



TD Bank

Clinton, MD

20 years at this address. 10 more signed. July 2025.

- 10-Year Extension Executed July 2025
- Zero Landlord Obligations · NNN Ground Lease
- Lease Guaranteed by AA- S&P Credit
- \$300,000 NOI — Growing to \$399,300 Through Options
- 20 Years of Continuous Occupancy Since 2005
- 8 Miles from Downtown D.C. · High-Income Market



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Iceberg Net Lease



INVESTMENT OVERVIEW



ADDRESS

8912 Woodyard Road
Clinton, MD 20735

OFFER PRICE

\$6,500,000

CAP RATE

4.62%

LEASE TYPE

NNN Ground Lease

NET OPERATING INCOME

\$300,000

BUILDING SIZE

4,100 SF

LOT SIZE

0.91 Acres

INVESTMENT HIGHLIGHTS

TD Bank Extended 10 Years Firm

TD Bank executed a 10-year lease extension in July 2025, locking this branch through December 2036; options commence January 1, 2037. After two decades at this address, this is a deliberate institutional recommitment — not a passive rollover.

AA- Credit · Zero LL Obligation

Toronto-Dominion Bank carries an AA- S&P rating — among the strongest credits in net lease. Absolute NNN ground lease: the landlord has zero obligation for repairs, maintenance, or capital expenditure.

Fixed Rent Growth — No FMV Risk

Every rent increase through 2046 is a contractual fixed dollar amount. \$300K → \$330K (2032, +10%) → \$363K (Option 1, 2037, +10%) → \$399,300 (Option 2, 2042, +10%). No fair market value resets at any stage.

High-Income, High-Barrier Corner

\$130,000+ average household income within 1 mile. Corner parcel at Woodyard Road and Woody Terrace with 149,700 combined daily vehicles. Prince George's County — infill D.C. MSA real estate with meaningful barriers to new retail development.

Dominant Retail Intersection

Across from Woodyard Crossing (540,000 SF — Walmart, Lowe's, Safeway, Staples, Petco) and adjacent to The Landing at Woodyard (221,000 SF — Burlington, Aldi, Chick-fil-A, Marshalls). Joint Base Andrews 2 miles north. MedStar Hospital 1.5 miles.

Market-Rate Rent · Premium Trade Area

In-place rent reflects current market for this high-income D.C. MSA location. A buyer acquires at-market income from one of the strongest credits in net lease — with no legacy renegotiation risk and contractual yield growth built into the hold.



INVESTMENT HIGHLIGHTS

01

TD BANK EXTENDED 10 YEARS FIRM

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02

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03

FIXED RENT GROWTH — NO FMV RISK

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04

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05

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06

MARKET-RATE RENT · PREMIUM TRADE AREA

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LEASE HISTORY

TD Bank chose this corner. Then extended it for a decade more.

TD Bank has occupied 8912 Woodyard Road continuously since 2005. In July 2025, with the prior term approaching expiration, TD Bank executed a new 10-year lease extension through December 2036; options commence January 1, 2037 — a full corporate decision to recommit to this location. For a \$1.9 trillion institution, extending a branch lease requires a comprehensive evaluation: branch performance, trade area demographics, network strategy, and infrastructure investment. The result here was unambiguous.

2005

Original Lease

TD Bank Establishes Clinton Branch

NNN ground lease executed at 8912 Woodyard Road. Purpose-built branch with multi-lane drive-through and ATM infrastructure.

2005–2026

20 Years

Continuous Occupancy

TD Bank operates at this corner through the full original term — accumulating two decades of embedded branch infrastructure, customer relationships, and local brand equity.

July 2025

10-Year Extension

Corporate Commitment · Options Commence January 1, 2037

TD Bank executes a full 10-year lease extension — January 1, 2027 through December 2036; options commence January 1, 2037. Fixed rent: \$300,000/yr through 2031, stepping to \$330,000/yr through 2036.

2037–2046

Options

Two 5-Year Options · Fixed Rents · +10% Each

Option 1 (Jan 2037 – Dec 2041): \$363,000/yr · \$30,250/mo. Option 2 (Jan 2042 – Dec 2046): \$399,300/yr · \$33,275/mo. Both fixed — no FMV exposure at either stage.





LEASE SUMMARY

PRICE

\$6,500,000

CAP RATE

4.62%

YEAR BUILT / RENOVATED

2006 / 2025

LEASE SUMMARY

Tenant	TD Bank, N.A.
Credit	Toronto-Dominion Bank · AA- S&P
Address	8912 Woodyard Road, Clinton, MD 20735
Building	4,100 SF · Multi-Lane Drive-Through
Lot	0.91 Acres · Corner Parcel
Year Built	2006
Lease Structure	NNN Ground Lease · Zero LL Obligations
Occupancy	100%
Extension Commences	January 1, 2027
Options Commence	January 1, 2037
Renewal Options	Two (2) × 5-year options
Options Through	December 31, 2046





FINANCIAL SUMMARY

INCOME

Base Rent (Current)	\$300,000
Expense Reimbursements	100% by Tenant
Landlord Operating Exposure	\$0
Net Operating Income	\$300,000

PRICING · CAP RATE PROGRESSION

Offer Price	\$6,500,000
Current Cap Rate	4.62%
2032 Cap Rate (on cost)	5.08%
Option 1 Cap Rate (on cost)	5.58%
Option 2 Cap Rate (on cost)	6.14%

GROUND LEASE STRUCTURE

NNN Ground Lease — the investor owns the land. TD Bank owns the building improvements. Zero landlord capital obligations at any point during the term or options.

ANNUAL NOI

\$300,000

NNN Ground Lease · Zero Landlord Obligations
The landlord collects rent. TD Bank pays everything else.

RENT SCHEDULE · FIXED · NO FMV

JAN 2027 – DEC 2031	JAN 2032 – DEC 2036	JAN 2037 – DEC 2041	JAN 2042 – DEC 2046
\$300,000 \$25,000 / mo	+10% \$330,000 \$27,500 / mo	+10% \$363,000 \$30,250 / mo	+10% \$399,300 \$33,275 / mo





TENANT OVERVIEW

TD Bank, N.A.

Subsidiary of Toronto-Dominion Bank · NYSE: TD · AA- S&P One of North America's largest financial institutions — over \$1.9 trillion CAD in total assets and \$36.1B+ in annual revenue. AA- S&P rating on the parent Toronto-Dominion Bank — among the strongest investment-grade credits available in net lease real estate.

Branch Commitment

TD Bank extended 10 years in July 2025 — a comprehensive corporate evaluation and firm commitment to this specific branch. Purpose-built multi-lane drive-through with ATM canopy represents significant capital investment by the tenant — infrastructure that cannot be cost-effectively relocated and signals permanent occupancy intent. 20+ years of continuous occupancy at this address — embedded infrastructure, customer base, and brand equity that cannot be easily relocated. Purpose-built multi-lane drive-through with ATM canopy — significant physical investment reinforcing long-term operational intent.

Network Presence

1,100+ U.S. branch locations concentrated on the East Coast — this asset sits within their core operating footprint. In-place rent at market for this trade area — removing renegotiation risk and supporting renewal probability through 2046.

TOTAL ASSETS

\$1.9T

ANNUAL REVENUE

\$36.1B+

S&P RATING

AA-

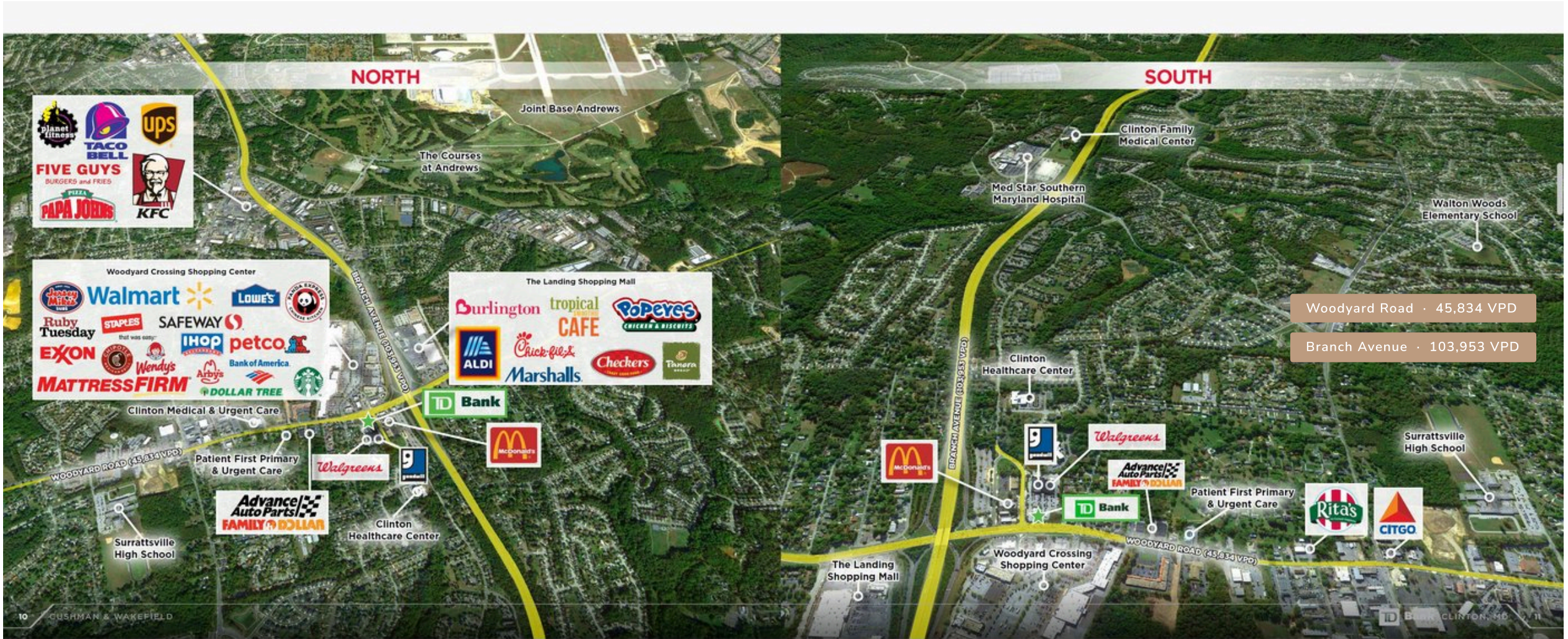
U.S. BRANCHES

1,100+





AERIAL



TD Bank sits at the convergence of 761,000 SF of national retail, 13,000 military families, and 149,700 daily vehicles — a corner that cannot be replicated.



MARKET OVERVIEW

The most active retail corridor in Prince George's County — 8 miles from Capitol Hill.

Corner of Woodyard Road and Woody Terrace, one block from Branch Avenue — 149,700 combined daily vehicles. A genuine corner banking location in a high-income, high-barrier infill D.C. MSA market with limited new retail supply. Directly across from Woodyard Crossing (540,000 SF — Walmart, Lowe's, Safeway, Staples, Petco) and adjacent to The Landing at Woodyard (221,000 SF — Burlington, Aldi, Chick-fil-A, Marshalls).

KEY MARKET METRICS

8 mi to Capitol Hill

Core D.C. MSA infill location

2 mi — Joint Base Andrews

13,000+ active-duty military and families

1.5 mi — MedStar Hospital

182-bed regional medical center

46K Residents · 3-Mile Radius

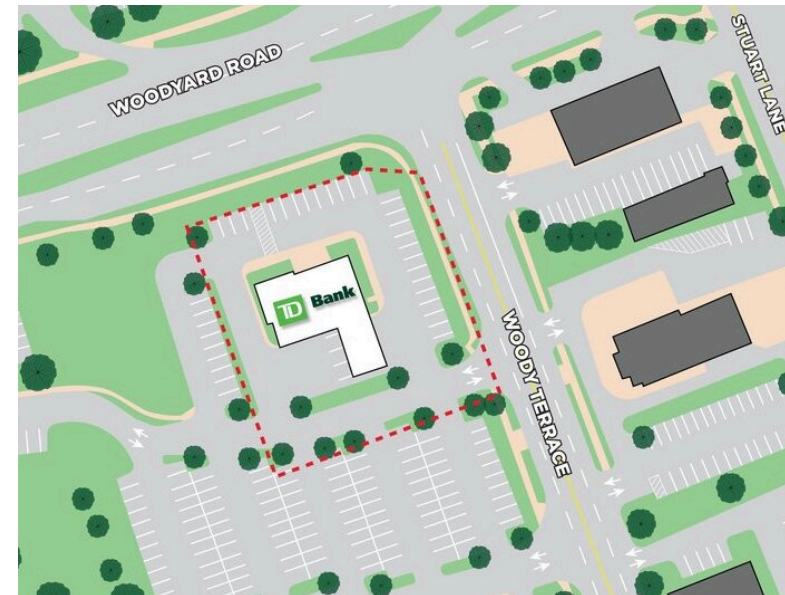
Dense suburban demand base

\$130K+ Avg HH Income · 1-Mile

40% above the national average · Top-decile for any net lease trade area in the Mid-Atlantic

149,700 Combined VPD

Woodyard Road + Branch Avenue intersection



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