



- ✓ Price \$2,416,000
- ✓ Cap Rate 6.00%
- ✓ NOI \$145,000

Fifth Third Bank | Single-Tenant Absolute NNN Ground Lease Investment

3754 Rochester Rd, Troy (Detroit), MI 48083



FIFTH THIRD



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Investment Contacts:

Spencer O'Donnell

Managing Director

Charter Realty

(714) 400-6267

spencer@charterrealty.com

William Crane

Director

Charter Realty

(404) 538-8091

WCrane@charterrealty.com

Cormac O'Hagan

Associate

Charter Realty

(503) 830-8167

cormac@charterrealty.com

Chris Timboe

Associate

Charter Realty

(415) 716-4408

chris@charterrealty.com

Cooperating Broker:

Brian Brockman

Bang Realty-Michigan, Inc.

Broker License No. 6502428679

(513) 898-1551

bor@bangrealty.com



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Aerial Overview



Investment Overview

We are pleased to present the opportunity to acquire a single-tenant, absolute triple-net (NNN) ground lease Fifth Third Bank located in Troy, Michigan, one of the most affluent and densely populated suburbs within the Detroit MSA. The property is 100% leased to Fifth Third Bank, National Association, an investment-grade rated financial institution (S&P: A-) and subsidiary of Fifth Third Bancorp (NASDAQ: FITB), providing stable passive income backed by a nationally recognized banking platform.

The offering features approximately 7.2 years of firm lease term remaining with four additional 5-year renewal options containing 10% rental increases at each option period, creating long-term income growth and inflation protection. The lease is structured as an absolute NNN ground lease with zero landlord responsibilities, including roof, structure, taxes, insurance, and maintenance, providing truly passive ownership.

The property is strategically positioned at 3760 Rochester Road, along one of the area's primary commercial corridors with exceptional visibility and traffic exposure. The site benefits from approximately 48,110 vehicles per day along Rochester Road and immediate proximity to Interstate 75, which carries approximately 127,758 vehicles per day, making this one of the strongest retail and commuter corridors within Oakland County.

This offering is further differentiated by the branch's exceptional deposit base exceeding \$103 million, demonstrating strong in-place operating performance and long-term commitment to the location. Within the banking sector, branch deposits remain one of the strongest indicators of branch viability and long-term occupancy stability.

Situated on a large 1.55-acre parcel in an affluent suburban trade area, the property is surrounded by dense residential communities, major employers, and a strong concentration of national retailers and service-oriented businesses throughout the Rochester Road and Troy retail corridor, including Target, Meijer, Kroger, Starbucks, Chick-fil-A, Costco, Walmart, The Home Depot, Lowe's, and numerous additional national retailers supporting daily consumer traffic. The surrounding corridor functions as a dominant retail and commuter node serving Troy, Rochester Hills, Birmingham, and the broader northern Detroit suburbs.

Troy is widely regarded as one of Michigan's premier business and retail markets, anchored by a highly educated population, strong household incomes, and a diverse employment base supported by automotive, financial services, technology, healthcare, and corporate headquarters operations.

This offering represents a rare opportunity to acquire an investment-grade absolute NNN ground lease bank asset in a premier Midwest suburban market, combining passive cash flow, contractual rent growth, strong branch fundamentals, and institutional-quality real estate.

Property Details:



Parcel No. (APN)
2023100092



Lot Size
1.55 AC



Year Built
2006



Branch Deposit
103M+



Investment Highlights

- **Fifth Third Bank – Absolute NNN Ground Lease** – 100% leased with zero landlord responsibilities, including roof, structure, taxes, insurance, and capital expenditures, providing truly passive ownership
- **Investment Grade Tenant (S&P: A- | NASDAQ: FITB)** – Backed by one of the nation’s largest regional banking institutions with over \$200 billion in assets
- **7.2 Years of Firm Lease Term Remaining** – Stable in-place cash flow with no near-term rollover risk
- **Four 5-Year Renewal Options with 10% Rent Increases** – Built-in contractual rent growth providing long-term income escalation and inflation hedge
- **Strong In-Place Branch Deposits (\$103M+)** – Significant branch deposit base demonstrates strong operating performance and long-term location viability
- **Exceptional Traffic Exposure** – Positioned along Rochester Road (48,110 VPD) with immediate proximity to Interstate 75 (127,758 VPD)
- **Premier Troy, Michigan Location** – Located within one of Metro Detroit’s most affluent and densely populated suburban markets
- **Large 1.55-Acre Parcel** – Well-positioned corner parcel supporting long-term real estate value and future adaptability
- **Affluent Oakland County Demographics** – Strong surrounding household incomes and dense residential population support long-term banking demand
- **Dominant Retail Corridor** – Positioned within one of Oakland County’s strongest suburban commercial corridors with proximity to national retailers including the Somerset Collection, one of the highest-performing luxury destination retail centers in the Midwest
- **Necessity-Based Financial Institution** – Retail banking locations remain critical infrastructure supporting deposits, lending, treasury management, and consumer banking services
- **Institutional Quality Real Estate** – Highly visible infill location within a mature, supply-constrained suburban corridor
- **Passive Investment Structure** – Ground lease format minimizes operational exposure and eliminates ongoing management responsibilities



Lease Abstract

Tenant	Fifth Third Bank
Guarantor	S&P: "A-" Investment Grade (NASDAQ: FITB)
Lease Type	Absolute NNN Ground Lease
Square Footage	4,200 SF
Lease Expiration	Jul-31-2033
Remaining Term	7.2 Years
Annual Rent	\$145,000
Annual Rent PSF	\$34.52
Option Periods and Increases	Four 5-Year Options w/ 10% Increases at Each Aug-1-2033: \$159,500 (6.60% Cap Rate) Aug-1-2038: \$175,450 (7/26% Cap Rate) Aug-1-2043: \$192,995 (7.99% Cap Rate) Aug-1-2048: \$212,294 (8.78% Cap Rate)



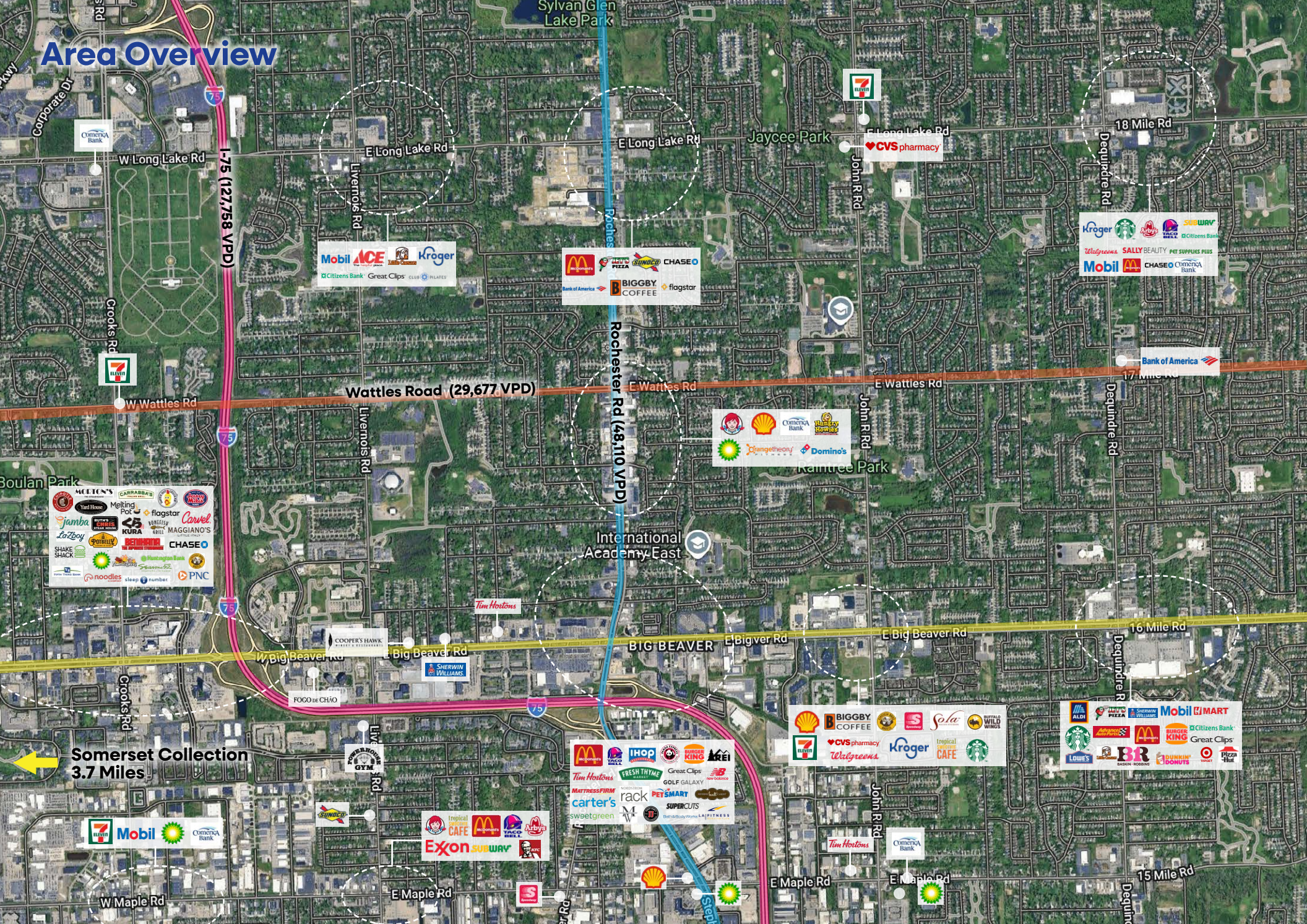
Offering Summary

Price	\$2,416,000
Cap Rate	6.00%
NOI	\$145,000
Taxes	Net
Insurance	Net
CAM	Net
Roof & Structure	Tenant Responsibility

SITE PLAN



Area Overview



Demographics

1 Mile Radius:



Total Population: 9,702
Households: 3,376
Daytime Population: 11,811
Median Age: 39.3



Average Household Income: \$168,510
Median Household Income: \$138,330

3 Mile Radius:



Total Population: 89,984
Households: 35,444
Daytime Population: 129,001
Median Age: 40.8



Average Household Income: \$133,290
Median Household Income: \$109,802

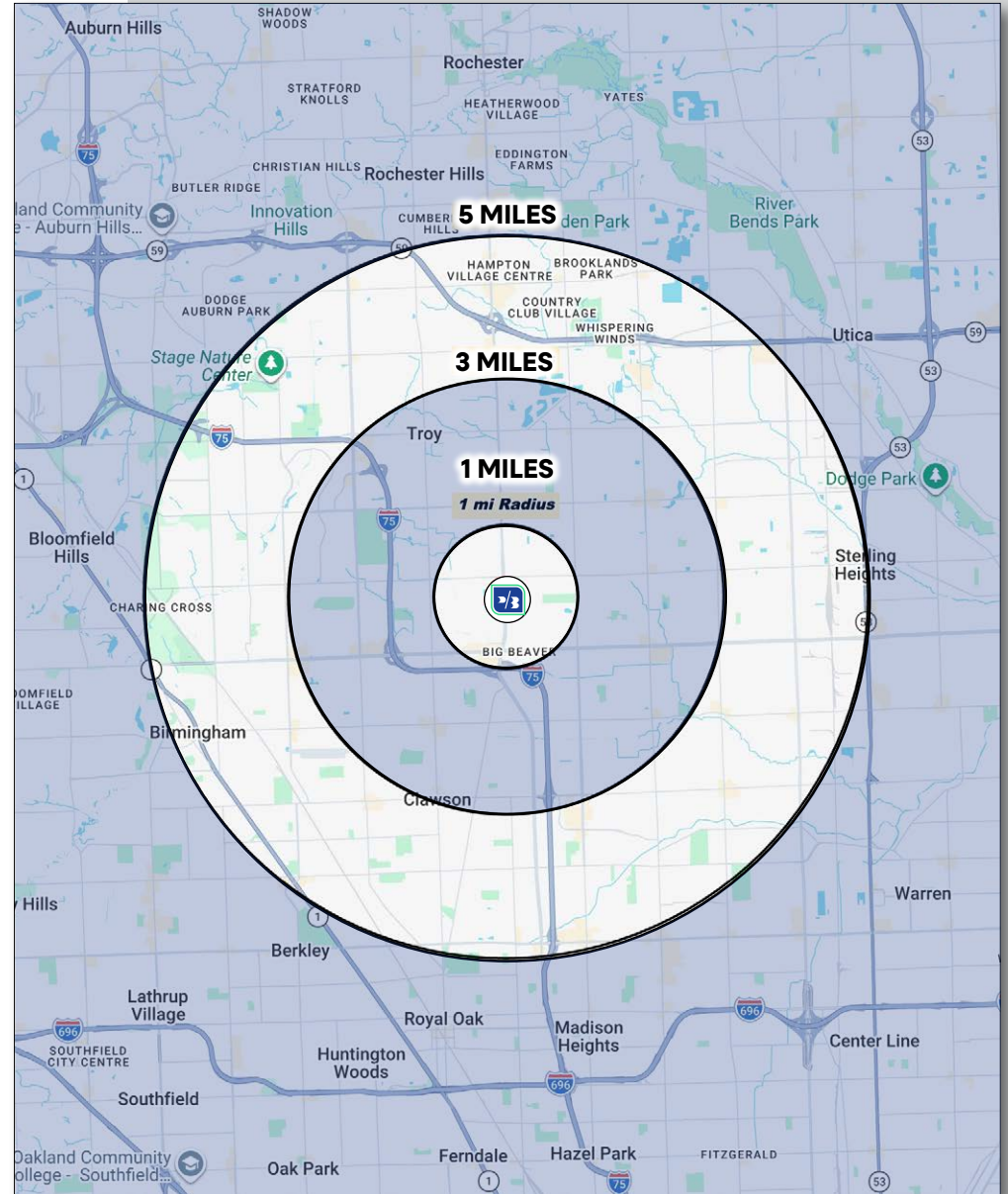
5 Mile Radius:



Total Population: 248,527
Households: 102,820
Daytime Population: 280,739
Median Age: 40.4



Average Household Income: \$132,786
Median Household Income: \$106,803



Demographics - 15 Minutes Drive Time



TOTAL RETAIL SALES

Includes F&B



\$5,353,104,936

EDUCATION

Bachelor's Degree or Higher



50%

OWNER OCCUPIED HOME VALUE

Average



\$375,736

TAPESTRY SEGMENTS

City Greens 29,000 households	Savvy Suburbanites 21,900 households	Emerging Hub 17,600 households
Socioeconomic Traits	Socioeconomic Traits	Socioeconomic Traits
Residents in this segment are educated, dual-income earners living in metro areas. They own older homes, often single-family or attached, with low vacancies despite above-average rents and moderate home values.	Concentrated in New England and Mid-Atlantic suburbs, these mostly owner-occupied, single-family homes house professional families with children. Combined incomes and investments place households in middle to upper tiers with high net worth.	These growing urban communities consist mostly of young, single professionals and students. Many work remotely in professional fields, rent apartments, and frequently relocate. Walking or biking is sometimes possible.
Household Types	Household Types	Household Types
Married couples; Singles living alone	Married Couples	Singles living alone; married couples with no kids
Typical Housing	Typical Housing	Typical Housing
Single Family	Single Family	Multi-Units

ANNUAL HOUSEHOLD SPENDING

\$4,276	\$2,570	\$7,783	\$241	\$8,170
Eating Out	Apparel & Services	Groceries	Computer & Hardware	Health Care

KEY FACTS

- ✓ Population: 448,875
- ✓ Median Household Income: \$89,684
- ✓ Median Age: 40.7
- ✓ Daytime Population: 508,619

City Overview – Troy, MI

Affluent Detroit Suburb | Premier Corporate Corridor | Oakland County Retail Hub

Troy is one of the most prominent and affluent suburban communities within the Detroit metropolitan area, located approximately 20 miles north of downtown Detroit in Oakland County. The city is widely recognized as a premier business, retail, and residential market, supported by a highly educated workforce, strong household incomes, and substantial corporate presence.

Strategically positioned along Interstate 75, Troy serves as a major commercial hub for the northern Detroit suburbs, benefiting from exceptional regional connectivity and access to one of the Midwest's largest metropolitan economies. The city is home to numerous corporate headquarters, office campuses, and professional employers spanning automotive, technology, healthcare, engineering, and financial services industries.

The surrounding retail corridor is among the strongest within Michigan, anchored by Somerset Collection, major national retailers, dense residential communities, and substantial daytime employment population. Troy consistently attracts regional consumer traffic due to its concentration of upscale retail, dining, and commercial amenities.

The subject property is positioned along Rochester Road near Interstate 75 within a mature infill corridor characterized by strong traffic counts, established surrounding development, and long-term real estate stability. The combination of affluent demographics, strong commuter traffic, and institutional-quality surrounding real estate creates a highly durable environment for necessity-based retail and financial service tenants.

From an investment perspective, Troy offers a stable and supply-constrained suburban market supported by diversified economic drivers, strong infrastructure, and long-term consumer demand fundamentals, making it one of the most desirable net lease markets in the Midwest.



Key Facts

- ✓ **City Population:** ~88,000
- ✓ **Regional Population:** 4.3+ Million (Detroit MSA)
- ✓ **Regional Drivers:** Automotive, Technology, Healthcare, Financial Services, Engineering
- ✓ **Major Thoroughfares:** Interstate 75, Rochester Road, Big Beaver Road
- ✓ **Traffic Counts:** 48,110 VPD (Rochester Rd) | 127,758 VPD (I-75)
- ✓ **Retail Anchors:** Somerset Collection (one of the highest performing luxury destination retail centers in the Midwest), Costco, Target, Whole Foods, Kroger, Walmart

Tenant Overview



Fifth Third Bank is one of the largest regional banking institutions in the United States, with roots dating back to 1858 and headquarters in Cincinnati, Ohio. The company operates more than 1,000 banking centers across the Midwest and Southeast and provides a full suite of consumer, commercial, wealth management, and treasury services.

Fifth Third Bancorp is publicly traded on the NASDAQ under ticker symbol FITB and maintains investment-grade credit ratings from major rating agencies, reflecting the company's strong balance sheet, diversified revenue streams, and long-standing operating history.

The banking sector benefits from high barriers to entry, entrenched customer relationships, and infrastructure-intensive operations. High-performing branch locations with substantial deposits remain strategically important to financial institutions despite broader digital banking trends, as physical branches continue to support commercial banking relationships, mortgage lending, wealth management, and small business operations.

Fifth Third has continued expanding within high-growth Midwest and Southeast markets while maintaining strong capital ratios and operational performance. The company's diversified deposit base, commercial banking platform, and long-term market presence position it as one of the more stable regional banking institutions within the U.S. financial sector.

The subject property's strong deposit volume further reinforces the importance of this branch location within Fifth Third's regional operating network and supports long-term tenancy stability.



TENANT SNAPSHOT

Parent Company	Fifth Third Bancorp (NASDAQ: FITB)
Branch Deposits	\$103 Million+
Credit Rating	S&P: "A-" (Investment Grade), Moody's "A1"
Banking Centers	1,000+ locations nationwide
Total Assets	\$200+ Billion
Headquarters	Cincinnati, Ohio
Services	Consumer Banking, Commercial Banking, Wealth Management, Treasury Management, Mortgage Lending
Market Position	One of the Largest Regional Banks in the U.S.

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