

For Sale



**Wells Fargo Retail Store (Ground Lease) 2 Redmond Road
Rome, Georgia 30165**



& Company (NYSE: WFC) is an American multinational diversified financial services company with operations around the world. Wells Fargo is the fourth largest bank in the US by assets and the second largest bank by market capitalization. Wells Fargo is the second largest bank in deposits, home mortgage servicing, and debit card. In 2011, Wells Fargo was the 23rd largest company with total assets of \$1.258 trillion.

Rated AA- by S & P, the firm's primary US operating subsidiary is national bank Wells Fargo Bank, N.A., which designates its main offices as Sioux Falls, South Dakota for legal purposes.

Wells Fargo in its present form is the result of an acquisition of California-based Wells Fargo & Company by Minneapolis-based Norwest Corporation in 1998 and the subsequent 2008 acquisition of Charlotte, NC-based Wachovia. Although Norwest was technically the surviving entity in the 1998 merger, the new company renamed itself Wells Fargo, capitalizing on the 150-year history of the nationally recognized name and its trademark stagecoach. Following the acquisition, the company transferred its headquarters to Wells Fargo's headquarters in San Francisco and merged its operating subsidiary with Wells Fargo's operating subsidiary in Sioux Falls.

In 2010 Wells Fargo had 6,335 retail branches (called stores by Wells Fargo), 12,000 automated teller machines, 280,000 employees and over 70 million customers. Wells Fargo operates stores and ATMs under the Wells Fargo and Wachovia names.

Wells Fargo is one of the Big Four banks of the United States with Bank of America, Citigroup, and JP Morgan Chase.

Investment Opportunity

Sale Price: \$1,900,000

- * **NOI: \$125,000**
- * **Lease: 15 yr. 03/15/2009—12/31/2024**
- * **Bumps: 10% every 5 years**
- * **Options: 3 five year options, 10% bump per option**
- * **NNN: No landlord responsibilities**
- * **Cap Rate: 6.58%**

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(Principals acting as Brokers)

Broker Participation Welcome



The City of Rome was founded at the confluence of three rivers; the Oostanaula and the Etowah merged to form the Coosa which flows all the way to the Gulf of Mexico. Additionally, Rome boasts seven hills just like Rome, Italy, for which Georgia's Rome was named. Because of the natural geographical impediments the three rivers and seven hills form, looking at demographics in Rome is more challenging than for a city laid out in grid fashion. Therefore, the demographic information for Rome that follows is based on drive times from the Wells Fargo store to various areas of town. The map on the next page has traffic counts over-laid on a map of Rome. The red shaded area represents demographics within a five minute drive time of the store, the green shaded area represents a seven minute drive time, and the blue shaded area represents a 9 minute drive time from the site.



Salient Facts

- Address: 2 Redmond Road, Rome, GA 30165
- Acres: 0.75
- Building: 3,240 square feet
- Built: 1973
- Remodeled: New exterior in 2009 to match architectural design of Berry Crossing
- Parking: 22 dedicated spaces
- Easements: Cross easements with Berry Crossing for parking and drive ways
- Drive-thru: 4 lanes + ATM lane
- CAM: Each party is responsible for costs specific to their respective parcel
- Taxes: Each party is responsible for costs specific to their respective parcel
- Insurance: Each party is responsible for costs specific to their respective parcel
- NNN: Wells Fargo pays for its own CAM, Taxes, and Insurance. Wells Fargo also is responsible for repairs and maintenance to landscaping, roof, building and infrastructure.
- Lease Terns: Initial 15 year term beginning March 15, 2009 and running to December 31, 2024
- Rent:

Years 1-5:	\$125,000 per yr.
Years 6-10:	\$137,500 per yr.
Years 11-15:	\$151,200 per yr.

 [Rent is paid monthly]
- Options: 3 five year options with 10% rent increases per option
- Traffic: Located at the 2nd highest traffic count intersection in Rome
- Utilities: Public water, sewer, power, natural gas, telephone, and cable
- Location: This site has been used for banking since 1973 when National City Bank constructed the building. Through bank mergers and acquisitions it is now occupied by Wells Fargo.

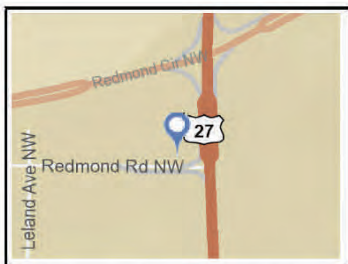
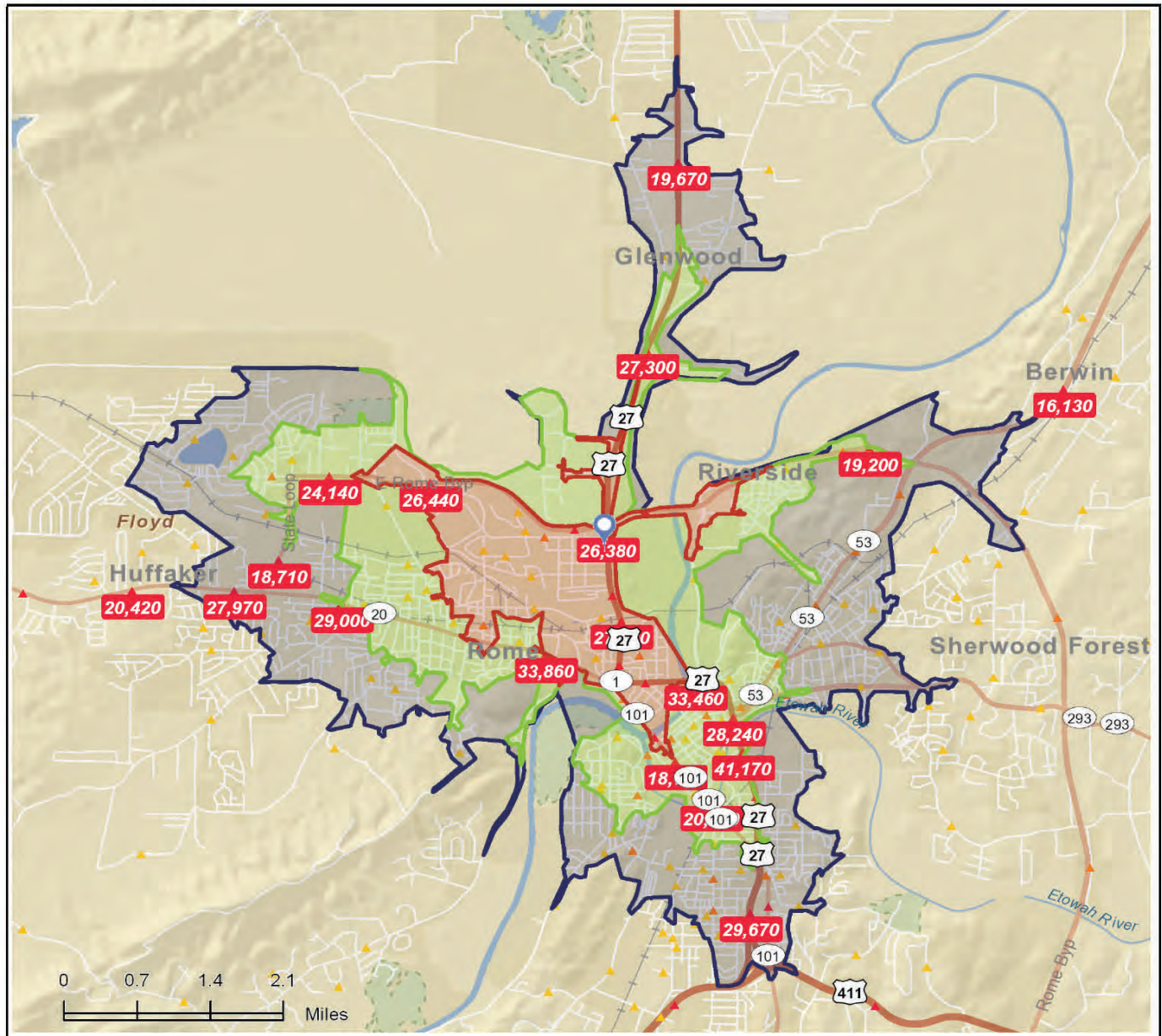


Traffic Count Map

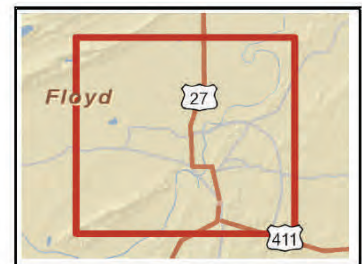
Prepared by Charles Ables

Berry Crossing
2 Redmond Rd NW, Rome, GA 30165-1534, Wells Fargo Retail Store
Drive Time: 5, 7, 9 Minutes

Latitude: 34.278584
Longitude: -85.182564



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: © 2010 MPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix®



Executive Summary

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	5 minutes	7 minutes	9 minutes
2010 Population			
Total Population	4,196	13,043	29,949
Male Population	44.7%	47.7%	48.0%
Female Population	55.3%	52.3%	52.0%
Median Age	35.7	34.0	35.3
2010 Income			
Median HH Income	\$26,851	\$33,731	\$36,385
Per Capita Income	\$16,290	\$17,095	\$17,837
Average HH Income	\$36,710	\$42,918	\$45,480
2010 Households			
Total Households	1,758	5,106	11,257
Average Household Size	2.10	2.27	2.46
2010 Housing			
Owner Occupied Housing Units	25.6%	36.3%	42.9%
Renter Occupied Housing Units	56.8%	48.0%	42.3%
Vacant Housing Units	17.6%	15.8%	14.8%
Population			
1990 Population	3,880	11,726	27,037
2000 Population	3,981	12,493	28,783
2010 Population	4,196	13,043	29,949
2015 Population	4,247	13,186	30,318
1990-2000 Annual Rate	0.26%	0.64%	0.63%
2000-2010 Annual Rate	0.51%	0.42%	0.39%
2010-2015 Annual Rate	0.24%	0.22%	0.25%

In the identified market area, the current year population is 29,949. In 2000, the Census count in the market area was 28,783. The rate of change since 2000 was 0.39 percent annually. The five-year projection for the population in the market area is 30,318, representing a change of 0.25 percent annually from 2010 to 2015. Currently, the population is 48.0 percent male and 52.0 percent female.

Households			
1990 Households	1,790	5,061	10,848
2000 Households	1,741	5,050	11,052
2010 Households	1,758	5,106	11,257
2015 Households	1,774	5,151	11,386
1990-2000 Annual Rate	-0.28%	-0.02%	0.19%
2000-2010 Annual Rate	0.09%	0.11%	0.18%
2010-2015 Annual Rate	0.18%	0.18%	0.23%

The household count in this market area has changed from 11,052 in 2000 to 11,257 in the current year, a change of 0.18 percent annually. The five-year projection of households is 11,386, a change of 0.23 percent annually from the current year total. Average household size is currently 2.46, compared to 2.42 in the year 2000. The number of families in the current year is 6,803 in the market area.

Housing

Currently, 42.9 percent of the 13,211 housing units in the market area are owner occupied; 42.3 percent, renter occupied; and 14.8 percent are vacant. In 2000, there were 12,121 housing units - 47.0 percent owner occupied, 44.5 percent renter occupied and 8.5 percent vacant. The rate of change in housing units since 2000 is 0.84 percent. Median home value in the market area is \$86,140, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 1.25 percent annually to \$91,676. From 2000 to the current year, median home value changed by 1.78 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



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	5 minutes	7 minutes	9 minutes
Median Household Income			
1990 Median HH Income	\$14,271	\$17,766	\$19,996
2000 Median HH Income	\$20,213	\$26,685	\$29,144
2010 Median HH Income	\$26,851	\$33,731	\$36,385
2015 Median HH Income	\$32,924	\$40,387	\$43,212
1990-2000 Annual Rate	3.54%	4.15%	3.84%
2000-2010 Annual Rate	2.81%	2.31%	2.19%
2010-2015 Annual Rate	4.16%	3.67%	3.5%
Per Capita Income			
1990 Per Capita Income	\$9,744	\$10,429	\$10,801
2000 Per Capita Income	\$12,940	\$14,850	\$15,572
2010 Per Capita Income	\$16,290	\$17,095	\$17,837
2015 Per Capita Income	\$18,189	\$19,578	\$20,365
1990-2000 Annual Rate	2.88%	3.6%	3.73%
2000-2010 Annual Rate	2.27%	1.38%	1.33%
2010-2015 Annual Rate	2.23%	2.75%	2.69%
Average Household Income			
1990 Average Household Income	\$20,286	\$24,776	\$26,747
2000 Average Household Income	\$29,193	\$37,267	\$39,735
2010 Average HH Income	\$36,710	\$42,918	\$45,480
2015 Average HH Income	\$41,012	\$49,390	\$51,990
1990-2000 Annual Rate	3.71%	4.17%	4.04%
2000-2010 Annual Rate	2.26%	1.39%	1.33%
2010-2015 Annual Rate	2.24%	2.85%	2.71%

Households by Income

Current median household income is \$36,385 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$43,212 in five years. In 2000, median household income was \$29,144, compared to \$19,996 in 1990.

Current average household income is \$45,480 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$51,990 in five years. In 2000, average household income was \$39,735, compared to \$26,747 in 1990.

Current per capita income is \$17,837 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$20,365 in five years. In 2000, the per capita income was \$15,572, compared to \$10,801 in 1990.

Population by Employment

Total Businesses	406	1,469	2,099
Total Employees	9,531	22,618	29,367

Currently, 86.5 percent of the civilian labor force in the identified market area is employed and 13.5 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 89.2 percent of the civilian labor force, and unemployment will be 10.8 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 57.2 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 50.7 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 22.4 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 26.9 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 75.6 percent of the market area population drove alone to work, and 1.4 percent worked at home. The average travel time to work in 2000 was 20.9 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 26.1 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 33.6 percent were high school graduates only (29.6 percent in the U.S.)
- 5.0 percent had completed an Associate degree (7.7 percent in the U.S.)
- 11.5 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 7.2 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.