

NNN BB&T Bank Available

Dunedin (Tampa Bay), Florida

CONTACT

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BELLEAIR
DEVELOPMENT GROUP

BB&T



Summary of Offering

Location:	1478 Main Street (State Road 580) Dunedin, Florida 34698-6245
Tenant:	Branch Banking & Trust Company BB&T: <u>(S&P Rated AA-)</u>
Property Size:	38,388 Square Feet +/- (.88 Acres)
Traffic Counts:	State Road 580 41,350 (2005 AADT) Keene Road 24,850 (2005 AADT)
Landlord Responsibility:	None (Absolute NNN Lease)
Lease Term:	Current term through Dec. 31, 2016. Tenant has one additional 8-year option. If Tenant elects not to exercise the option, a penalty of \$125,440 will be paid upon termination.
Annual Rent:	\$112,000.00
Increases:	12% Every Five (5) Years: (2014 and 2019)
Cap Rate:	6.8%
Price:	\$1,650,000

For additional information about the Branch Banking and Trust Company see attached 'Facts and Figures' page. Subject to change, withdraw or modification without notice.

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NNN A Rated Bank Ground Lease Available

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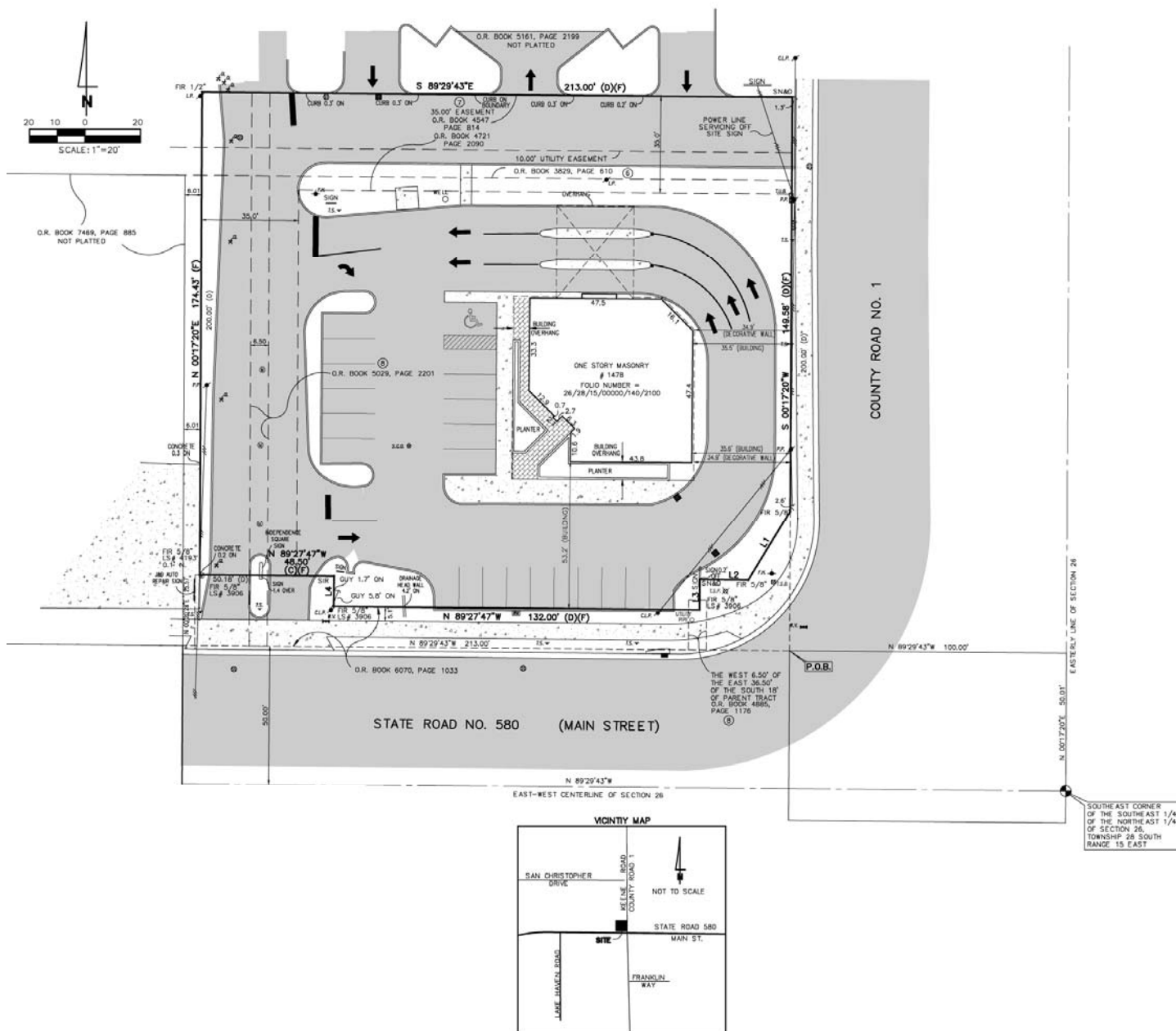
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Site Plan



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Market Map (1,2,3 Mile Radii)



Market Aerial



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Facts & Figures

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BB&T Corporation, headquartered in Winston-Salem, N.C., is among the nation's top financial-holding companies with \$168 billion in assets. Its bank subsidiaries operate approximately 1,800 financial centers in the Carolinas, Virginia, West Virginia, Kentucky, Georgia, Tennessee, Maryland, Florida, Alabama, Indiana, Texas and Washington, D.C. BB&T ranks in market share: No. 1 in West Virginia; No. 3 in North Carolina and Virginia; No. 4 in South Carolina and Kentucky; No. 5 in Alabama, Florida and Georgia; No. 6 in Tennessee; No. 7 in Maryland and Washington, D.C. (FDIC market share reported as of June 30, 2010)

BB&T's operating strategy distinguishes it from other financial holding companies. BB&T's banking subsidiaries are organized as a group of community banks, each with a regional president, which allows decisions to be made locally, close to the client. This also makes BB&T's client service more responsive, reliable and empathetic.

Since 1995, BB&T has completed the acquisition of more than 35 community banks and thrifts, 85 insurance agencies, and 32 non-bank financial services companies. This acquisition strategy has contributed significantly to BB&T's success.

This information is accurate as of Sept. 30, 2011.

- Rated one of country's safest and soundest financial institutions.
- Approximately 1,800 branches in 12 states and Washington, D.C.
- More than 30,000 employees.
- Among the largest mortgage lenders in North Carolina and West Virginia.
- The top small business lender in Virginia and North Carolina.
- BB&T Corporation is an S&P 500 Company listed on the New York Stock Exchange under the trading symbol BBT.
- More than 696.9 million shares outstanding.
- \$87.7 billion in total invested assets.
- Has paid a dividend to shareholders every year since 1903.

BB&T affiliates are routinely recognized for superior performance.

- BB&T Insurance Services Inc., is the largest bank-owned insurance agency/brokerage in the Carolinas and the 6th largest in the country, through a network of independent agencies. As an independent insurance agency, we represent most major carriers in the United States.
- Scott & Stringfellow LLC. is a full-service regional brokerage firm with 43 retail brokerage offices throughout the Carolinas, Virginia, Georgia, West Virginia and New Jersey.
- BB&T Investment Services Inc. currently serves more than 155,000 clients who have invested more than \$13 billion.
- The *Wall Street Journal* consistently ranks BB&T Capital Markets Equity Research analysts among the nation's "Best on the Street."

*Source: <http://www.bbt.com> (12/2011)