



**OFFERED
FOR SALE**
\$3,990,000 | 5.25% CAP

4835 Hope Valley Rd, Durham, NC
(Raleigh, NC MSA)



CONFIDENTIAL OFFERING MEMORANDUM



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a TD Bank Ground Lease in Durham, NC. The Premises has a 10 year ground lease to TD Bank with no landlord responsibilities, which has an estimated commencement date of 4/1/2025. The Asset is well positioned in a dominant community retail node of Durham and fronts two major road thoroughfares (36,000 VPD Combined)



LOCATED BETWEEN A HARRIS TEETER AND FOOD LION



10 YEARS REMAINING ON ABS. NNN GL



LOCATED AT THE CORNER OF HOPE VALLEY RD (36,000 VPD)

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	Years 1-5	\$209,500
Rent Escalation	Years 6-10	\$230,450
1st Option Term	Years 11-15	\$253,495
2nd Option Term	Years 16-20	\$278,845
3rd Option Term	Years 21-25	\$306,729
4th Option Term	Years 26-30	\$337,402

NOI	\$209,500
CAP	5.25%
Price	\$3,990,000

ASSET SNAPSHOT

Tenant Name	TD Bank
Address	4835 Hope Valley Rd, Durham, NC 27707
Building Size (GLA)	2,400 SF
Land Size	0.62 Acres
Year Built	2024
Signatory/Guarantor	TD Bank (Corporate Guarantee)
Rent Type	Absolute NNN - Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	4/1/2025
Rental Escalations	10% Every 5 Years
Remaining Term	10 Years
Current Annual Rent	\$209,500



146,565
 PEOPLE IN
 5 MILE RADIUS



\$137,799
 AHHI
 3 MILE RADIUS



36,000
 VPD ON CORNER OF
 HOPE VALLEY RD



INVESTMENT HIGHLIGHTS



INVESTMENT GRADE TENANT

TD Bank ranked #64 on Fortune 500 list |
Over \$324B held in deposits | Over \$36.1B in
Revenue | S&P Rating: AA-



HIGH GROWTH TRIANGLE NC

The Triangle (Raleigh, Durham, and Chapel
Hill) is the 10th fastest growing region in the
US since 2020 | 5.6% population growth Since
2020 | Over 2.1M people live in the NC Triangle



HIGHLY ACCESSIBLE LOCATION

Located on a corner lot of at the lighted
intersection on Hwy 54 (17K VPD) & Hwy 751
(19K VPD) with ingress and egress on both
streets | Less than 1-mile to two I-40 Exits |
Across the street from Harris Teeter anchored
Hope Valley Commons



ATTRACTIVE LEASE FUNDAMENTALS

10% rent increase every 5 years and during
options periods | Absolute NNN Ground lease
providing no Landlord Responsibilities | Four
(4) - Five (5) year option periods



DOORSTEP OF RESEARCH TRIANGLE PARK

The Subject site is less than 10 miles (~10
minute drive time) to RTP | The Research
Triangle Park (RTP) is the largest research
park in the nation, spanning over 7K acres |
Over 250 business are stationed there, which
includes Bayer, IBM, Cisco

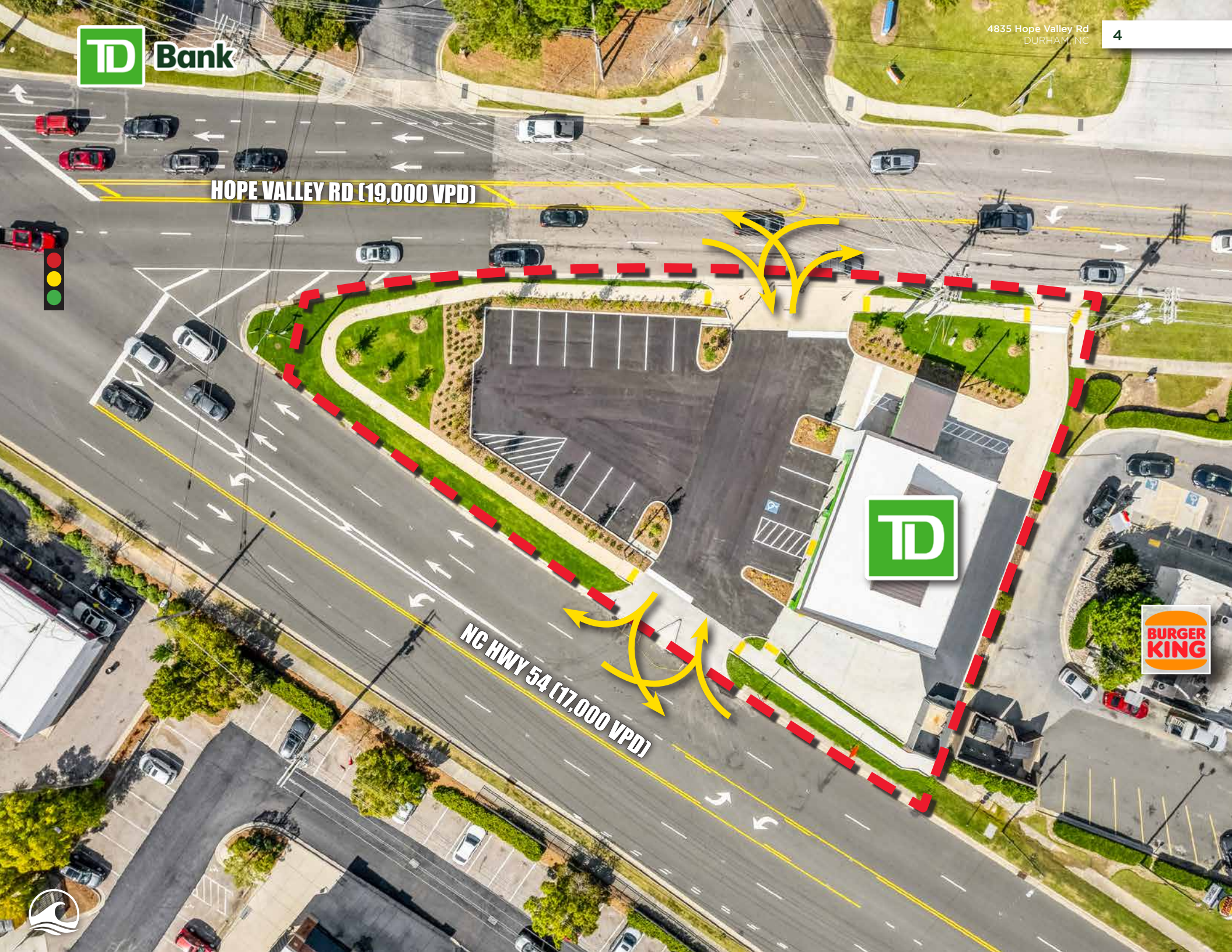


NEW CONSTRUCTION BANK IN PROMINENT RETAIL NODE

The Tenant is constructing the building with
its newest and state-of-the-art prototype |
Over 621K SF of retail space is located within
a 1-mile radius boasting a 0.3% vacancy rate
| Nearby retailers include Harris Teeter, Taco
Bell, Fifth Third Bank, & Advance Auto Parts

HOPE VALLEY RD (19,000 VPD)

NC HWY 54 (17,000 VPD)





TD Bank

TACO BELL

TRUIST

WHICH WICH? SUPERIOR SANDWICHES

Harris Teeter

Public Storage

COASTAL Federal credit union

Mario's Pizza

Little Gym

WakeMed

Walgreens

FIFTH THIRD BANK

DUNKIN'

TOMMY JOHN'S

jiffy lube

Advance Auto Parts

GARRETT RD

NC HWY 54 (17,000 VPD)

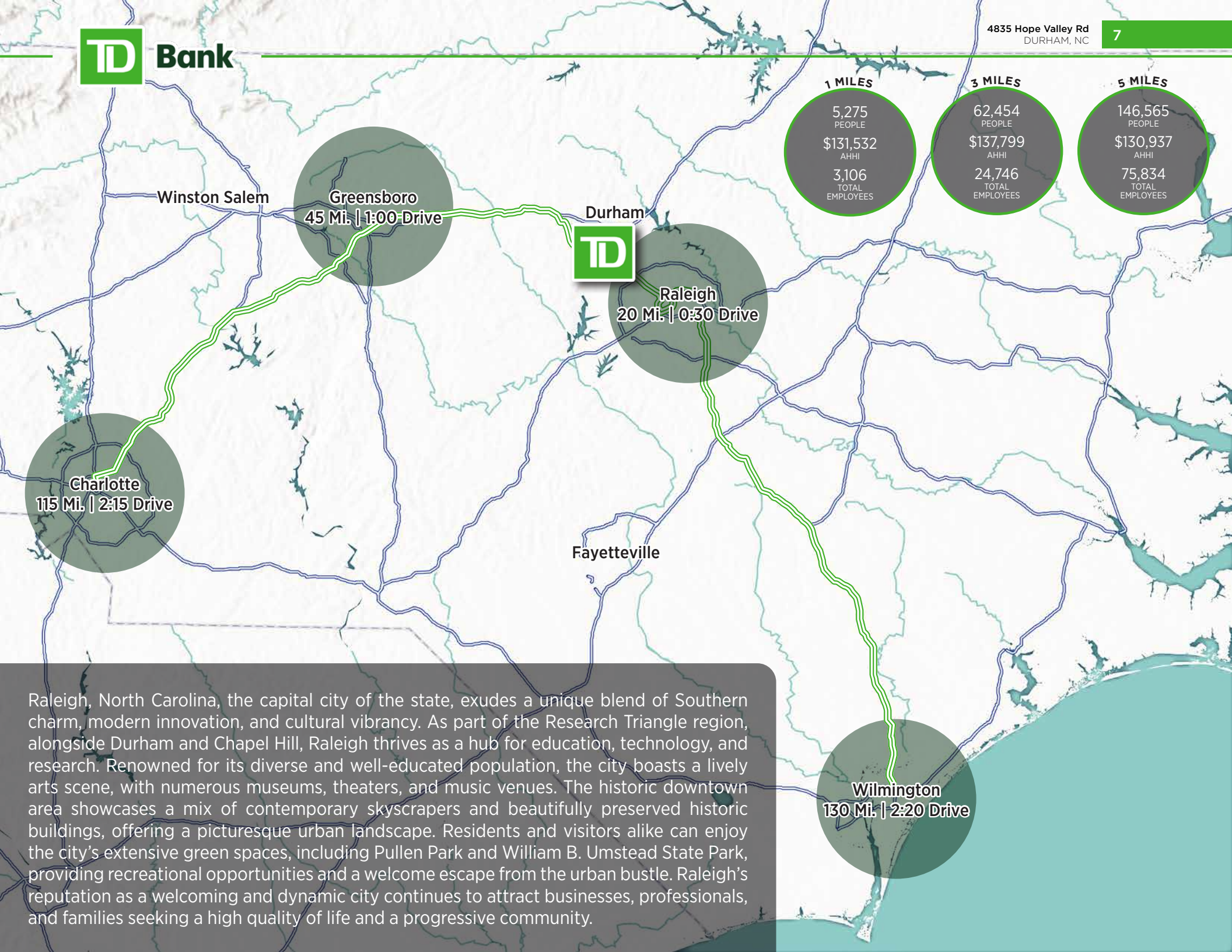
BURGER KING

HOPE VALLEY RD (19,000 VPD)

Shell







Winston Salem

Greensboro
45 Mi. | 1:00 Drive

Durham



Raleigh
20 Mi. | 0:30 Drive

Charlotte
115 Mi. | 2:15 Drive

Fayetteville

Wilmington
130 Mi. | 2:20 Drive

Raleigh, North Carolina, the capital city of the state, exudes a unique blend of Southern charm, modern innovation, and cultural vibrancy. As part of the Research Triangle region, alongside Durham and Chapel Hill, Raleigh thrives as a hub for education, technology, and research. Renowned for its diverse and well-educated population, the city boasts a lively arts scene, with numerous museums, theaters, and music venues. The historic downtown area showcases a mix of contemporary skyscrapers and beautifully preserved historic buildings, offering a picturesque urban landscape. Residents and visitors alike can enjoy the city's extensive green spaces, including Pullen Park and William B. Umstead State Park, providing recreational opportunities and a welcome escape from the urban bustle. Raleigh's reputation as a welcoming and dynamic city continues to attract businesses, professionals, and families seeking a high quality of life and a progressive community.

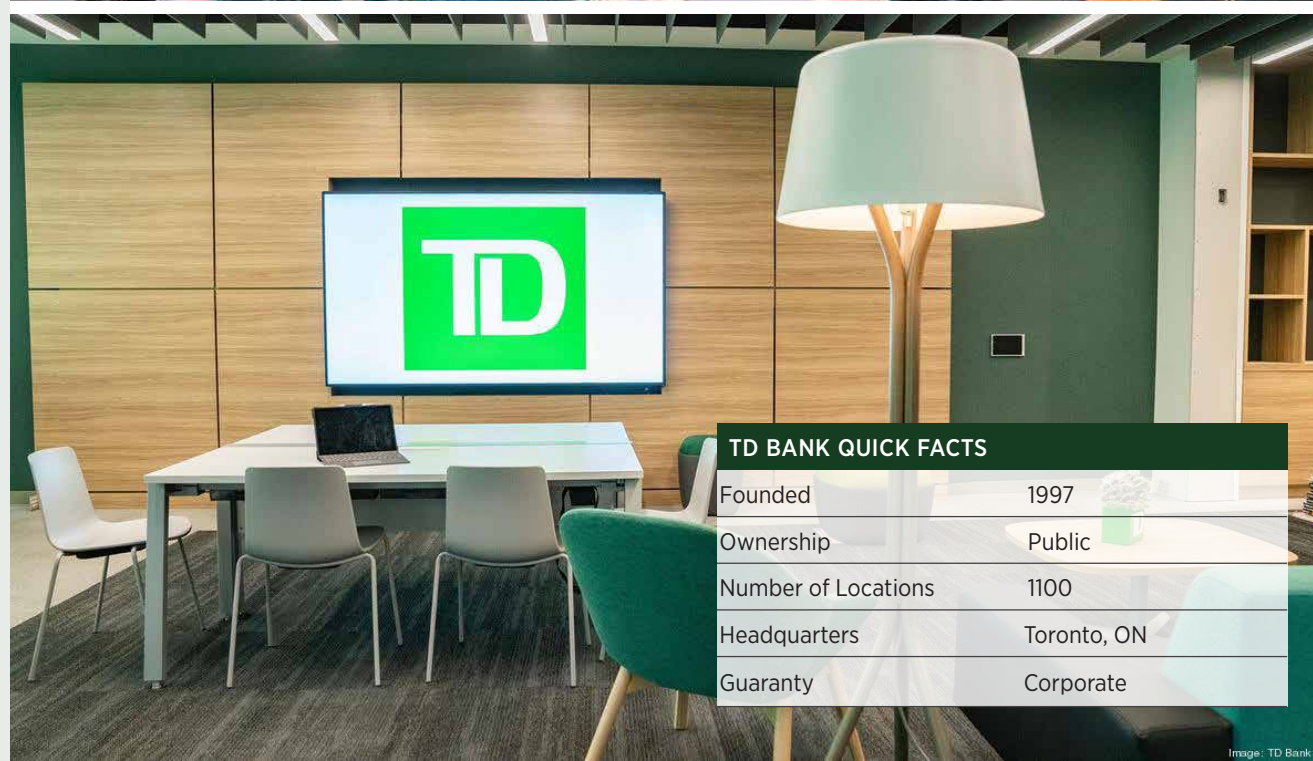
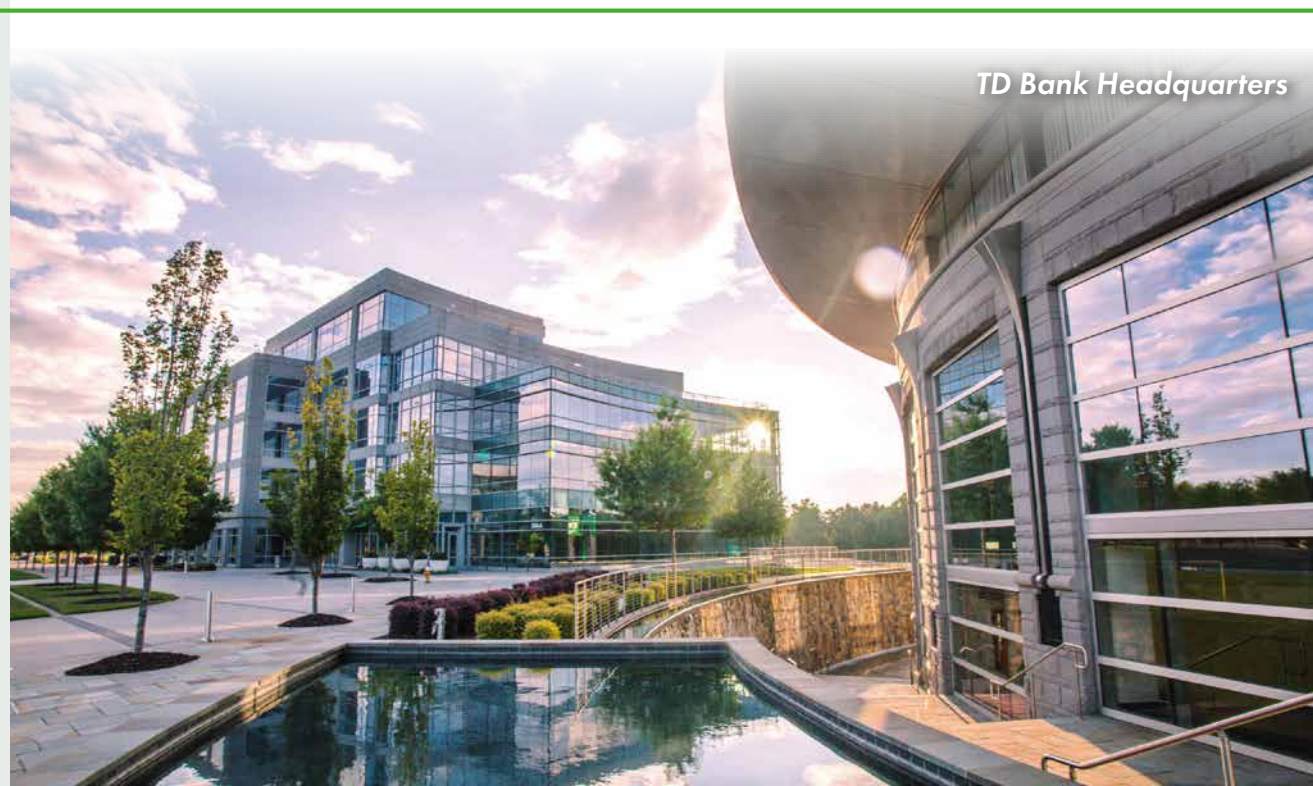
TD Bank Headquarters

TENANT SUMMARY

The Bank of Toronto was founded in 1855 to support Canada's grain industry with necessary financial services. By 1860 the Bank had expanded outside of Ontario and the provincial branch network was taking root. In 1867 another predecessor of TD Bank, The Dominion Bank was financed and created to assist the continued growth of Canada. As Canada expanded towards the Pacific, both banks grew to meet the demands of the new nation.

After launching international ventures and surviving the Great Depression and WWII, both banks merged in 1954 to become Toronto Dominion Bank. Through several acquisitions, TD Bank expanded its services and footprint across the world. After acquiring Commerce Bancorp in 2008, TD Bank became the seventh largest bank in North America by branch network.

TD Bank now has over 27 million customers and serves its customers through Canadian retail, US retail, and wholesale banking services. It currently has CND \$1.9 Trillion in assets and trades on the Toronto and New York Stock exchanges. They have greatly expanded their reach in the 21st century through creating an easy online and mobile banking platform that specifically services over 15 million customers.



TD BANK QUICK FACTS

Founded	1997
Ownership	Public
Number of Locations	1100
Headquarters	Toronto, ON
Guaranty	Corporate



OFFERED FOR SALE

\$3,990,000 | 5.25% CAP



4835 Hope Valley Rd, Durham, NC
(Raleigh, NC MSA)

PRIMARY DEAL CONTACTS

DAVID HOPPE

Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

SAM YOUNG

Executive Vice President
980.498.3292
syoung@atlanticretail.com

NATIONAL TEAM

MIKE LUCIER

Executive Vice President
980.337.4469
mlucier@atlanticretail.com

PATRICK WAGOR

Executive Vice President
561.427.6151
pwagor@atlanticretail.com

BEN OLMSTEAD

Analyst
980.498.3296
bolmstead@atlanticretail.com

ERIC SUFFOLETTO

Managing Director & Partner
508.272.0585
esuffoletto@atlanticretail.com

DANNY GRIFFIN

Vice President
781.635.2449
dgriffin@atlanticretail.com

Exclusively Offered By



This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of TD Bank - Durham, NC (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.