



RELOCATION BRANCH

4760 W ATLANTIC AVE | DELRAY BEACH, FL

OFFERED
FOR SALE
\$6,400,000
4.45%



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this new 15-year Regions Bank ground lease in Delray Beach, FL. Regions is currently under construction and is scheduled to open in September. Rent commenced June 17 and will increase 10% every 5 years during the base term and option periods.



**15-YEAR
NEW LEASE**



**JUNE 17
COMMENCEMENT**



**10% INCREASE
EVERY 5 YEARS**

LEASE YEARS	RENT	RETURN
Years 1 - 5	\$285,000	4.45%
Years 6 - 10	\$313,500	4.90%
Years 11 - 15	\$344,850	5.39%
Years 16 - 20 (Option 1)	\$379,335	5.93%
Years 21 - 25 (Option 2)	\$417,269	6.52%
Years 26 - 30 (Option 3)	\$458,995	7.17%
Years 31 - 35 (Option 4)	\$504,895	7.89%
Years 36 - 40 (Option 5)	\$555,384	8.68%

NOI	\$285,000
CAP	4.45%
AVG CAP	4.91%
PRICE	\$6,400,000

ASSET SNAPSHOT

Tenant Name	Regions Bank
Signator/Guarantor	Regions Bank
Address	4760 West Atlantic Avenue, Delray Beach, FL 33445
Building Size (GLA)	1,904 SF +/-
Land Size	0.46 AC
Year Built	2024
Lease Type	Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	June 17, 2024
Remaining Term	15 Years
Current Annual Rent	\$285,000
Rental Increases	10% Every 5 Years



105,916 PEOPLE
IN 3 MILE RADIUS

\$102,690 AHHI
IN 3 MILE RADIUS

43,500 VPD ON
WEST ATLANTIC AVE



RARE GENERATIONAL SOUTH FL REAL ESTATE

New 15-Year Regions Bank Ground Lease in top South Florida market



PASSIVE OWNERSHIP

Absolute Net Ground Lease provides completely passive ownership and stable cash-flow for absentee owner



RELOCATION BRANCH

Regions is relocating from a nearby branch and building its latest double drive-thru prototype to better service its established customer base



INFLATION HEDGE

Fixed 10% increases provide hedge against inflation and an average return of 4.91% over the base term of the lease



AFFLUENT MARKET WITH HIGH BARRIERS TO ENTRY

Delray Beach has the distinction of being both densely populated and affluent and as a result has extremely high barriers to entry and high intrinsic land values



INVESTMENT GRADE CREDIT

Regions Bank is rated A- by Standard & Poors with a stable outlook and reported revenue of \$7.6 billion in 2023



STRATEGIC LOCATION

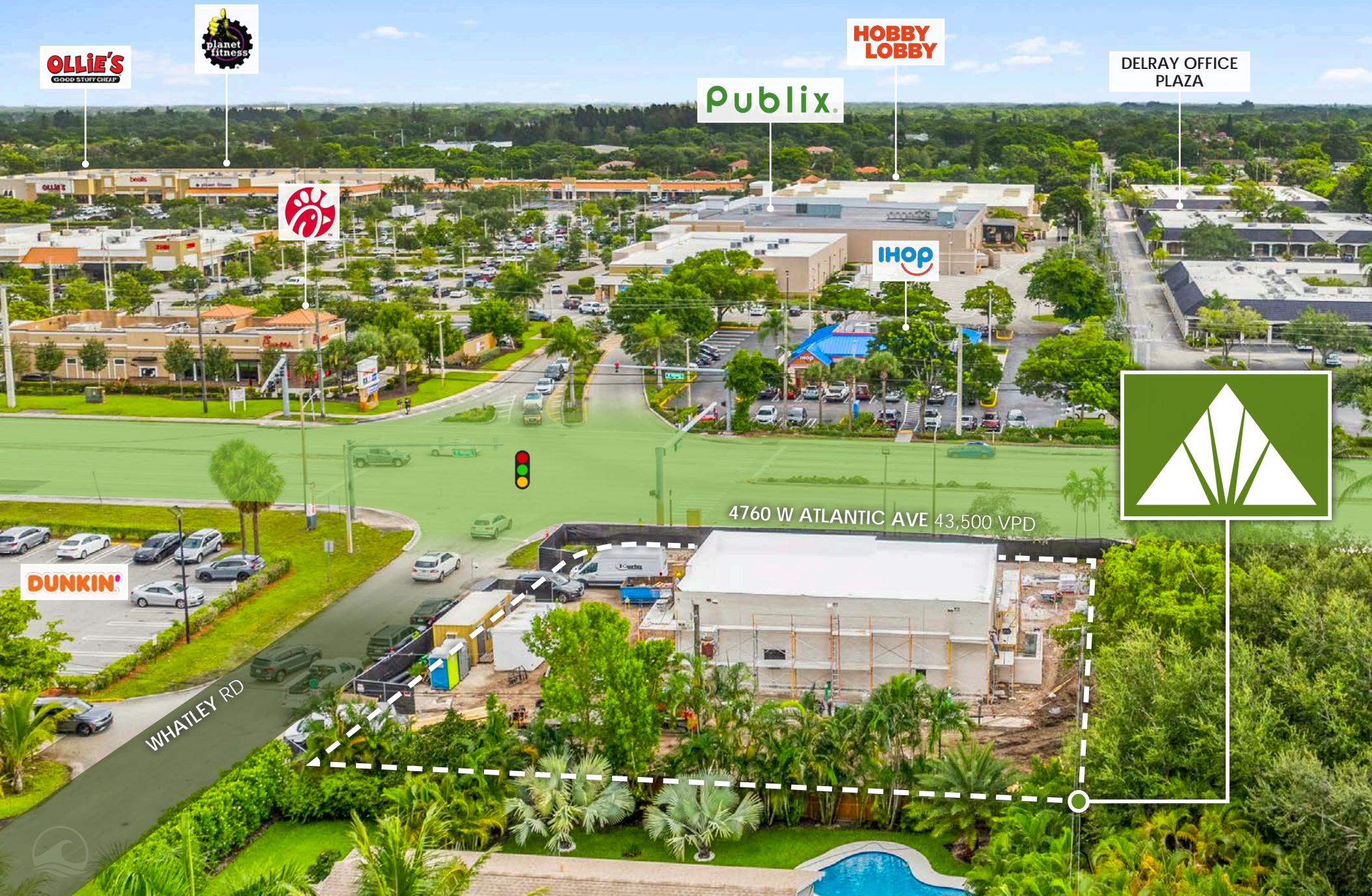
Shared traffic signal with Publix and Chick-fil-A fronting 43,500 VPD along Atlantic Ave., Delray's primary East/West retail corridor



POSITIVE DEMOGRAPHIC TRENDS

Florida has no state income tax and in 2022 ranked as the fastest growing State in the US







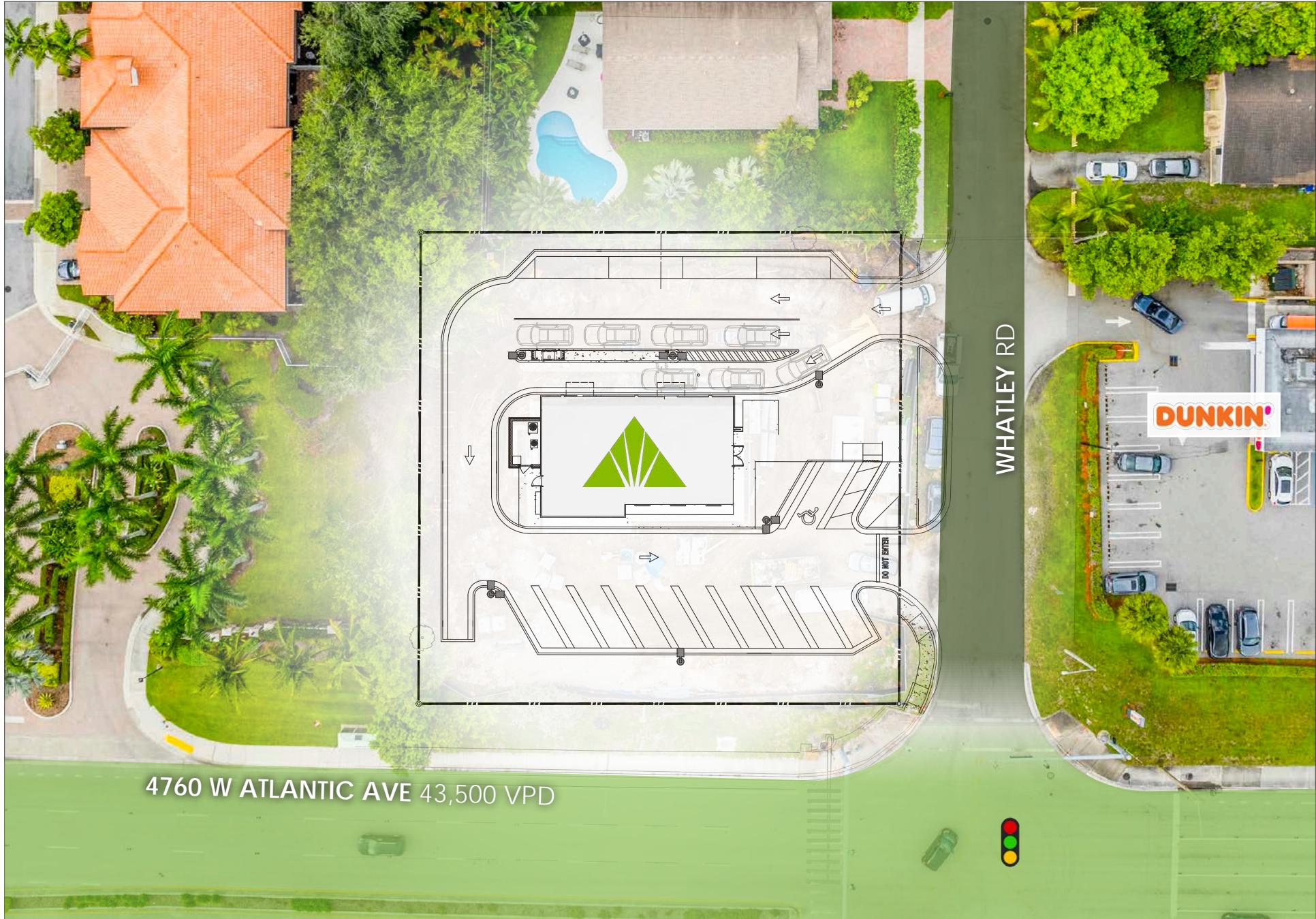
TOP 50 PUBLIX STORES IN PALM BEACH DMA RANKED BY VISITS - PLACER.AI

PUBLIX AT DELRAY SQUARE RANKS **16TH OUT OF 108** STORES IN THE PALM BEACH DMA

RANK	ADDRESS	CITY	VISITS (ANNUALLY)
1	7060 W Palmetto Park Rd	Boca Raton	1,504,378
2	1537 St Lucie W Blvd	Port St. Lucie	1,362,058
3	1700 S Congress Ave	Palm Springs	1,325,398
4	6790 Forest Hill Blvd	Greenacres	1,314,662
5	6330 W Indiantown Rd	Jupiter	1,302,943
6	831 Village Blvd	West Palm Beach	1,300,521
7	2750 Sw Martin Downs Blvd	Palm City	1,290,102
8	10142 W Indiantown Rd	Jupiter	1,265,395
9	2517 S Federal Hwy	Fort Pierce	1,253,144
10	4770 N Congress Ave	Boynton Beach	1,244,021
11	9846 Glades Rd	Boca Raton	1,233,424
12	9720 Clint Moore Rd	Boca Raton	1,230,706
13	5410 Donald ROSS Rd	Palm Beach Gardens	1,229,930
14	828 Southern Blvd	West Palm Beach	1,229,098
15	4849 S Military Trl	Greenacres	1,225,246
16	4771 W Atlantic Ave	Delray Beach	1,225,177
17	5970 Jog Rd	Lake Worth Beach	1,218,525
18	11950 Forest Hill Blvd	Wellington	1,205,735
19	9335 SW Commerce Centre Dr	Port Saint Lucie	1,196,337
20	926 S Military Trl	West Palm Beach	1,189,552
21	11200 S Military Trl	Golf	1,184,119
22	133 N Congress Ave	Boynton Beach	1,179,877
23	5473 NW Saint James Dr	Port Saint Lucie	1,175,121
24	4200 Northlake Blvd	Palm Beach Gardens	1,174,093
25	11977 Southern Blvd	Royal Palm Beach	1,152,910

RANK	ADDRESS	CITY	VISITS (ANNUALLY)
26	3253 SW Port St Lucie Blvd	Port St. Lucie	1,147,616
27	1451 Sebastian Blvd Ste 200	Sebastian	1,146,251
28	10913 N Military Trl	Palm Beach Gardens	1,141,654
29	4145 9th St SW	Vero Beach	1,121,916
30	2040 58th Ave	Vero Beach	1,111,053
31	127 S State Rd 7	Royal Palm Beach	1,104,781
32	1255 US Highway 1	Vero Beach	1,104,677
33	1968 NE 5th Ave	Boca Raton	1,104,114
34	1180 Royal Palm Beach Blvd	Royal Palm Beach	1,095,414
35	1001 S Federal Hwy	Boca Raton	1,083,540
36	1851 N US Hwy 1	Fort Pierce	1,079,446
37	6820 Okeechobee Blvd	West Palm Beach	1,073,361
38	15625 Southern Blvd	Loxahatchee Groves	1,066,384
39	5893 Se Federal Hwy	Stuart	1,064,695
40	374 Northlake Blvd	Lake Park	1,043,918
41	1589 Lantana Rd	Lantana	1,040,114
42	11566 US-1	Palm Beach Gardens	1,011,104
43	6627 W Boynton Beach Blvd	Boynton Beach	1,008,977
44	10400 Sw Village Center Dr	Port St. Lucie	1,007,362
45	6251 Pga Blvd	Palm Beach Gardens	997,139
46	7050 Seminole Pratt Whitney Rd	Loxahatchee	985,320
47	6550 S Kanner Hwy	Stuart	984,267
48	5500 Military Trail STE 25	Jupiter	980,511
49	1339 W Palmetto Park Rd	Boca Raton	979,588
50	8899 Hypoluxo Rd	Lake Worth	977,087





BANK DEPOSITS

\$570,372,000	Chase
\$324,406,000	Wells Fargo
\$125,130,000	PNC
\$206,144,000	Synovus
\$252,418,000	Bank United



S MILITARY TRL 45 860 VPD



4760 W ATLANTIC AVE 43,500 VPD



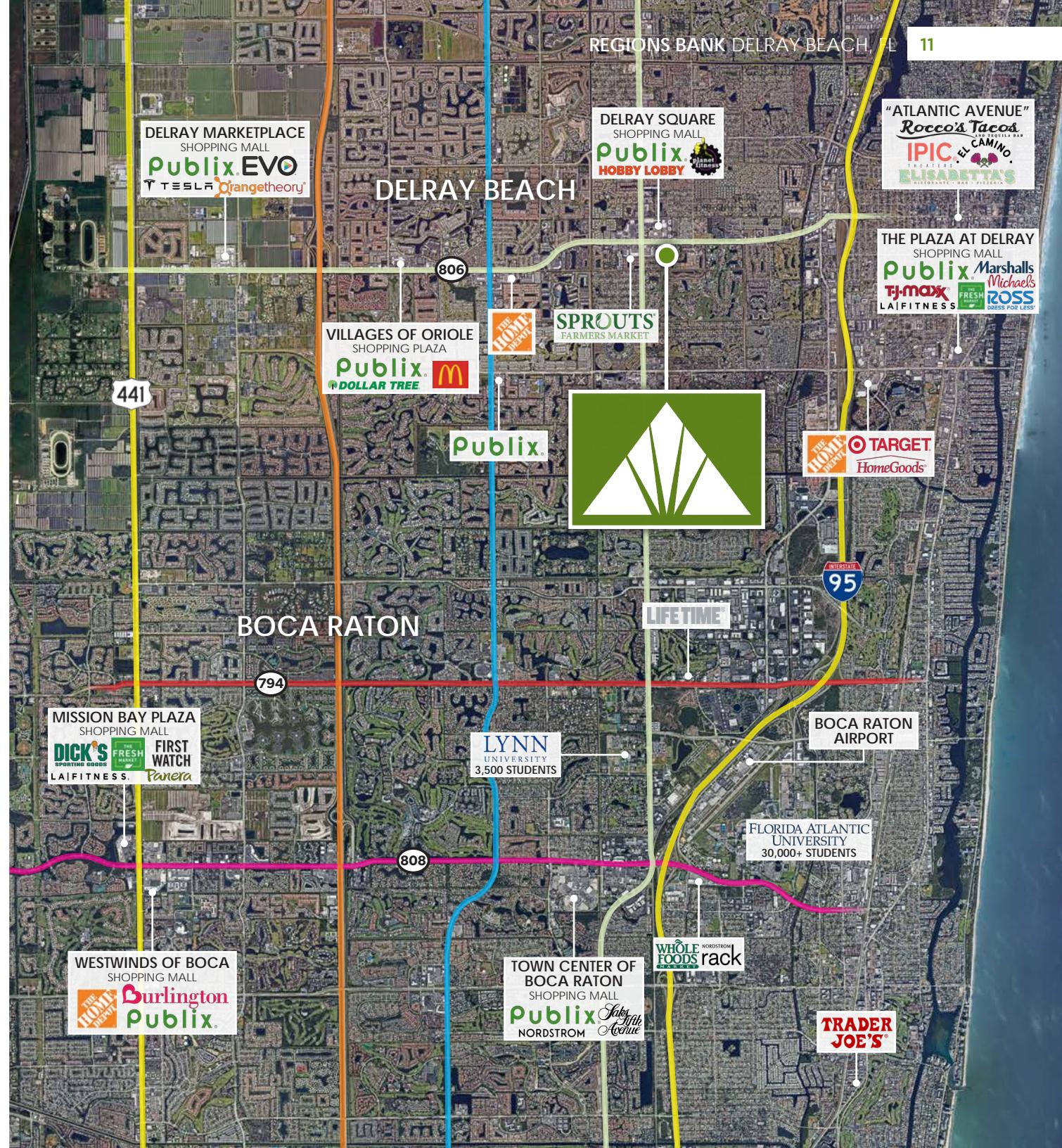
REGIONS

WEST PALM BEACH
18 MILES

DELRAY BEACH

BOCA RATON
4 MILES

MIAMI
32 MILES



REGIONS QUICK FACTS

Founded	1971
Ownership	Public (NYSE: RF)
Locations	±1,300
Headquarters	Birmingham, AL
Credit Rating	S&P: A-



Headquartered in Birmingham, AL, the Regions Financial Corporation is one of the top US domestic bank and serves its customers out of approximately 1,300 branches across the Southeast, Midwest and Texas. Regions is a full-service retail bank that focuses on consumer and commercial banking, wealth management, mortgage products and services and in 2023 increased revenue by 5% to a record \$7.6 billion. Regions is traded on the New York Stock Exchange under the ticker RF and as of July 2024 had a market capitalization of over \$20 billion. Regions has an investment grade credit rating (S&P: A-) with a stable outlook.



RELOCATION BRANCH

4760 W ATLANTIC AVE | DELRAY BEACH, FL

OFFERED
FOR SALE
\$6,400,000
4.45%

