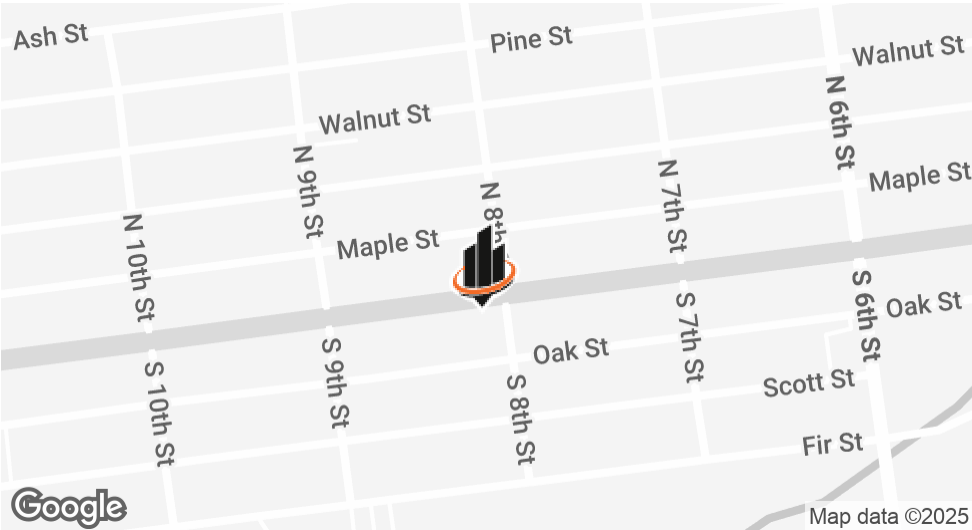
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765 BLUE MOUNTAIN AVENUE | Walnutport, PA 18088

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
BUILDING SIZE:	3,058 SF
TOWNSHIP:	Kulpmont Borough
COUNTY:	Northumberland

PROPERTY DESCRIPTION

3,058 SF free standing commercial building, located at a signalized intersection available for sale in Kulpmont, PA. Available corner property offers, two drive-thru lanes, ample parking, great frontage and high visibility.

PROPERTY HIGHLIGHTS

- Former bank with two drive-thru lanes
- Corner location with ample parking
- Great frontage
- High visibility
- Chestnut Street Average Traffic Count: 8,938 VPD – both directions

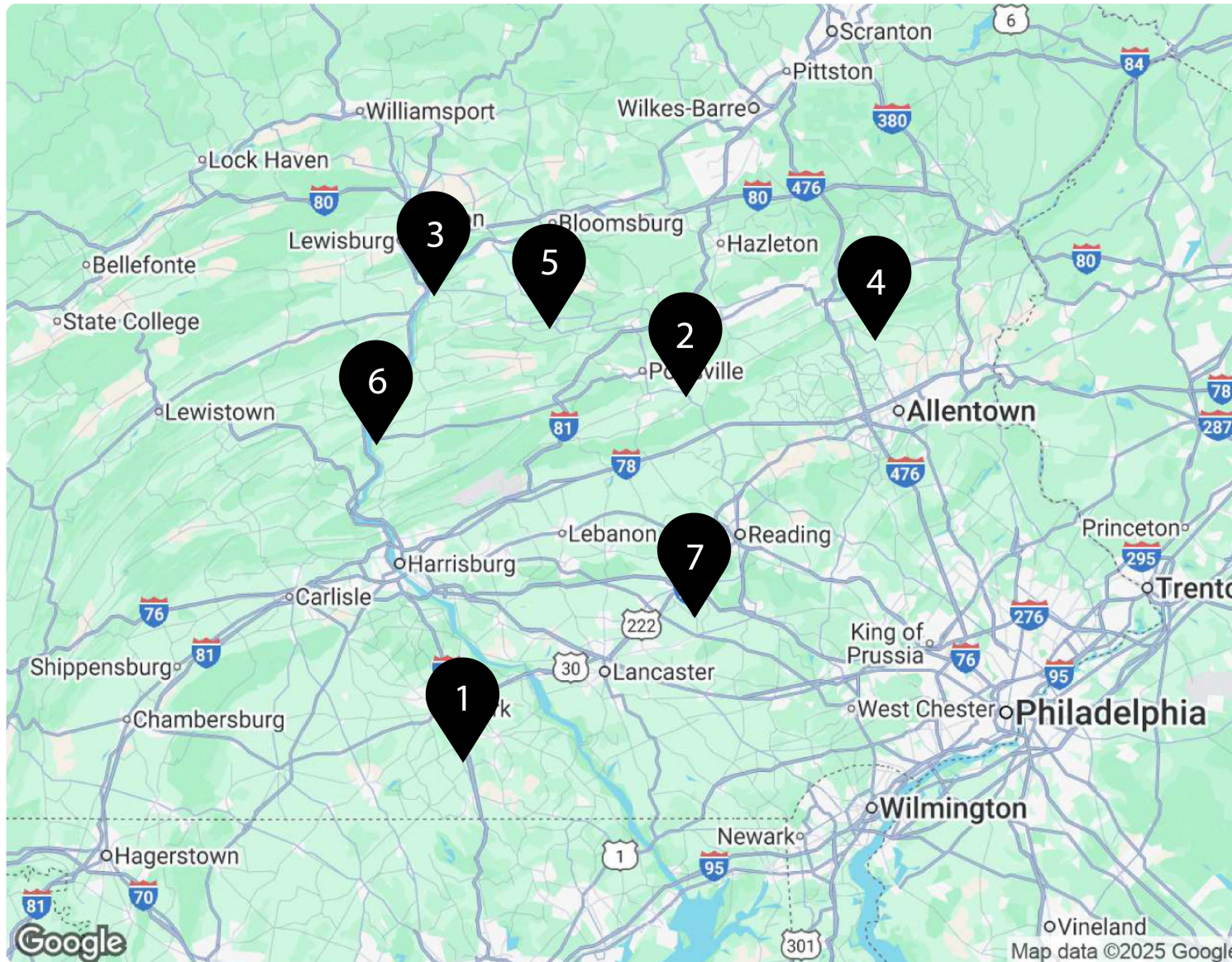
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801 CHESTNUT STREET | Kulpmont, PA 17834

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PROPERTY MAP

Prepared By: Karen Neiderer, Tomeka Sebeh & Nikki Farrell



1. 234 N. Main Street
Loganville, PA 17339

2. 1251 Centre Turnpike
Orwigsburg, PA 17961

3. 400 Market Street
Sunbury, PA 17801

4. 765 Blue Mountain Avenue
Walnutport, PA 18088

5. 801 Chestnut Street
Kulpmont, PA 17834

6. 150 N. Market Square
Millersburg, PA 17061

7. 100 W. Main Street
Terre Hill, PA 17581