

OFFERING MEMORANDUM

CHASE

at Brokaw Commons

1077 E. BROKAW AVENUE
SAN JOSE, CA



CAPITAL MARKETS
NATIONAL RETAIL PARTNERS-WEST

CBRE



INVESTMENT SUMMARY

OFFERING PRICE	\$6,406,000
NOI (YEAR 1)	\$269,036
CAP RATE (YEAR 1)	4.20%
CURRENT OCCUPANCY	100%
TOTAL BUILDING AREA	±5,457 SF
TOTAL LAND AREA	±17,735 SF (±0.41 Acres)
WEBSITE	www.nrpwest.com/sanjosechase

INVESTMENT HIGHLIGHTS

Stable, High Credit Tenancy and Cash Flow

- **Corporate Lease** – 100% occupied, **corporate NNN** lease with Chase Bank
 - » **National Credit** – Chase Bank (**NYSE: JPM**) is a leading global financial services firm with assets of \$2.6 trillion worldwide, a market capitalization of **\$385 billion** and revenue of **\$97 billion**
- **Trophy Single Tenant, Net Lease** – High quality, high-image construction with limited deferred maintenance
- **Improving Returns** – Due to below market rent and embedded increases (**10%** every 5 years), the Net Operating Income is projected to increase more than **\$58,300 (22%)** over the anticipated hold period, providing an inflation hedge compared to many “flat” STNL investments
- **Below Market NNN Lease** – Chase Bank is on a **below market lease** with over 4 years remaining on the initial lease term with two, 5-year options to extend
- **Favorable Operating Ratio** – Low in-place rent and excellent deposits at this location present a favorable operating ratio, increasing the probability of long-term occupancy

Excellent San Jose Location

- **Desirable Location** – Chase Bank is located in the heart of a vibrant retail trade area, with surrounding notable tenants including, **HomeGoods, Sprouts Famers Market, H Mart, City Sports Club, Ross Dress for Less, Ulta Beauty, McDonald’s, Habit Burger, Panda Express, Starbucks, Peet’s Coffee & Tea, Chipotle Mexican Grill, Noah’s Bagels** and others
- **Convenient Location and Excellent Access** – Strategically located along Oakland Road (**31,000** cars per day) near Brokaw Road (**43,200** cars per day) featuring multiple points off access into the shopping center
- **Residential and Commercial Density** – Proximity to the I-880 (**172,000** cars per day), along with both residential and commercial density keeps the property busy throughout operating hours and provides for high deposits (**+\$156 million**)



Low Management Hassle

- **STNL Asset** – Single-tenant, net-leased asset with excellent in-place fundamentals—this investment requires minimal management obligation from a landlord
- **NNN Pass Thru** – The tenant pays for common area maintenance making Chase Bank **perfect for out of town investors**

Excellent, Affluent Demographics

- **Tech Capital** – Silicon Valley is home to many start-up and global technology companies including, **Apple, Facebook and Google along with Cisco Systems, eBay, Adobe Systems, PayPal, Samsung** and others
- **Extreme Affluence** – San Jose is the county seat of Santa Clara County, one of the **most affluent counties in the US** with average household income of **\$145,000** and as a city, boasts the **third highest GDP per capita** in the world
- More than **30,800** people in a 1-mile radius with an Average Household Income exceeding **\$145,900**

- More than **184,500** people in a 3-mile radius with an Average Household Income exceeding **\$130,000**
- More than **398,200** people in a 5-mile radius with an Average Household Income exceeding **\$114,600**
- **Housing Demands** – With a median home price of **+\$1 million**, San Jose has the most expensive housing market in the country and the fifth most expensive housing market in the world

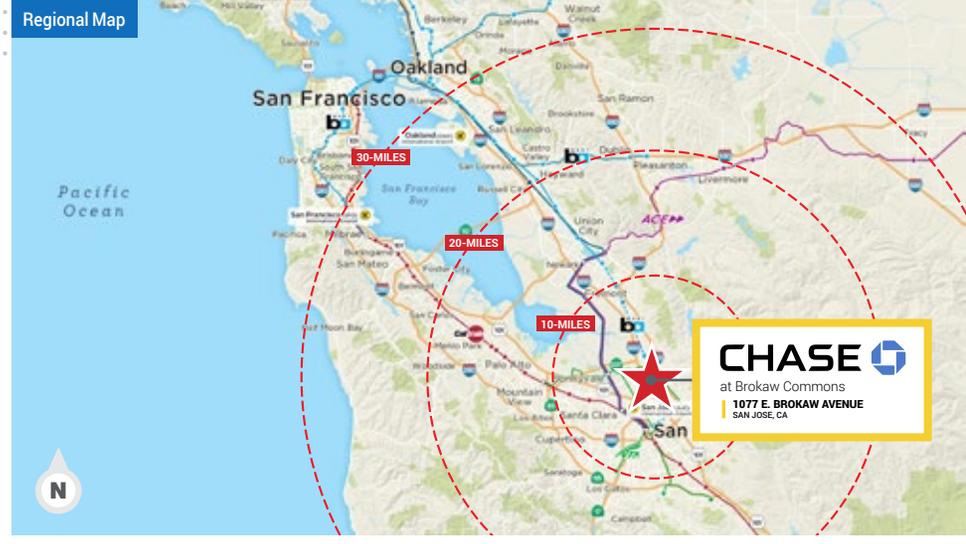
Ideal 1031 Exchange or Addition to a Portfolio

- **Low Management/Low Hassle** – STNL retail provides a low management, low hassle investment opportunity
- **Coupon Clipper** – NNN lease to a **national credit** tenant with minimal landlord management or obligation
- **Debt Free Asset** – With no existing financing in place, the acquisition of Chase Bank allows investors the ability to obtain new financing at historically low rates, enhancing cash on cash returns

SNAPSHOT SAN JOSE AREA

Commonly nicknamed the "Capital of Silicon Valley", San Jose is a diverse area boasting an innovative spirit as it is well situated near some of the top tech company in the nation, including Google and Apple. San Jose is part of a vast metro area that is defined by suburban neighborhoods, tech campuses and high-rises in the business district. The San Jose Metro is widely acknowledged for high profile company headquarters, high net worth individuals calling it home, one of the top GDP's in the world per Capita and yet it still preserves its character with top destination attractions such as the Winchester Mansion, larger than life Monopoly board and a weekly flea market spanning 120-acres.

Situated near the foothills of Santa Cruz Mountains and Diablo Range, the city of San Jose offers residents the outdoor lifestyle that has been the trend, if not the belief of California's, to be able to enjoy the ocean, a hike in the Sierra Nevada's or a weekend wine tour through the vineyards.



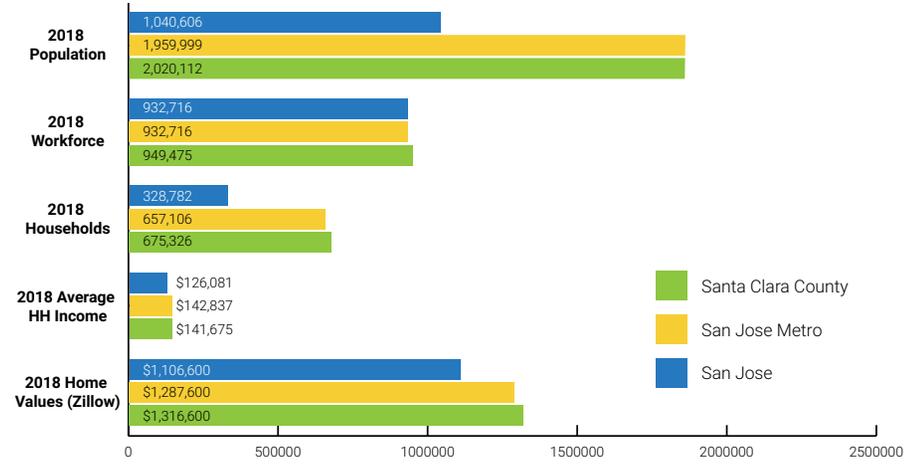
HEADQUARTERS



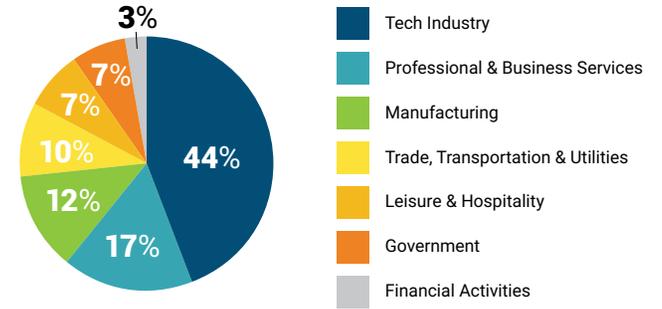
TALENT TALKS
Percentage of persons with bachelor's degree or higher



DEMOGRAPHICS



TOP EMPLOYMENT



Sources: US News Today, US Bureau of Labor Statistics, May 2018, <https://www.usclimatedata.com/climate/san-jose/california/usa-usca0993>, and ESRI, 2018



@ First

RETAIL
CVS Pharmacy
Fresh & Easy
Target

COFFEE
Coffee Bean & Tea Leaf

BANK
Chase Bank
Union Bank

HOTEL
Hyatt House

RESTAURANT
Chipotle
Five Guys Burgers and Fries
Panda Express
Panera Bread
Pasta Pomodoro
Premier Pizza
Sweet Tomatoes

McCarthy Ranch Marketplace

RETAIL
AT&T
Best Buy
David's Bridal
Sleeptrain
Ross Stores

RESTAURANT
Black Angus Steakhouse
COFFEE
Starbucks

Milpitas Shopping Center

RETAIL
FedEx
Milpitas Grocery Outlet
O'Reilly Auto Parts

RESTAURANT
Burger King
L&L Hawaiian Barbecue
Lee's Sandwiches
Mi's Diner

Park Town Plaza

RETAIL
Lucky
Dollar Tree

COFFEE
Quickly

BANK
Wells Fargo Bank

FITNESS
Fit Zone Milpitas
Fitness 19

RESTAURANT
Half Penny Fish & Grill
Parktown Pizza Company
New Pho Saigon Noodle
Wok Star

Milpitas Square

RESTAURANT
Anjappar Chettinad Indian
Loving Hut
Mayflower Restaurant
Pepper Lunch USA
Sushi Factory
QG Noodle

RETAIL
99 Ranch Market
Golden Pro Golf

COFFEE
Fantasia Coffee & Tea
Sweetheart Coffee & Tea

Northwood Square

RETAIL
Target
Walgreens
Sally Beauty

RESTAURANT
Round Table Pizza
Clement Bakery & Deli
Yummi Hotpot & Tea
Golden Garlic
Jack in the Box

COFFEE
HS Coffee & Juice
Starbucks

Great Mall of the Bay Area (Nearly 200 Stores)

RETAIL
American Eagle Outfitters
Bed Bath & Beyond
BevMo!
Burlington Coat Factory
Calvin Klein
Coach
Kohl's
Sports Authority

RESTAURANT
Anderson Bakery
Chipotle
Dave & Busters
Olive Garden
Outback Steakhouse

BANK
Wells Fargo

COFFEE
Starbucks

Pacific Rim Plaza

RETAIL
99 Ranch Market
World Ginseng & Health

RESTAURANT
Gem Korean BBQ House
Popbar
BAMBU
Boiling Point
Poke House

Rivermark Plaza

RETAIL
Safeway

COFFEE
Starbucks

BANK
Keypoint Credit Union
Wells Fargo

HOTEL
Hyatt House

RESTAURANT
Cold Stone Creamery
Jersey Mike's Subs
Piatti Ristorante & Bar
Red Robin
The Prolific Oven
Yo Yo Sushi

RESTAURANT

- Zahir's Bistro
- The Lazzo Bar
- The Bistrot
- Thai Cafe
- In-N-Out Burger
- On the Border Mexican Grill
- Banana Leaf
- Sen Dai Sushi
- Romano's Macaroni Grill
- Sushi King
- Roundtable Pizza
- Papa's Pizza
- Tandoori Bites
- Applebees
- Denny's

HOTEL

- Crown Plaza
- Hampton Inn
- Larkspur Landing
- Best Western Brookside
- Days Inn
- Courtyard Milpitas
- Sheraton San Jose
- The Beverly Heritage
- Hilton Garden Inn

RETAIL

- Michael's
- Ashley Furniture
- Home Depot
- Walgreens
- Men's Wearhouse
- Costco
- Fry's Electronics

BANK

- Bank of America
- Technology Credit Union
- Union Bank
- Wells Fargo
- Citibank

CHASE

at Brokaw Commons
1077 E. BROKAW AVENUE
SAN JOSE, CA

Brokaw Commons

RETAIL
City Sports Club
AAA Car Care Plus
Great Clips
AZ Dental
T-Mobile
Active Nutrition
The UPS Store

RESTAURANT
Five Guys Burgers & Fries
Chipotle
Noah's Bagels
Pieology Pizzeria
Subway
Extreme Pita
Whispers Creperie
VN Grill
Fish's Wild

BANK
Chase Bank
Keypoint Credit Union

North Park Plaza

RETAIL
Fantastic Sam's Hair Salon
Verizon Wireless
SF Supermarket
FedEx Office

BANK
Cathay Bank

COFFEE
Starbucks

RESTAURANT
Panera Bread
Baja Fresh
Togo's Sandwiches
Pizza California
Main St. Bagel
Jamba Juice
Panda Express
McDonald's



WEATHER

300 Sunny Days

72° Average High

50° Average Low



SAN JOSE METRO FACT FILE

12.5M Passengers Annually at San Jose Airport (2017)

27 Minimum Average Commute Time

37 Median Age

3.3% Unemployment

3rd Highest GDP (per capita in world)



THE SAN JOSE METRO AREA HAS THE MOST MILLIONAIRES AND THE MOST BILLIONAIRES IN THE US PER CAPITA.

https://en.wikipedia.org/wiki/San_Jose,_California

SUNNYVALE

NORMAN Y. MINETA SAN JOSE INTERNATIONAL AIRPORT

BAYSHORE 101 FREEWAY (±140,000 CPD)



SANTA CLARA UNIVERSITY
TOTAL ENROLLMENT: 8,422 (2018)
ENDOWMENT: \$840.7 MILLION
2018 RANKINGS: #2 IN REGIONAL UNIVERSITIES WEST
SOURCE: [HTTPS://WWW.USNEWS.COM/BEST-COLLEGES/SANTA-CLARA-1325](https://www.usnews.com/best-colleges/santa-clara-1325)



SANTA CLARA COUNTY DEPARTMENT OF TAX AND COLLECTIONS

INTERSTATE 880 FREEWAY (±172,000 CPD)

SANTA CLARA COUNTY DEPARTMENT OF EDUCATION

E. OAKLAND ROAD (±31,000 CPD)

E. BROKAW ROAD (±43,200 CPD)

SAN JOSE MUNICIPAL GOLF COURSE



at Brokaw Commons
1077 E. BROKAW AVENUE
SAN JOSE, CA

SAN FRANCISCO 36 MILES



#17 in Best Places to Live



#5 in Education (by Forbes, 2017)



#10 in Job Growth



LEVI'S STADIUM
STADIUM CAPACITY: 68,500
CONSTRUCTION COST: \$1.3 BILLION
YEAR CONSTRUCTION: 2014
SOURCE: [HTTPS://EN.WIKIPEDIA.ORG/WIKI/LEVI'S_STADIUM](https://en.wikipedia.org/wiki/Levi's_Stadium)



BROKAW COMMONS



PROPERTY OVERVIEW

Location

1077 E. Brokaw Road
San Jose, CA 95131

Site

Chase Bank is located at the SW corner of E. Brokaw Road and Oakland Road in the city of San Jose, CA.

Land Area

The listing consists of 1 parcel (APN 237-03-084) totaling approximately ±0.41 acres or ±17,735 SF of land area.

Building Area

The subject consists of 1 retail building totaling approximately ±5,457 SF of net rentable area.

Frontage & Access

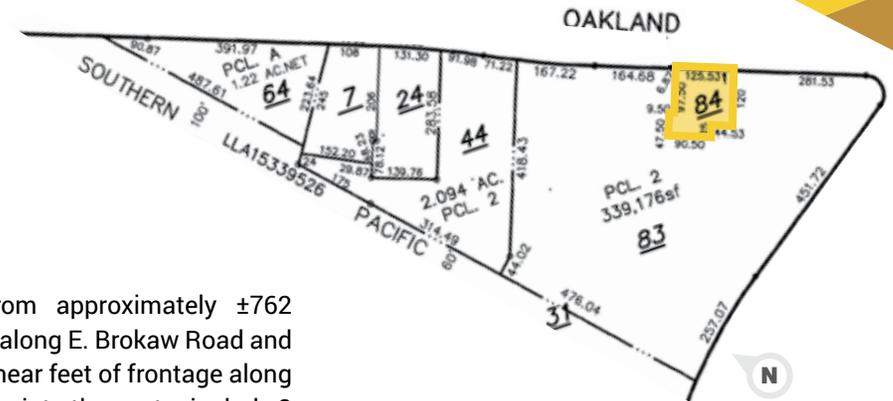
The site benefits from approximately ±762 linear feet of frontage along E. Brokaw Road and approximately ±799 linear feet of frontage along Oakland. Access points into the center include 2 entrances off Brokaw Road and 2 entrances off Oakland Road.

Parking

Chase Bank shares in common parking with the Brokaw Commons center and has 3 reserved parking spaces.

Traffic Counts

E. Brokaw Road	±43,200 CPD
E. Oakland Road	±31,000 CPD
Interstate 880	±172,000 CPD



Built

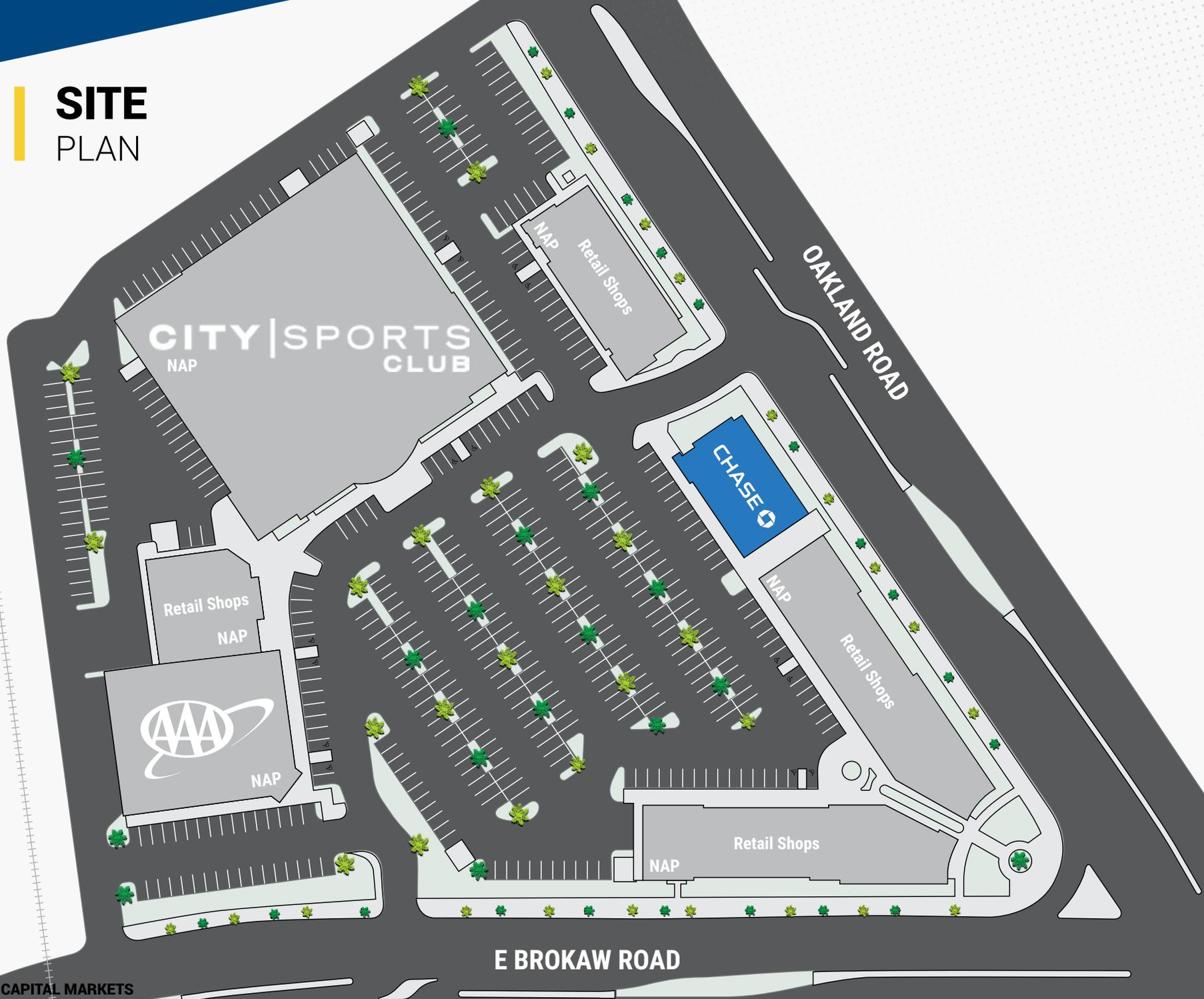
Chase Bank was built in 2012.

Zoning

Per the City of San Jose, the subject site is currently zoned as Commercial Office.



SITE PLAN



E. OAKLAND ROAD (±31,000 CPD)

KEYPOINT
CREDIT UNION

CHASE 

at Brokaw Commons

1077 E. BROKAW AVENUE
SAN JOSE, CA

FIVE GUYS
FAMOUS
BURGERS and FRIES

Great Clips

1077 E. BROKAW AVENUE
SAN JOSE, CA

TENANT SUMMARY



JP Morgan Chase Bank | www.chase.com

JPMorgan Chase & Co. is a leading global financial services firm with assets of \$2.6 trillion and operations worldwide. The firm is a leader in investment banking, financial services for consumers and small businesses, commercial banking, financial transaction processing, and asset management. A component of the Dow Jones Industrial Average, JPMorgan Chase & Co. serves millions of customers in the United States and many of the world's most prominent corporate, institutional and government clients under its J.P. Morgan and Chase brands.

CHASE

NYSE: JPM
Ownership

\$385 B
Market Capitalization

A+
S&P Rated

\$97 B
Revenue

252,540
Employees

New York, NY
Headquarters

LEASE ABSTRACT

Tenant:	JPMorgan Chase Bank
Address:	1077 E Brokaw Rd, San Jose, CA 95131
Date Of Lease:	10/31/2011
Rent Commencement:	8/31/2012
Lease Expiration:	8/31/2022
Renewal Options:	Two (2) – Five (5) year options
Rent/Yr:	Current: \$279,125.55 Option 1: \$307,065.39 Option 2: \$337,733.73
Permitted Use:	For one or more retail financial service of any type, including, without limitation, a financial services facility with other ATM facilities and ancillary office which it or any subsidiary or affiliate is now or hereafter authorized by Law to engage in and conduct, including a full service financial institution, both directly and through subsidiaries and affiliates, and also including without limitation, banking, mortgage lending, insurance, securities services, savings and loan, financial services organization, pay day loan company (or other commercial or personal lender), trust company, credit card company, and mortgage company.
Insurance:	Tenant shall carry and maintain commercial general liability insurance on the Premises throughout the Term with limits of not less than \$2,000,000 per occurrence for bodily injury, personal injury and property damage. Tenant shall also carry all-risk property insurance, insuring the full replacement cost of all Tenant Improvements, the Subsequent Improvements and other leasehold improvements installed by Tenant.
Real Estate Taxes:	Tenant shall pay pro rata share of all general real estate taxes levied or imposed by any governmental authority against the Property for a particular calendar year. Tenant has tax increase protection against Taxes arising out of any "change of ownership" of Landlord, the Property or any portion thereof or interest therein occurring during the Term in excess of one Increase in any 5 Lease Year Period.
Utilities:	Tenant shall arrange for and pay for its own utilities servicing the Premises, including, but not limited to water, electricity, natural gas, telephone, cabling and trash removal.
Common Area Costs:	Tenant shall pay pro rata share of all direct, actual, and reasonable costs incurred in connection with the operation, inspection and servicing of the Building and the Shopping Center, including maintenance contracts for the Common Areas of the Shopping Center, Common Area electrical and plumbing costs, and the cost of materials, supplies, tools, and equipment used in connection therewith, and exterior painting of the Building.
Repairs and Maintenance:	Tenant shall, during the term of the lease, take good care of the entire Premises and perform all necessary maintenance, painting and alterations to the interior of the Premises and all interior glass, doors, door equipment and windows. Tenant shall not be responsible for any structural repairs to the Premises. Landlord is responsible for roof, structure, walls, footings, mechanical, electrical and plumbing.
Tenant Assignment and Subletting:	Tenant shall have the right to assign, sublet, mortgage, or pledge the Premises or this Lease, in whole or in part, by operation of law or otherwise, with the prior written consent of Landlord, which consent shall not be unreasonably withheld, conditioned or delayed.

ASSUMPTIONS

GLOBAL

Analysis Period

Commencement Date	February 1, 2019
End Date	January 31, 2029
Term	10 Years

Area Measures

Building Square Feet (SF)	5,457 SF
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Growth Rates

Consumer Price Index (CPI)	3.00%
Other Income Growth Rate	3.00%
Operating Expenses	3.00%
Real Estate Taxes	2.00%
Market Rent Growth	

	CY 2020	-	3.00%
	CY 2021	-	3.00%
	CY 2022	-	3.00%
	CY 2023	-	3.00%
	CY 2024	-	3.00%
	CY 2025	-	3.00%
	CY 2026	-	3.00%
	CY 2027	-	3.00%
	CY 2028	-	3.00%
	CY 2029+	-	3.00%

General Vacancy Loss	None ^[1]
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Capital Reserves (CY 2019 Value)	\$0.25 PSF ^[2]
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AVAILABLE SPACE LEASING

Occupancy and Absorption

Projected Available at 2/1/19	0 SF
Currently Available as of 8/1/18	0 SF
Percentage Available at 8/1/18	0.00%

EXPENSES

Operating Expense Source	Estimates ^[3]
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Management Fee (NR) (% of EGR)	3.00%
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Real Estate Taxes Reassessed	Yes ^[4]
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Millage Rate	1.263%
Special Assessments	\$1,857

FINANCING

For customized Debt Quotations, please contact:

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CBRE Debt & Equity Finance (DEF) is a division of CBRE Inc. In the US, DEF represents approximately 300 lenders including banks, life insurance companies, pension funds, CMBS lenders and a variety of other lending sources. DEF also acts as a correspondent for over 200 life insurance companies. The Quote above is an approximation of available terms.

Notes: All market rent rates are stated on calendar-year basis.

- [1] General Vacancy Loss factor includes losses attributable to projected lease-up, rollover downtime, and fixturing downtime. All tenants are subject to this loss factor.
- [2] Capital Reserves do not inflate during the term of the analysis.
- [3] Operating Expenses are based on estimates.
- [4] Real Estate Taxes have been reassessed at the estimated purchase price based on a millage rate of 1.262760% plus special assessments of \$1,857.
- [5] Rent Abatement includes NNN charges as well as base rent.
- [6] Leasing Commissions are calculated by applying 100% of the rates shown above for lease years 1-5, and 50% of the above rates for lease years 6 and beyond.

SECOND GENERATION LEASING

Retention Ratio	75%
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Financial Terms

2019 Monthly Market Rent	\$4.50 PSF
Rent Adjustment	3.00% Annually
Lease Term	10 Years
Expense Reimbursement Type	NNN(No Mgmt)+10%Ad

Tenanting Costs

Rent Abatements	^[5]
New	3 Month(s)
Renewal	0 Month(s)
Weighted Average	0.75 Month(s)

Tenant Improvements (\$/SF)

New	\$30.00 PSF
Renewal	\$6.00 PSF
Weighted Average	\$12.00 PSF

Commissions ^[6]

New	6.00%
Renewal	1.20%
Weighted Average	2.40%

Downtime

New	9 Month(s)
Weighted Average	2 Month(s)

CASH FLOW

FISCAL YEAR	2/19-1/20	2/20-1/21	2/21-1/22	2/22-1/23	2/23-1/24	2/24-1/25	2/25-1/26	2/26-1/27	2/27-1/28	2/28-1/29	2/29-1/30
Physical Occupancy	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Overall Economic Occupancy ^[1]	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Total Operating Expenses PSF Per Year	\$19.68	\$20.06	\$20.45	\$20.91	\$21.41	\$21.83	\$22.25	\$22.68	\$23.20	\$23.74	\$21.19

REVENUES	FY 2020											
	\$/SF/MO ^[2]											
Scheduled Base Rent												
Gross Potential Rent	\$4.26	\$279,126	\$279,126	\$279,126	\$290,767	\$307,065	\$307,065	\$307,065	\$307,065	\$319,844	\$337,734	\$337,734
Absorption & Turnover Vacancy	0.00	0	0	0	0	0	0	0	0	0	0	0
Base Rent Abatements	0.00	0	0	0	0	0	0	0	0	0	0	0
Total Scheduled Base Rent	4.26	279,126	279,126	279,126	290,767	307,065	307,065	307,065	307,065	319,844	337,734	337,734
Expense Reimbursements	1.49	97,311	99,365	101,464	103,609	105,801	108,043	110,334	112,676	115,070	116,300	105,280
TOTAL GROSS REVENUE	5.75	376,437	378,491	380,590	394,376	412,866	415,108	417,399	419,741	434,914	454,034	443,014
General Vacancy Loss	0.00	0	0	0	0	0	0	0	0	0	0	0
EFFECTIVE GROSS REVENUE	5.75	376,437	378,491	380,590	394,376	412,866	415,108	417,399	419,741	434,914	454,034	443,014
OPERATING EXPENSES												
CAM	(0.18)	(12,030)	(12,391)	(12,763)	(13,146)	(13,540)	(13,946)	(14,364)	(14,795)	(15,239)	(15,696)	(16,167)
Management Fee (NR)	(0.17)	(11,293)	(11,355)	(11,418)	(11,831)	(12,386)	(12,453)	(12,522)	(12,592)	(13,047)	(13,621)	(13,290)
Insurance	(0.02)	(1,199)	(1,235)	(1,272)	(1,310)	(1,349)	(1,390)	(1,432)	(1,475)	(1,519)	(1,564)	(1,611)
Real Estate Taxes	(1.27)	(82,879)	(84,500)	(86,153)	(87,838)	(89,558)	(91,312)	(93,101)	(94,926)	(96,788)	(98,686)	(84,543)
TOTAL OPERATING EXPENSES	(1.64)	(107,401)	(109,481)	(111,606)	(114,125)	(116,833)	(119,101)	(121,419)	(123,788)	(126,593)	(129,567)	(115,611)
NET OPERATING INCOME	4.11	269,036	269,010	268,984	280,251	296,033	296,007	295,980	295,953	308,321	324,467	327,403
CAPITAL COSTS												
Tenant Improvements	0.00	0	0	0	0	0	0	0	0	0	0	0
Leasing Commissions	0.00	0	0	0	0	0	0	0	0	0	0	0
Capital Reserves	(0.02)	(1,364)	(1,364)	(1,364)	(1,364)	(1,364)	(1,364)	(1,364)	(1,364)	(1,364)	(1,364)	(1,364)
TOTAL CAPITAL COSTS	(0.02)	(1,364)										
OPERATING CASH FLOW	\$4.09	\$267,672	\$267,646	\$267,620	\$278,887	\$294,669	\$294,643	\$294,616	\$294,589	\$306,957	\$323,103	\$326,039

ACQUISITION & RESIDUAL SALE

Purchase Price	(\$6,406,000)	0	0	0	0	0	0	0	0	0	0	
Tenant Improvements	0	0	0	0	0	0	0	0	0	0	0	
Leasing Commissions	0	0	0	0	0	0	0	0	0	0	0	
Net Residual Value ^[3]	0	0	0	0	0	0	0	0	0	0	6,286,138	All Cash IRR
CASH FLOW BEFORE DEBT	(\$6,406,000)	\$267,672	\$267,646	\$267,620	\$278,887	\$294,669	\$294,643	\$294,616	\$294,589	\$306,957	\$6,609,241	4.33%

NOI Return	4.20%	4.20%	4.20%	4.37%	4.62%	4.62%	4.62%	4.62%	4.62%	4.81%	5.07%
UNLEVERAGED Cash Return	4.18%	4.18%	4.18%	4.35%	4.60%	4.60%	4.60%	4.60%	4.60%	4.79%	5.04%
Rolling - All Cash IRR	N/M	N/M	N/M	1.46%	2.13%	2.58%	2.89%	3.56%	4.17%	4.33%	

[1] This figure takes into account vacancy/credit loss, absorption vacancy, turnover vacancy, and base rent abatements.

[2] Based on 5,457 square feet.

[3] Net Residual Value is calculated by dividing Year 11 NOI by the Residual Cap Rate of 5.00% and applying a 4.00% Cost of Sale.

[4] No leverage assumptions are modeled in this analysis.

RENT ROLL

Suite	Tenant Name	Square Feet	% of Property	Lease Term		Rental Rates				Recovery Type	Market Assumption / Market Rent	
				Begin	End	Begin	Monthly	PSF	Annually			PSF
1077	Chase Bank	5,457	100.00%	Sep-2012	Aug-2022	Current	\$23,260	\$4.26	\$279,126	\$51.15	NNN(No Mgmt)+10% Ad	Option \$4.50 NNN

Notes:

T has 2 - 5 year options @ \$56.27 & \$61.89 /sf/yr, respectively. T has a 3% non-cumulative cap on controllable operating expenses (assumed not hitting, not modeled). T has Prop 13 protection for any tax increase resulting from more than one (1) sale during any five (5) year period (assumed 1st sale, not hitting, not modeled).

				Sep-2022	Aug-2032	FUTURE	\$25,589	\$4.69	\$307,065	\$56.27	NNN(No Mgmt)+10% Ad	Market
				OPTION		Sep-2027	\$28,144	\$5.16	\$337,734	\$61.89		\$4.50 NNN

Notes:

Assumes tenant exercises two (2) - five (5) year options with no leasing costs.

TOTALS / AVERAGES	5,457						\$23,260	\$4.26	\$279,126	\$51.15		
OCCUPIED SF	5,457	100.0%										
AVAILABLE SF	0	0.0%										
TOTAL SF	5,457	100.0%										

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

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