

CHASE 🗘



Chase Bank (Ground Lease | 20 Years Remaining) 2101 Orchard Road, Montgomery, IL 60538 (Chicago MSA)







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DISCLAIMER STATEMENT:

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



EXECUTIVE SUMMARY:

The Boulder Group is pleased to exclusively market for sale a single tenant Chase Bank ground lease located within the Chicago MSA. The property is located at a signalized intersection across the street from a Walmart Supercenter. This rare Chase Bank ground lease has over 20 years remaining and expires December 10, 2038. The ground lease features 10% rental escalations every five years throughout the primary term and renewal options periods. There are absolutely no landlord responsibilities. Chase Bank is an investment grade rated company (S&P: A) and is publicly traded on the New York Stock Exchange (JPM) with a market capitalization in excess of \$393 billion.

The 1.63 acre Chase Bank property is strategically located at the signalized intersection of Orchard Road and Caterpillar Drive. Orchard Road is a primary north-south thoroughfare in the trade area and experiences traffic counts in excess of 25,000 vehicles per day. The Chase Bank is benefitted by a Walmart Supercenter which is located across the street. Additional retailers located in the immediate trade area include Walgreens, Aldi, Fifth Third Bank, BMO Harris Bank, Starbucks and Firestone. Further contributing to the strength of the immediate area is a large Caterpillar manufacturing plant which employs over 2,500 people. The surrounding area is affluent with over 53,000 people living within a three mile radius earning average annual household incomes in excess of \$95,000.

There are over 20 years remaining on the Chase Bank ground lease which expires December 10, 2038. The ground lease features 10% rental escalations every five years and no landlord responsibilities. Chase Bank is an investment grade rated company with a Standard & Poor's rating of A.



INVESTMENT HIGHLIGHTS:

- · Located within the Chicago MSA
- Long term lease with over 20 years remaining
- Investment grade rated tenant (S&P: A)
- 10% rental escalations every five years
- No landlord responsibilities
- Across the street from a Walmart Supercenter
- Positioned at a signalized intersection along Orchard Road which is a primary north-south thoroughfare in the trade area and experiences traffic counts in excess of 25,000 VPD
- Retailers located in the immediate trade area include Walgreens, Aldi, Fifth Third Bank, BMO Harris Bank, Starbucks and Firestone
- Affluent area with average household incomes in excess of \$95,000 within a three mile radius
- Approximately 165,000 people living within a five mile radius of the property
- Immediate proximity to the Caterpillar Aurora manufacturing plant



PROPERTY Price **OVERVIEW:** Сар Rent Rene Rent Lease Tenar Credi Year Buildi Land Lease

e:	\$4,250,000		
Rate:	4.56%		
t Schedule:	NOI	Escalation Date	
	\$193,600	12/11/18	
	\$212,960	12/11/23	
	\$234,256	12/11/28	
	\$257,682	12/11/33	
	\$283,450	12/11/38 (Option 1)	
	\$311,795	12/11/43 (Option 2)	
	\$342,975	12/11/48 (Option 3)	
	\$377,273	12/11/53 (Option 4)	
ewal Options:	Four 5-Year		
t Commencement Date:	December 11, 2008		
se Expiration Date:	December 10, 2038		
ant:	Chase Bank		
dit Rating:	Investment Grade (S&P: A)		
Built	2008		
ding Size:	4,200 SF		
d Size:	1.63 Acres		
se Туре:	Ground Lease - NNN		

PHOTOGRAPHS









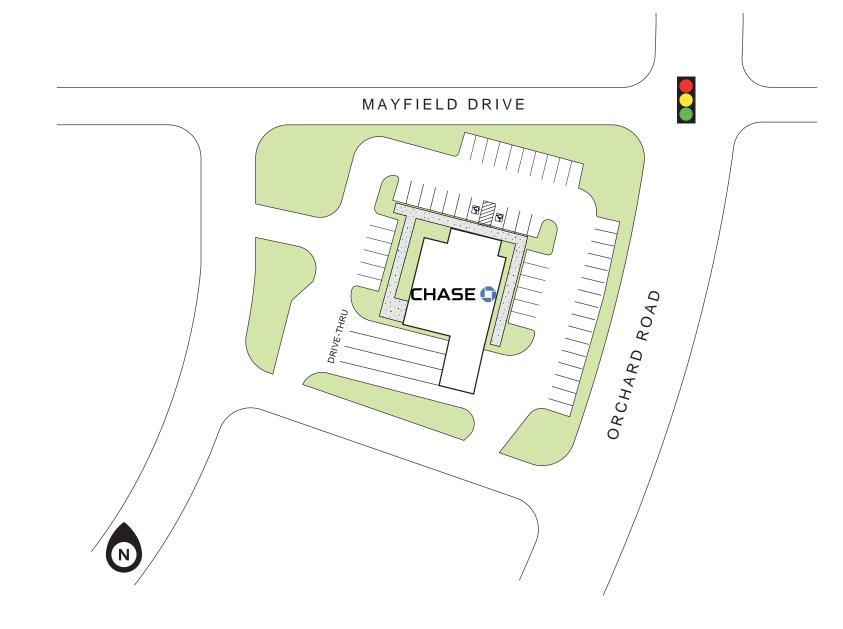




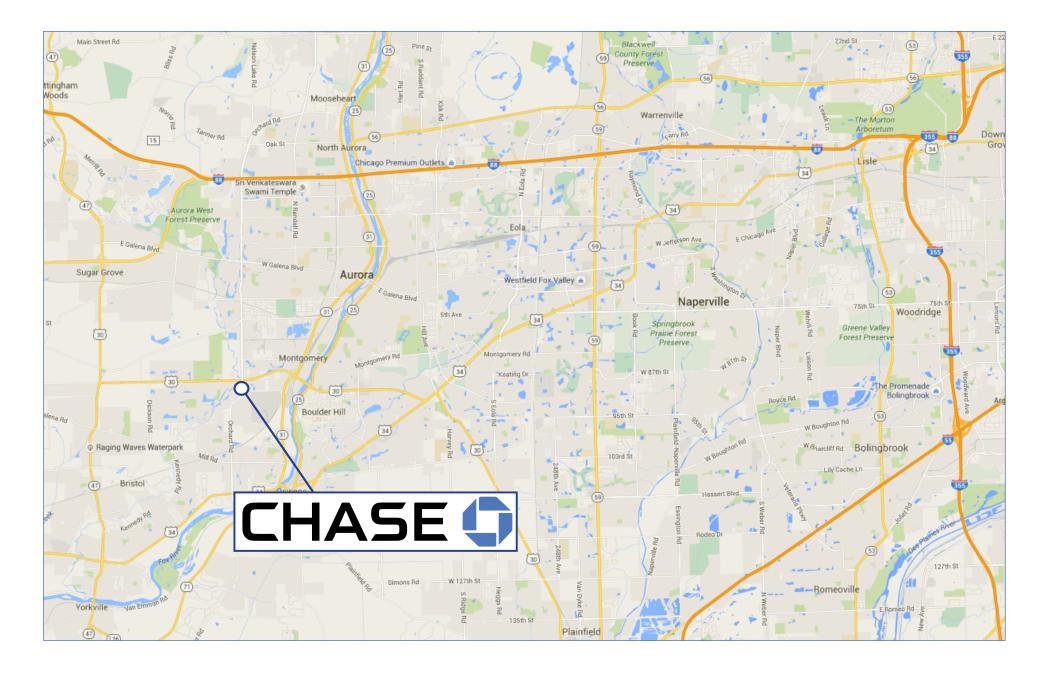


NET LEASE INVESTMENT OFFERING

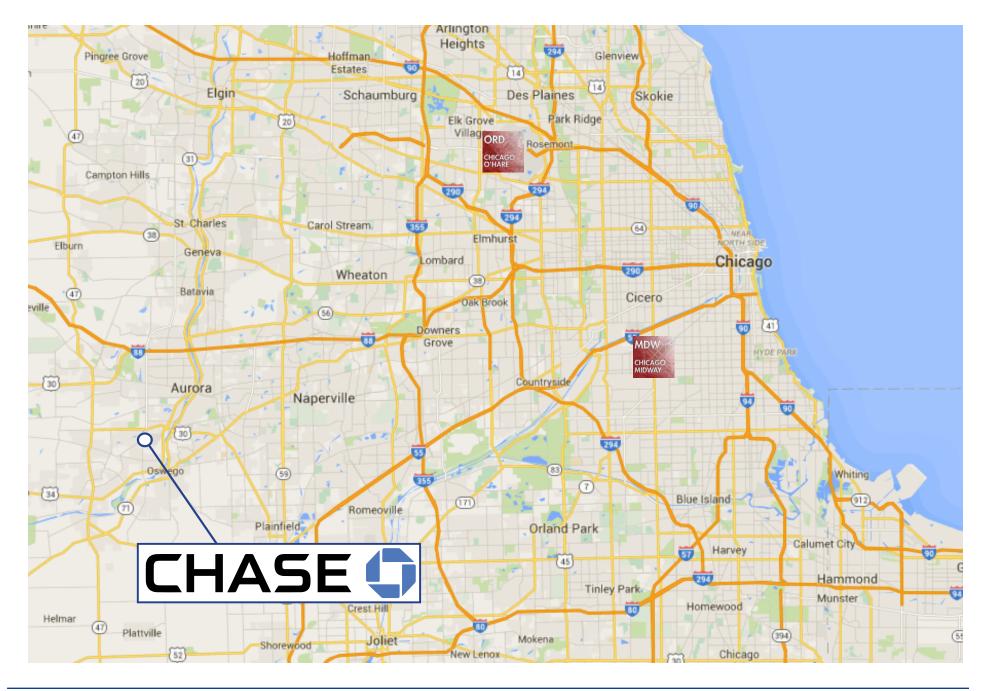














DEMOGRAPHIC REPORT:

Population	3-Mile	5-Mile	7-Mile
Total Population	53,559	163,799	271,218
Total Households	17,618	51,320	85,540

Income	3-Mile	5-Mile	7-Mile
Median Household Income	\$84,121	\$67,568	\$70,439
Average Household Income	\$95,424	\$82,715	\$87,972





MARKET OVERVIEW:



Montgomery is a village in Kane and Kendall counties, Illinois. As of the 2010 US Census, the village had a population of 18,438 which is a 237% increase from the 2000 US Census. In the beginning of the twenty-first century, Montgomery experienced rapid growth, along with many other communities in Kendall County.

Chicago is the most populous city in the Midwestern United States and the third most populous city in the United States with 2,700,000 residents. Chicago is the county seat of Cook County, the second largest county in the United States. The Chicago MSA is the third most populated metropolitan area in the United States with 9,580,567 residents. The MSA covers over 1,300 square miles and six counties. The Chicago metropolitan area is home to the corporate headquarters of 57 Fortune 1000 companies, including Boeing, McDonald's, Motorola, Discover Financial Services and United Airlines. Chicago is a major hub for industry, telecommunications and infrastructure and O'Hare International Airport is the second busiest airport in the world in terms of volume.

The metro is a major financial center in North America, and is home to the largest futures exchange in the United States, the CME Group. Chicago is third in the world on the Global Financial Centers Index which ranks the competitiveness of financial centers based on people, business environment, market access, infrastructure and general competitiveness.







TENANT OVERVIEW:

JPMorgan Chase & Co. is a financial holding company that provides various financial services worldwide. The company operates through four segments: Consumer & Community Banking, Corporate & Investment Bank, Commercial Banking, and Asset Management. Chase is the U.S. consumer and commercial banking business of JPMorgan Chase & Co., a leading global financial services firm with assets of \$2.3 trillion and operations in more than 60 countries. Chase serves approximately one of out of every six Americans through more than 5,500 bank branches; 18,000 ATMs; mortgage offices; online and mobile banking; as well as relationships with auto dealerships, schools and universities.

JPMorgan Chase & Co. is an investment grade rated company with a Standard & Poor's rating of A and is publicly traded (NYSE: JPM) with a market capitalization in excess of \$393 billion. The company was founded in 1799 and is headquartered in New York, New York.

Website: Number of Locations: Stock Symbol: Standard & Poor's Rating: Market Capitalization: www.chase.com 5,500+ JPM : NYSE A

\$393 Billion





Randy Blankstein President 847.562.0003 randy@bouldergroup.com

Jimmy Goodman Partner 847.562.8500 jimmy@bouldergroup.com

666 Dundee Road, Suite 1801 Northbrook, IL 60062

www.bouldergroup.com

