



CHARLOTTE, NC



**3-PROPERTY PORTFOLIO
SALE LEASEBACK OFFERING**

CHARLOTTE, NC | EVANSVILLE, IN | TUCSON, AZ



SALE-LEASEBACK

OPPORTUNITY

On behalf of ABB, Inc., (“ABB”, the “Company” or “Tenant”) Jones Lang LaSalle Americas, Inc. (“JLL”) is pleased to exclusively offer for sale the U.S. Sale-Leaseback Portfolio (the “Portfolio” or “Properties”), consisting of three mission-critical industrial facilities strategically located in North Carolina, Indiana, and Arizona. The Properties house the electrification service business for ABB, Inc., part of a \$13 billion business line for Swiss parent company, ABB, Ltd.

Upon closing, the Portfolio will be 100% absolute triple net leased to ABB, Inc. for an initial term of 10 years with 3.00% annual rental increases and multiple renewal options.

ABB, Inc. is the major operating subsidiary of ABB, Ltd. (NYSE: ABB, S&P: A- Credit Rating), a Switzerland based global technology company that specializes in four main business lines; electrification, robotics, automation and motion.



Exceptional & Diverse U.S. Locations



Superb Access to Nearby Interstates and Airports



3% Contractual Lease Escalations



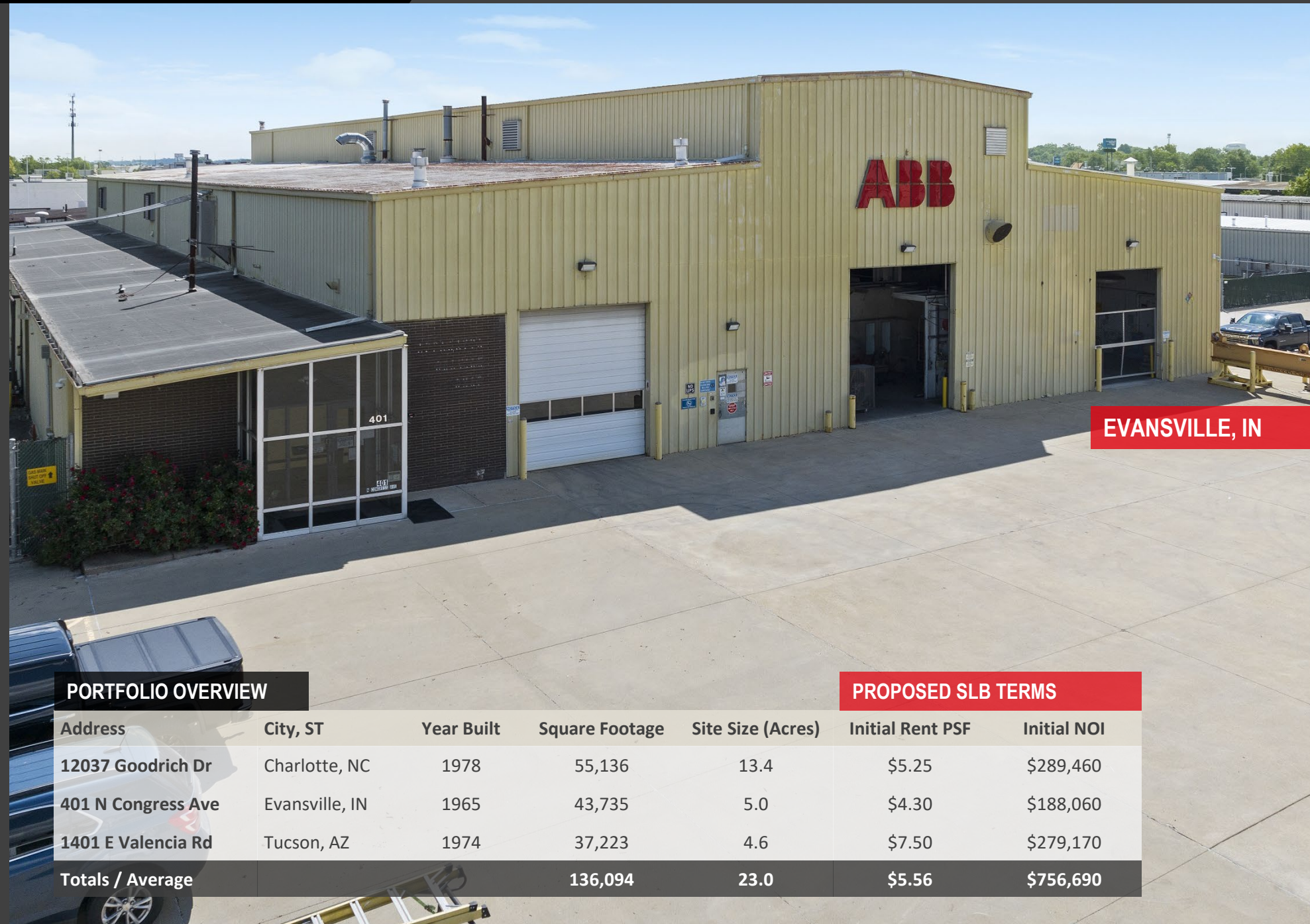
Strong Tenant Performance
\$6.5 Billion Revenue FYE 2020



Absolute NNN Lease Requires Zero Landlord Responsibilities



Acquire Portfolio in an Outperforming Sector



PORTFOLIO OVERVIEW

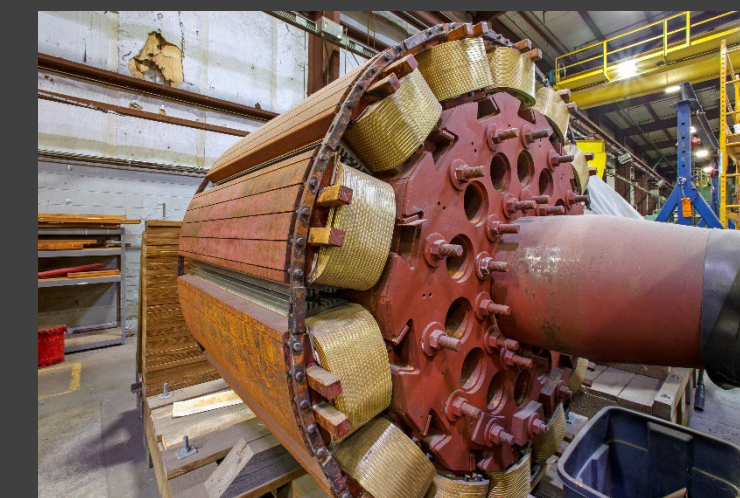
PORTFOLIO OVERVIEW					PROPOSED SLB TERMS	
Address	City, ST	Year Built	Square Footage	Site Size (Acres)	Initial Rent PSF	Initial NOI
12037 Goodrich Dr	Charlotte, NC	1978	55,136	13.4	\$5.25	\$289,460
401 N Congress Ave	Evansville, IN	1965	43,735	5.0	\$4.30	\$188,060
1401 E Valencia Rd	Tucson, AZ	1974	37,223	4.6	\$7.50	\$279,170
Totals / Average			136,094	23.0	\$5.56	\$756,690

TRANSACTION

SUMMARY

Portfolio Size	3 Properties 136,094 SF
Occupancy	100%
Tenant	ABB, Inc.
Lease Structure	Absolute NNN Master Lease
Initial Lease Term	10 Years
Renewal Terms	Multiple five-year options
Initial Rent	\$756,690 (\$5.56 PSF)
Annual Escalations	3.00%

JLL is concurrently offering for sale two Canadian ABB assets under the same sale-leaseback structure, located in Edmonton and Burlington (Toronto). If interested, please inquire with the JLL Team.

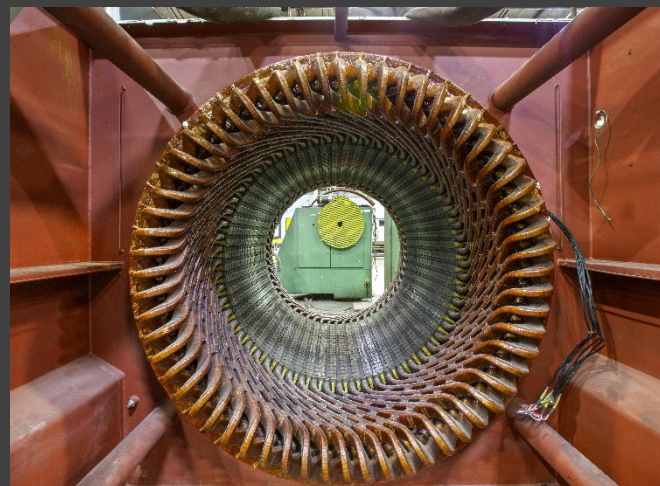


PORTFOLIO

OVERVIEW

The Portfolio offers investors the unique opportunity to purchase a mission-critical, geographically diversified industrial portfolio situated in three states throughout the US. The eventual buyer will take ownership of a critical mass of highly functional, service center industrial manufacturing and warehouse product totaling 136,094 square feet.

The Assets are entirely mission-critical and represent 100% of ABB's industrial service centers in the U.S. – ABB owns 2 additional service centers in Canada which are also part of the overall offering. The service centers feature on-site and in-shop service for motors, switchgear, transformers and mechanical repairs. The Assets feature major equipment and facility upgrades including interior cranes, vertical boring mills, 40-ton capacity engine lathes, dry ice cleaning station, 500 & 600-ton horizontal press, inspection shop, 18' VBM, and more, all representing significant capital investment and commitment to the Assets.



TENANT

OVERVIEW

ABB, Ltd. (Parent Company)

ABB Ltd. is a leading global technology company that energizes the transformation of society and industry to achieve a more productive, sustainable future. By connecting software to its electrification, robotics, automation and motion portfolio, ABB pushes the boundaries of technology to drive performance to new levels. With a history of excellence stretching back more than 130 years, ABB's success is driven by about 105,000 talented employees in over 100 countries.

ABB, Inc. (Tenant)

ABB, Inc. is the company's U.S. operations entity. The subsidiary manufactures power, robotics, and automation products and solutions. ABB's U.S. operations are headquartered in Cary, North Carolina, and employ about 20,000 people in 100 communities in 25 states, Washington, D.C. and Puerto Rico. The U.S. represents ABB's largest single growth market, which is why they have invested more than \$14 billion since 2010. In addition to plant expansions, ABB has dramatically expanded its US operations with acquisitions including Baldor (motors), Thomas & Betts (low-voltage products), and General Electric Industrial Solutions (electrification products). ABB, Inc. generated \$6.5 Billion in revenues FYE 2020.

OFFERING

PROCESS

The Portfolio is being offered without an asking price. JLL will entertain offers on a rolling basis, and reserve the right on behalf of ABB to set a bid deadline which will be communicated to qualified investors. Owner and JLL reserve the right to alter the Transaction Guidelines at their sole discretion.

JLL will require investors to execute a Confidentiality Agreement prior to the distribution of additional due-diligence materials. Following the distribution, JLL team members will be available to review information contained in the Offering Memorandum and assist prospective investors. All questions and inquiries should be directed to the JLL representatives listed herein.

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TUCSON, AZ

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