

CHASE BANK GROUND LEASE

1565 N GREENFIELD ROAD, GILBERT, ARIZONA



OFFERING MEMORANDUM

Marcus & Millichap

DOWNTOWN MESA



CHASE

VILLAGE SQUARE AT DANA PARK



DOWNTOWN GILBERT



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Executive Summary

FINANCIAL SUMMARY

Price	\$4,628,000
Down Payment	100% \$4,628,000
Cap Rate	5.15%
Building SF	5,307 SF
Net Cash Flow	5.15% \$238,336
Year Built	2009
Land/Lot Size	2.07 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Ground Lease
Tenant	JPMorgan Chase Bank, N.A.
Roof & Structure	Tenant Responsible
Lease Commencement Date	April 21, 2009
Lease Expiration Date	April 30, 2029
Lease Term Remaining	9+ Years
Rental Increases	12% Every 5 Years
Renewal Options	4, 5 Year Options

DEPOSITS

2019: \$46.870M
2018: \$45.067M
2017: \$42.037M
2016: \$40.847M
2015: \$30.562M

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current - 4/30/2024	\$238,336.00	5.15%
5/1/2024 - 4/30/2029	\$266,936.32	5.77%
Options	Annual Rent	Cap Rate
Option 1	\$298,968.67	6.46%
Option 2	\$334,844.91	7.24%
Option 3	\$375,026.29	8.10%
Option 4	\$420,029.44	9.08%

Base Rent	\$238,336
Net Operating Income	\$238,336
Total Return	5.15% \$238,336



210,200 CPD
US 60 FREEWAY



25,100 CPD
E BASELINE RD

OFFICE



VILLAGE SQUARE AT DANA PARK

BARNES & NOBLE
BOOKSELLERS

Bucar
DI BEPPO
Italian Restaurant

Tanora
Bakery

Costa Vida
RESTAURANT
FIVE GUYS
BURGERS and FRIES

PREVOST'S
FARM MARKET

francesca's
YOUR HOME DECOR STORE

pure barre
YOGA

PEI WEI
Yogurtland
get real.

Bath & Body Works

WANDA EXPRESS
CHINESE RESTAURANT

CHANG FOSTER
CHINESE RESTAURANT

WHITE | BLACK
HOUSE | MARKET

FIRST WATCH
THE DAYTIME CAFE

Guitar Center

sauce
pizza | wine

fray's
TACO BELL
COLD STONE
CREAMERY

Fat Cat's
ALL OUT FOR

brakes plus

native
grill wings

Jack
in the box

CHASE

at home
The Home Décor Superstore

Public Storage

55,800 CPD
N GREENFIELD RD

CIRCLE K

25,100 CPD
E BASELINE RD

CAR LIFE
PROFESSIONAL AUTO SERVICE

Property Description



INVESTMENT HIGHLIGHTS

- » **Absolute Triple-Net (NNN) Corporate Ground Lease**
- » 9+ Years Remaining on Lease Term with 12% Rental Increases Every 5 Years
- » **Nearly 353,400 Residents in Growing Gilbert Trade Area** - Phoenix MSA
- » Households Projected to Increase 11%+ in Immediate Area by 2023
- » **Signalized Hard Corner Location** - 80,900+ Cars/Day at the Greenfield Road and Baseline Road Intersection
- » Easily Accessible - ½ Mile Off the US-60 (210,200 Cars/Day), a Major Connector for the Phoenix Area
- » **Average Household Income Exceeds \$99K within a 1-Mile Radius**
- » Located in Major Retail Corridor - Walmart, Hobby Lobby, LA Fitness, At Home, Sportsman's Warehouse, and More
- » **Serves the Val Vista Lakes Master Planned Community** - a 900-Acre Community with 24 Residential Subdivisions, 4 Sports Parks, Bicycle Paths, and a Luxurious Clubhouse
- » **Down the Road from Village Square at Dana Park**, an Upscale Shopping Center Home to Anthropologie, Barnes & Noble, AJ's Fine Foods, Loft, and More



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2023 Projection	13,368	135,819	372,873
2018 Estimate	12,414	128,785	353,399
Growth 2018 – 2023	7.69%	5.46%	5.51%

Households

2023 Projection	5,088	52,055	139,769
2018 Estimate	4,572	48,754	130,221
Growth 2018 – 2023	11.28%	6.77%	7.33%

Income

2018 Est. Average Household Income	\$99,859	\$83,637	\$80,051
2018 Est. Median Household Income	\$76,785	\$62,925	\$61,002
2018 Est. Per Capita Income	\$36,786	\$31,745	\$29,584





Tenant Overview



JPMorgan Chase Bank, N.A.

NYSE: JPM

New York City, New York

5,500+

www.chase.com

Company

Stock Symbol

Headquarters

Locations

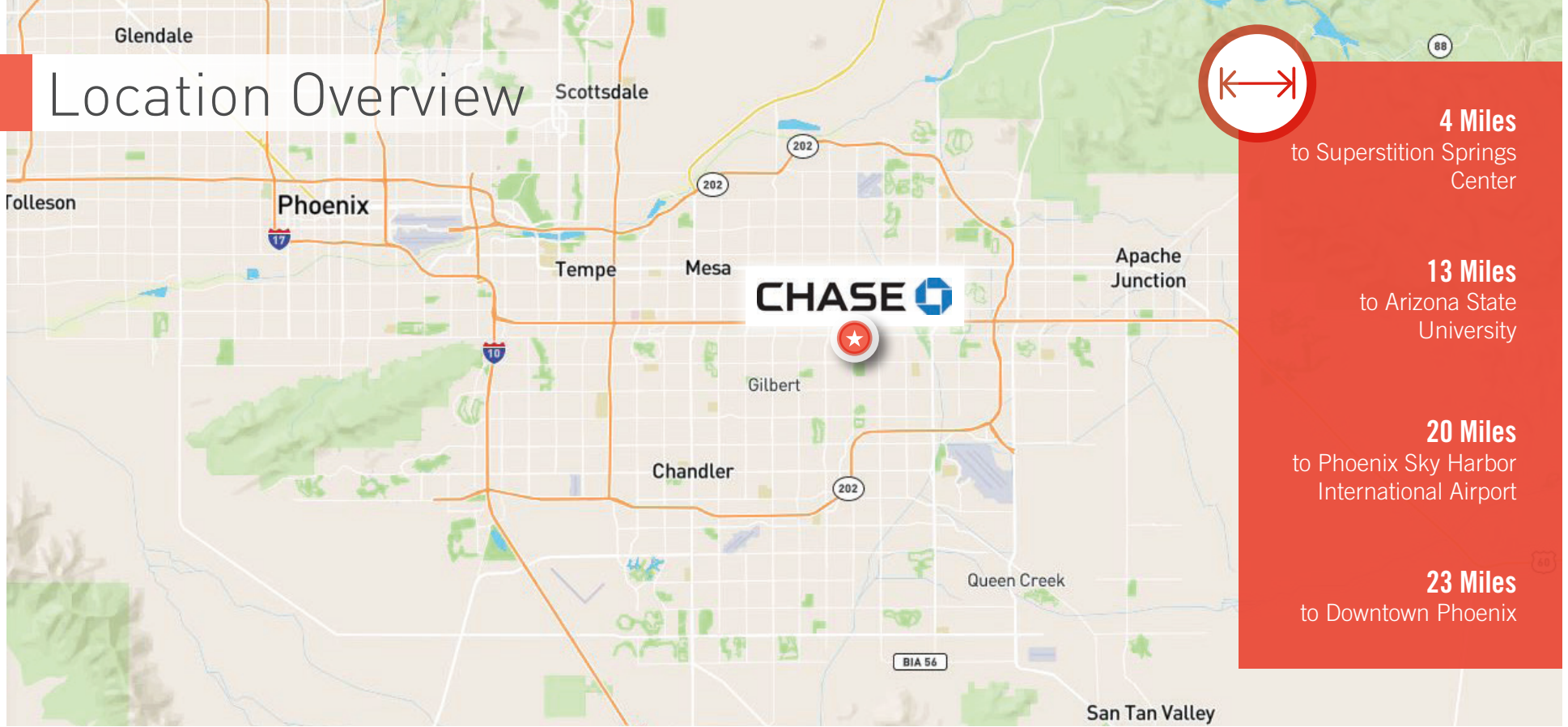
Website

Chase is the U.S. consumer and commercial banking business of JPMorgan Chase & Co. (NYSE: JPM), a leading global financial services firm with assets of \$2.6 trillion and operations in more than 60 countries. They are the neighborhood bank for thousands of communities across the country. 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 is one of the oldest financial institutions in the United States.

With a history dating back over 200 years, today JPMorgan Chase has a presence in over 100 markets with over 250,000 employees. The company serves millions of consumers, small businesses and many of the world's most prominent corporate, institutional and government clients. JPMorgan Chase is a leader in investment banking, financial services for consumers and small businesses, commercial banking, financial transaction processing and asset management. JPMorgan Chase & Co. is the name of the holding company serving its customers and clients under the its Chase and JPMorgan brands.

Location Overview



As part of the Phoenix MSA, Gilbert, Arizona has evolved into one of the fastest growing communities and the largest town in the United States. Encompassing 72.6 square miles, just southeast of Phoenix, Gilbert has transformed from an agricultural community to a thriving and economically-diverse suburban community. Once known as the “Hay Shipping Capital of the World,” more recently Gilbert has received accolades such as “Phoenix’s Coolest Suburb,” a “top 5 foodie neighborhood in metro Phoenix”. Gilbert is also consistently recognized as one of the safest and best cities to live in the U.S.

Gilbert’s booming housing industry is coupled with booming business. With a targeted focus in the Science, Technology, Engineering and Math industries, Gilbert is home to many companies with focuses in Advanced Manufacturing,

Aerospace and Defense, Bio-Technology, Clean Technology and Renewable Energy.

Gilbert boasts a nationally ranked K-12 education system including public schools, unique magnet and charter schools, with an average graduation rate of 90%. Nearly 40% of Gilbert residents hold a bachelor’s degree or higher and the median household income is \$80,080.

As Gilbert approaches build-out over the next decade, the estimated population is expected to reach 330,000. With a continued focus on building the latest satellites, conducting cancer research and producing algae technology, Gilbert will continue to grow and thrive and uphold its reputation as being clean, safe and vibrant.

[exclusively listed by]

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