



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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BROKER OF RECORD

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Executive Overview

Investment Highlights

LONG-TERM NNN LEASE

- » Approximately 9 years remaining on original 20-year term with four (4), 5-year options
- » Growing Cash Flow – Lease has 10% increases scheduled every 5 years
- » Absolute NNN Lease – 1031 exchange property

STABLE AND SECURE TENANT

- » Corporate Signature - JP Morgan Chase reported \$99 Billion in revenue with a net income of \$25 Billion (2017)
- » Investment grade credit – J.P. Morgan Chase has an average S&P credit rating of AA+ - On par with the US Government which also is rated AA+! (2017)
- » Planned Growth – As of Dec. 2017, Chase has approximately 5,130 branches with plans to open 400 more over 15-20 markets over the next 5 years

STRONG RETAIL FUNDAMENTALS

- » Outparceled to Fry's Marketplace (Owned by Kroger) and Regional Medical Center – Other national tenants in the immediate area include KFC, Jack in the Box, and Little Caesars, among others
- » High Growth Demographics – 14.48% growth projected over the next 5 years in a 1-mile radius with over 6,555 people currently living in the area – Over 110,000 people in a 5-mile radius
- » Strong Suburban Traffic Counts – The corner of W Combs and N Gantzel sees over 29,000 vehicles in average daily traffic

Financial Overview



Financial Summary



LIST PRICE

\$3,241,000



CAP RATE

5.60%



TERM REMAINING

±9 Years

Executive Summary

Property Name	Chase Bank
Address	39 West Combs Rd San Tan Valley, AZ 85140
Year Built	2008
Parcel Size	±1.27 AC (55,321 SF)
Building Size	±4,158 SF
APN	104-22-076

Annualized Operating Data

	Monthly Rent	Annual Rent	Cap Rate	Increases
Current	\$15,125	\$181,500	5.60%	—
Year 16-20	\$16,638	\$199,650	6.16%	10.00%
Option 1	\$18,301	\$219,615	6.78%	10.00%
Option 2	\$20,131	\$241,577	7.45%	10.00%
Option 3	\$22,145	\$265,734	8.20%	10.00%
Option 4	\$24,359	\$292,308	9.02%	10.00%

Tenant Summary

Tenant Trade Name	Chase Bank
Type of Ownership	Ground Lease
Lease Guarantor	Corporate
Lease Type	NNN
Roof & Structure	Tenant Responsibility
Original Lease Term	20 Years
Rent Commencement Date	11/1/2007
Lease Expiration Date	10/31/2027
Term Remaining	±9 Years
Increases	10% Every 5 Years
Extensions	Four, 5-Year Extensions

Financing Overview

Loan-To-Value	60% - 70%
Interest Rate	4.90% - 5.15%
Term	10 Years Fixed
Amortization	25-30 Years

Please Contact Brian Krebs for More Information

Brian Krebs

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BARRINGTON CAPITAL
REAL ESTATE FINANCING SERVICES



Tenant Overview



Parent Company Trade Name

JP Morgan Chase & Co.



Headquartered

New York, NY



No. of Locations

±5,600



Year Founded

2000

TENANT OVERVIEW

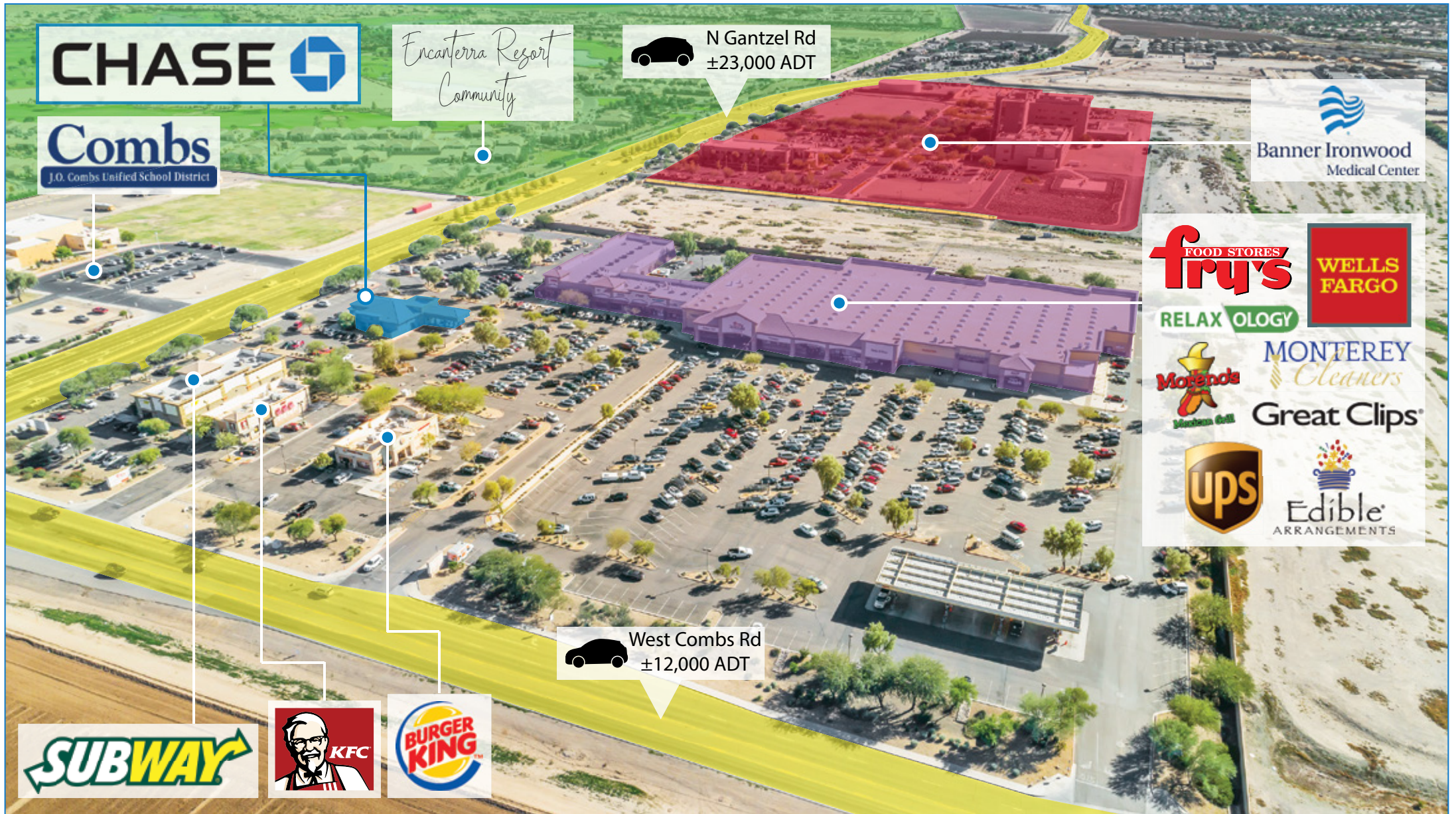
JPMorgan Chase & Co. is a multinational banking and financial services holding company. Boasting some \$2.6 trillion in assets, JPMorgan Chase is the largest bank holding company in the US. The Company is engaged in investment banking, financial services for consumers and small businesses, commercial banking, financial transaction processing and asset management. It offers non-interest-bearing deposits; and interest-bearing deposits, such as savings accounts, demand deposits, and time deposits. The company also provides consumer loans, such as residential mortgages, home equity loans and lines of credit, auto loans, business banking loans, and student and other loans; and home equity loans secured by junior liens, prime mortgage loans, and payment option loans.

GEOGRAPHIC OUTREACH

With more than 5,600 branches in about two dozen states and active in more than 100 countries, Chase is among the nation's top mortgage lenders and credit card issuers. It holds around \$131 billion in credit card loans.



Surrounding Area



Area Overview



San Tan Valley, AZ

Located just southeast of Phoenix, San Tan Valley is a bedroom community in Pinal County, Arizona. The city gets its name from the beautiful San Tan Mountains which create a serene landscape for the area. Home to approximately 88,507 residents, San Tan Valley is part of the Phoenix MSA.

Known for its top-notch public schools, housing, strong job market, and diversity, San Tan Valley is very family-friendly. In 2018, San Tan Valley was named the #6 Best Suburb to Buy a House and the #14 Best Suburb to Raise a Family in Arizona. It was also named the #14 Most Diverse Suburb in the state.

San Tan Valley's strong economy is bolstered by Healthcare & Social Assistance and Educational Services. Median household income in San Tan Valley is higher than both Arizona and national averages. Median property values in the city have seen 10.2% growth in just one year.

Demographics

POPULATION	1 - MILE	3 - MILE	5 - MILE
2022 Projection	8,543	69,622	128,837
2017 Estimate	7,605	61,923	114,912
2010 Census	6,290	46,015	87,313
Growth 2017-2022	12.33%	12.43%	12.12%
Growth 2010-2017	20.91%	34.57%	31.61%
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2022 Projection	2,408	20,247	38,409
2017 Estimate	2,263	18,978	36,013
2010 Census	1,832	13,823	26,914
INCOME	1 - MILE	3 - MILE	5 - MILE
Average Household Income	\$80,769	\$81,607	\$79,530
Median Household Income	\$73,275	\$68,408	\$66,399

Phoenix, AZ

Phoenix currently stands as the largest city in Arizona and sixth largest in the United States with a population of over 1.5 million and a consistent growth rate of 4% each year.

Not only do people move to this area for the sunshine and high quality of life, but also for job opportunities. Out of all the metro areas in the United States, Phoenix has been ranked as one of the fastest growing economies consistently for the past 20 years.

Along with the growing economy in Phoenix, the state of Arizona as a whole is number 1 in projected job growth and entrepreneurial activity. The population and employment opportunities in Phoenix continue to grow at rates higher than expected, and the economy in Arizona is accelerating.



Major Industries

Manufacturing and tourism, traditionally the base of the city's economy, continue to be important to Phoenix. Major industrial products manufactured by companies located in the metropolitan area include aircraft parts, electronic equipment, agricultural chemicals, radios, air-conditioning equipment, leather goods, and native American crafts.

Tourism is an especially vital part of the economy. With more than 10 million visitors from throughout the United States and Canada annually visiting for the warm weather and sunshine in the Valley of the Sun, Phoenix continues to be an important resort center. Flights from Phoenix travel to 89 locations within the United States and 17 cities internationally including destinations in Norway, Sweden, Greenland, Mexico, India, and Canada. The airport is constantly seeking to improve its facilities as is demonstrated by the nearly 80 ongoing slated projects costing an upwards of \$600 million.

Population and economic growth have made Phoenix the center of the state's economy. More than a third of the state's entire labor force works in the Phoenix metropolitan area. Further, many Fortune 500 companies operate within the area such as Boeing, Bank of America, Time Warner Telecom, IBM, and Intel.

Real Estate in Phoenix



Real estate in Phoenix has appreciated **91.61%** since 2000 with an annual appreciation rate of **3.63%**.

- neighborhoodscout.com

Unemployment Rate



Phoenix: **3.5%**
AZ Average: **4.7%**
National Average: **3.8%**

- city.data.com



Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of **Chase Bank** located at **39 West Combs Road, San Tan Valley, AZ** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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San Tan Valley, AZ 85140

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