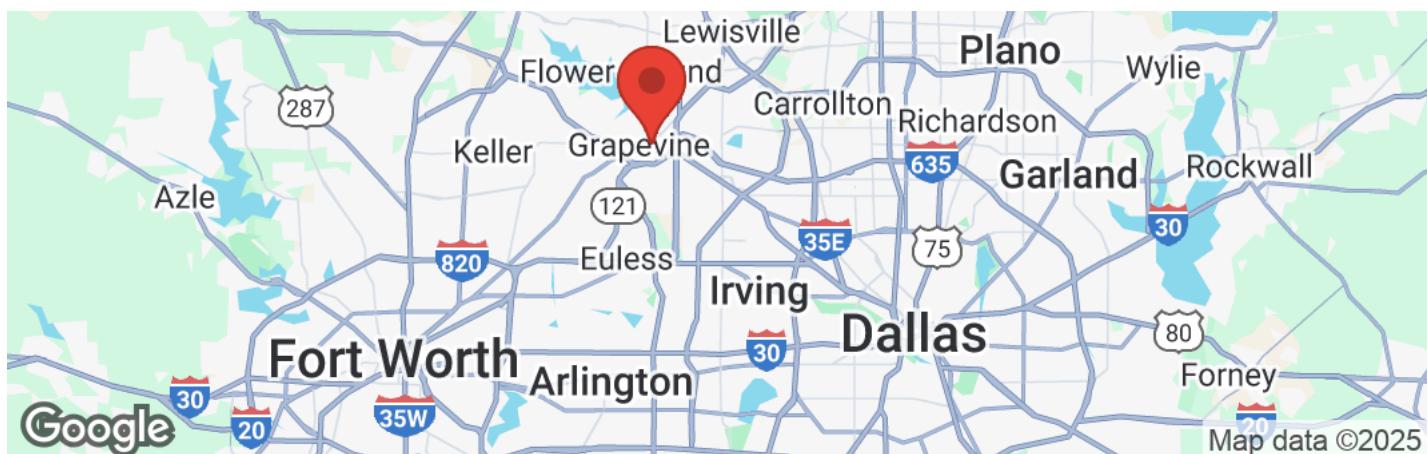


OFFERING FLYER

1002 TEXAN TRAIL



Key Data Points

- Asking Price: \$3,050,000
- Tenant: SouthState Bank
- NOI: \$165,774.84
- Cap Rate: 5.4%
- Rentable SF: 5,000
- Rent per SF: \$30.14
- Lease Term: 12 plus years
- Lease Type: Absolute NNN
- Year Built: 2008

Offering Summary

This is a rare opportunity to acquire a investment grade absolute triple-net lease consisting of a one-story single tenant bank branch in Grapevine, TX, just north of the Dallas-Fort Worth Airport. The Property is leased to SouthState Bank (NYSE:SSB) under a long term lease with 10% rent increases every 5 years.

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