



\*ACTUAL SITE PHOTO



OFFERING  
MEMORANDUM

# CHASE BANK

## ABSOLUTE NNN GROUND LEASE

225 I-20 WEATHERFORD, TX 76086

OFFERING MEMORANDUM  
**PRESENTED BY:**

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# INVESTMENT OVERVIEW



The subject property is a Chase Bank absolute NNN leased ground lease located in Weatherford, Texas (Dallas/Fort Worth). The lease calls for no landlord responsibilities with 10% increases every five years. The tenant has four 5 year options to renew. The property is approximately 20 miles west of Fort Worth and 60 miles from downtown Dallas. This is a rare opportunity to acquire an investment grade NNN Chase Bank located in the greater Dallas/Fort Worth market with a long term lease. The property is on the hard corner of Interstate 20 and Main Street which sees over 90,000 cars per day and is surrounded by major retailers including Walmart, McDonald's, Belk, Chick-fil-A, Michaels, Bed Bath & Beyond and many others.

## INVESTMENT HIGHLIGHTS

LONG TERM NNN GROUND LEASE

ZERO LANDLORD OBLIGATIONS

CORPORATE GUARANTY: S&P RATED A-

TROPHY DALLAS/FORT WORTH LOCATION

STRONG PERFORMING SITE WITH \$96M IN DEPOSITS

INCOME TAX FREE STATE

SURROUNDED BY MAJOR RETAILERS

GREAT ACCESS AND VISIBILITY WITH OVER 90,000 CARS PER DAY

SITUATED ON A HARD CORNER

## OFFERING SPECIFICATIONS

PRICE \$3,055,555

CAP RATE 4.95%

NET OPERATING INCOME \$151,250

PRICE/SF \$725

SQUARE FOOTAGE 4,210

LOT SIZE 1.83 AC

YEAR BUILT 2008

MARKET DALLAS/FT. WORTH

# FINANCIAL SUMMARY

## CHASE BANK • ABSOLUTE NNN GROUND LEASE

225 I-20 WEATHERFORD, TX 76086

**\$3,055,555 • 4.95%**

### SUMMARY

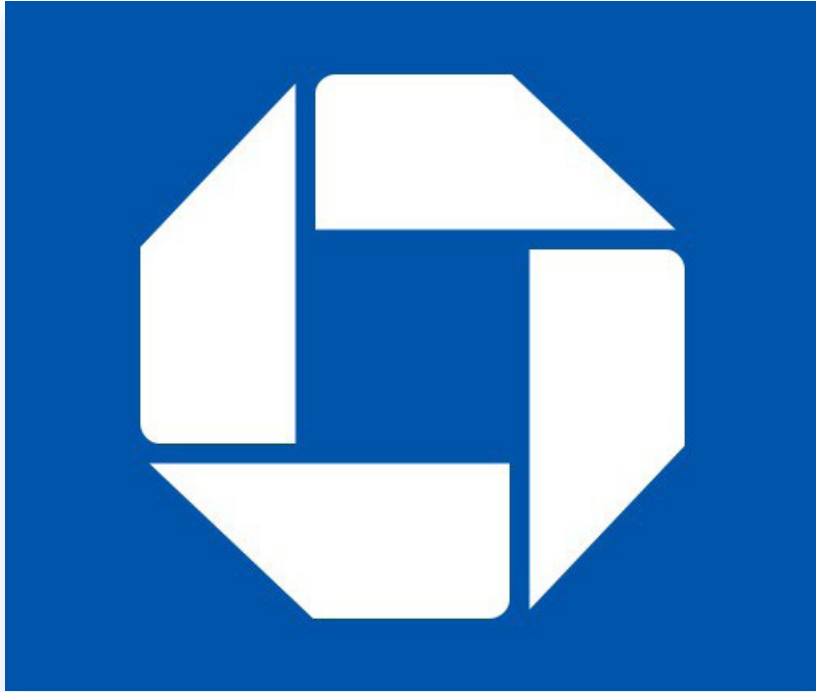
TENANT NAME	Chase Bank
SQUARE FOOTAGE	4,210
LEASE BEGINS	11/06/2008
LEASE ENDS	11/30/2028
ANNUAL RENT	\$151,250
OPTIONS	Four, 5-Year
INCREASES	10% Every 5 Years

### OFFERING SUMMARY

	MONTHLY RENT	ANNUAL RENT
YEARS 10-15	\$12,604	\$151,250
YEARS 16-20	\$13,865	\$166,375
OPTION 1	\$15,251	\$183,013
OPTION 2	\$16,776	\$201,314
OPTION 3	\$18,454	\$221,445
OPTION 4	\$20,299	\$243,590

# TENANT OVERVIEW

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## CHASE BANK

J.P. Morgan Chase Bank, N.A., doing business as Chase Bank, is a national bank headquartered in Manhattan, New York City, that constitutes the consumer and commercial banking subsidiary of the U.S. multinational banking and financial services holding company, JPMorgan Chase & Co. The bank was known as Chase Manhattan Bank until it merged with J.P. Morgan & Co. in 2000. Chase Manhattan Bank was formed by the merger of the Chase National Bank and The Manhattan Company in 1955. The bank has been headquartered in Columbus, Ohio since its merger with Bank One Corporation in 2004. The bank acquired the deposits and most assets of The Washington Mutual.

Chase offers more than 5,100 branches and 16,000 ATMs nationwide. JPMorgan Chase & Co. has 250,355 employees (as of 2016) and operates in more than 100 countries. JPMorgan Chase & Co. had their assets of \$2.49 trillion in 2016.

JPMorgan Chase, through its Chase subsidiary, is one of the Big Four banks of the United States.



**PUBLICLY** TRADED



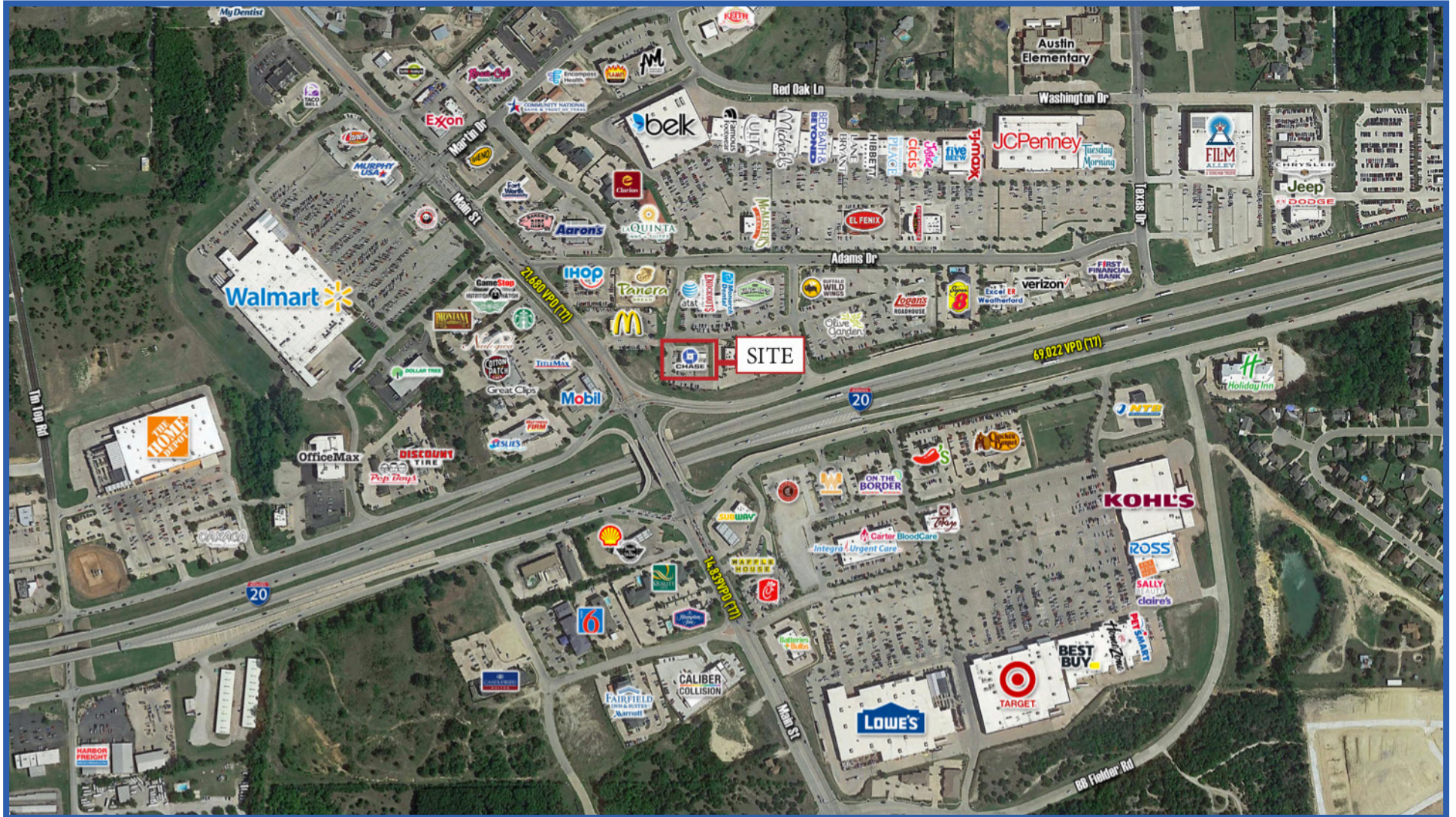
**5,100+** BRANCHES



**250,355** EMPLOYEES

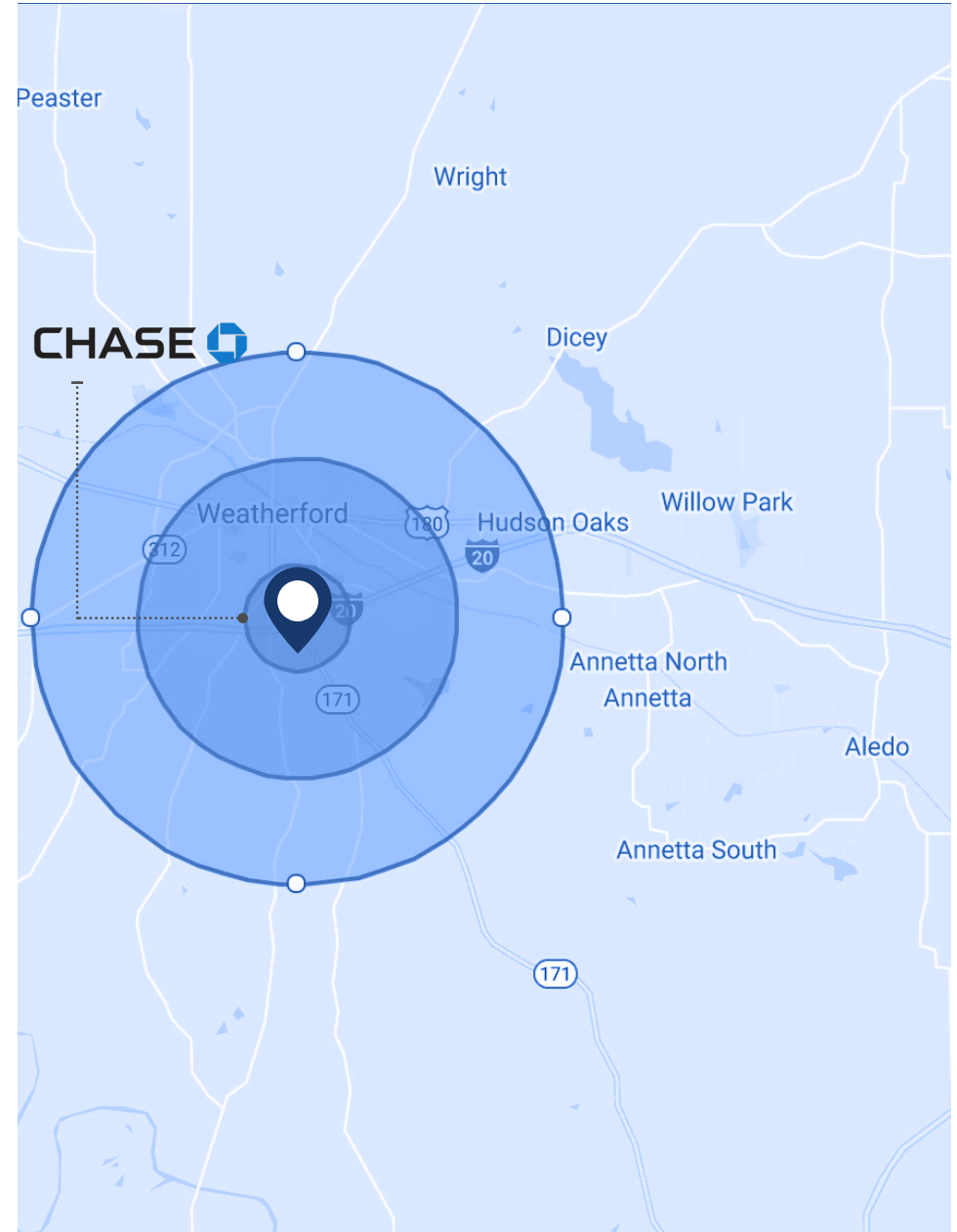
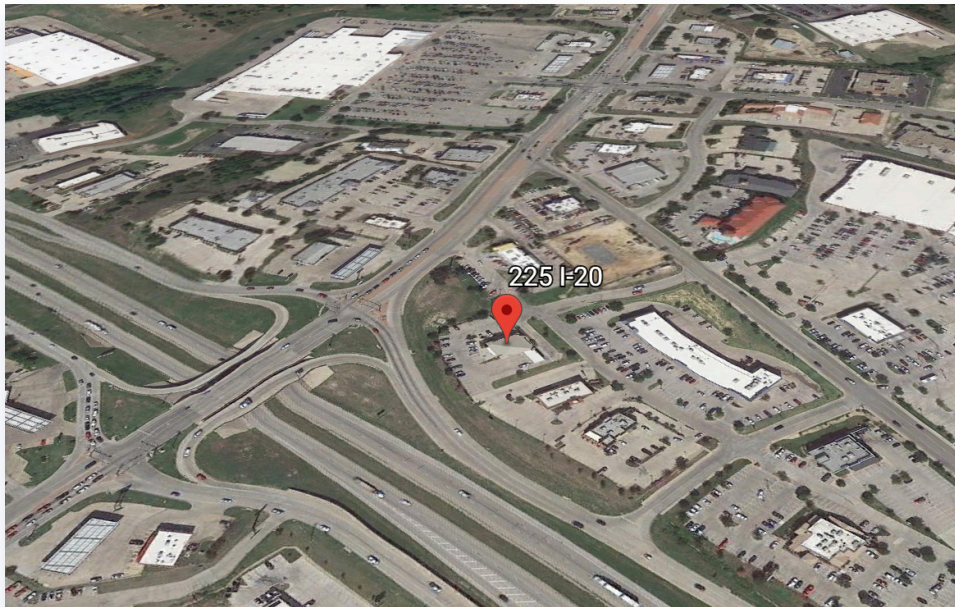
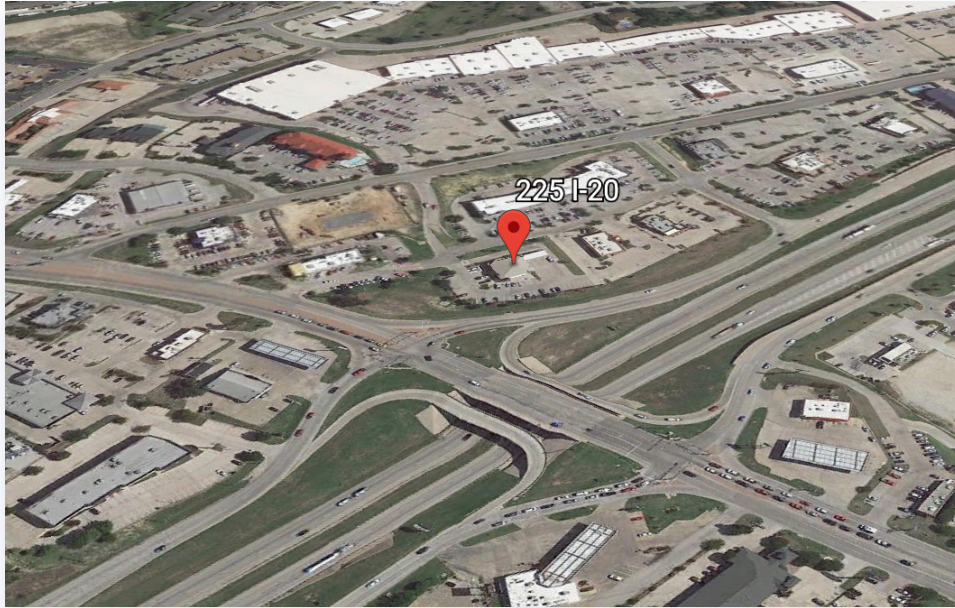


# LOCATION AERIAL



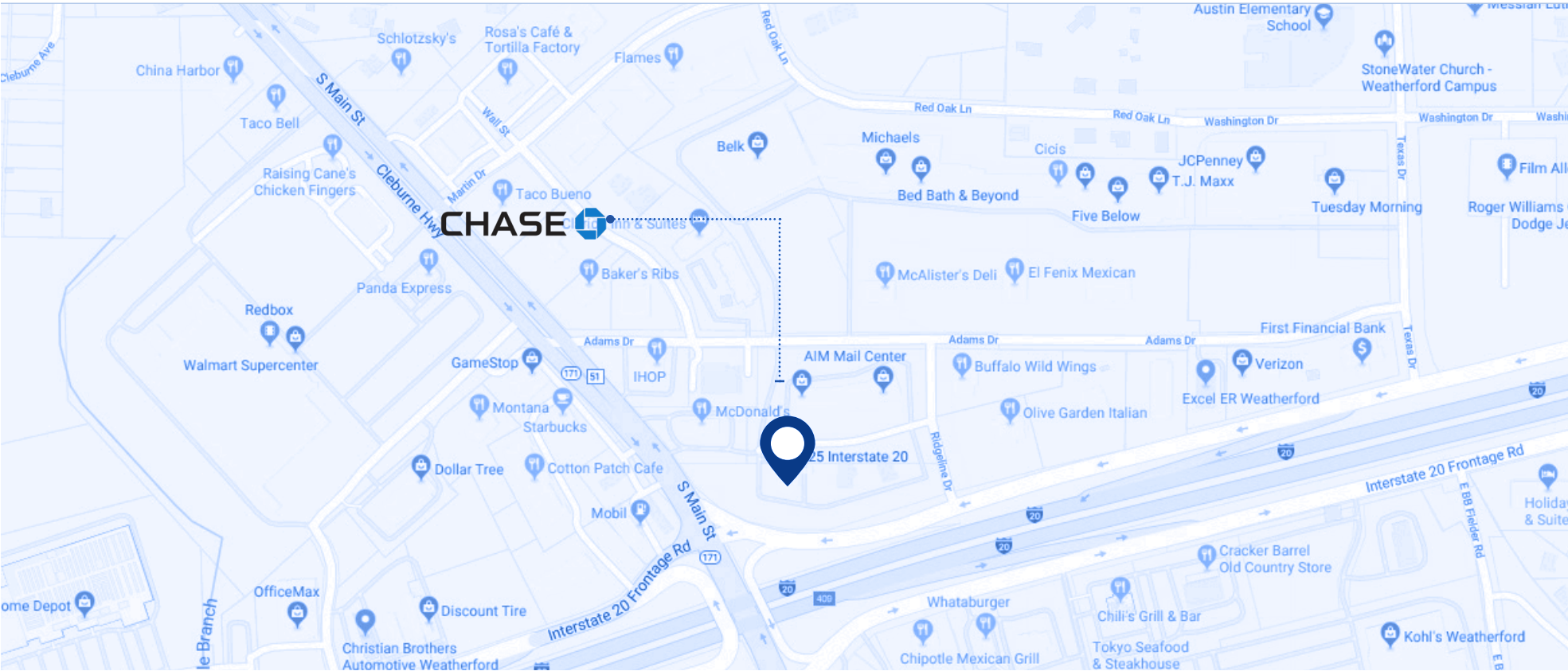


# REGIONAL OVERVIEW





# DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	27,059	38,733	74,052
TOTAL HOUSEHOLDS	10,672	14,912	27,503
AVERAGE HOUSEHOLD INCOME	\$68,951	\$74,365	\$89,241
AVERAGE AGE	38.60	38.80	39.40

# AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	27,059	38,733	74,052
TOTAL HOUSEHOLDS	10,672	14,912	27,503
PERSONS PER HOUSEHOLD	2.40	2.50	2.70
AVERAGE HOUSEHOLD INCOME	\$154,745	\$162,769	\$191,763
AVERAGE HOUSE VALUE	\$68,951	\$74,365	\$89,241
AVERAGE AGE	38.60	38.80	39.40
POPULATION WHITE	25,367	36,551	70,563
POPULATION BLACK	653	780	1,030
POPULATION AM, INDIAN, & ALASKAN	260	368	674
POPULATION ASIAN	284	352	573
POPULATION HAWAIIAN & PACIFIC ISLANDER	19	28	52
POPULATION OTHER	476	653	1,159

## WEATHERFORD, TEXAS

Weatherford is located 25 miles (40 km) west of Fort Worth on Interstate 20. It is the county seat for Parker County.

The city was named by the Texas Legislature as the Peach Capital of Texas due to the peaches produced by area growers. The peach is celebrated each year at the Parker County Peach Festival, which is Weatherford’s largest event and one of the best-attended festivals in Texas.



# CHASE



WEATHERFORD, TEXAS



**The Kase Group**

## OFFERING MEMORANDUM

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