



JPMORGAN CHASE & CO

SINGLE TENANT NET LEASE

1100 E Franklin Avenue | Minneapolis, MN 55404

**Net Lease Investment
Opportunity with a AA
Investment Grade Tenant**



CONCEPTUAL RENDERING

OFFERING MEMORANDUM

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INVESTMENT OVERVIEW

1100 E Franklin Avenue | Minneapolis, MN 55404

We are pleased to offer to qualified investors an opportunity to purchase a single Tenant Net Leased investment that is 100% occupied by Chase Bank. The subject property (Chase Bank as sole tenant) is located at 1100 East Franklin Avenue in Minneapolis, Minnesota, in Hennepin County. Minneapolis is located approximately 20 minutes from downtown St Paul, it's Twin City. Five of the seventeen Fortune 500 companies in Minnesota have headquarters within Minneapolis' city limits: Target Corporation, Ameriprise Financial, Xcel Energy, US Bancorp and Thrivent Financial. The city is also home to the newly re-constructed US Bank Stadium, recently renovated Target Center, and Target Field where four local professional sports teams play.

This is a rare opportunity to buy a AA investment grade Credit Tenant with excellent real estate fundamentals, providing investors 15 years of stable income with 10% rental increases every 5 years.



2 | 1100 E Franklin Avenue | Minneapolis, MN 55404

Contact: ☎ 612.327.1059 ✉ marshall@caspiarealty.com

The above information has been secured by sources deemed to be reliable. Caspian Group makes no representations or warranties expressed or implied as to the accuracy of the above information. Above information is subject to verification and no liability for errors or omissions are assumed.

INVESTMENT OVERVIEW

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PROPERTY HIGHLIGHTS

Tenant Trade Name	Chase Bank
Sales Price	\$2,000,000
Cap Rate	4.00%
Building Size	Approximately 3,000 SF + 3,000 SF of basement
Land Size	0.17 Acres
Lease Type	NNN
Lease Start	06/01/2020
Lease End	05/31/2035
Lease Term	15 years
Term Remaining	15 years
Rent Increases	10% Rental Increases Every 5 years
Landlord Responsibility	Maintenance of Foundation, Structural & Load Bearing of the Building
Parking	Yes + street parking

LEASE HIGHLIGHTS

Lease Payment/Period	
Lease Payment Years 1-5	\$80,000.00 annually
Lease Payment Years 6-10	\$88,000.00 annually
Lease Payment Years 11-15	\$96,800.00 annually
Option Terms	5 – 5 year options (total 20 years)
Lease Payment Years 16-20	\$106,480.00 annually
Lease Payment Years 21-25	\$117,128.00 annually
Lease Payment Years 26-30	\$128,841.00 annually
Lease Payment Years 31-35	\$141,725.00 annually



TENANT OVERVIEW

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JPMorgan Chase & Co. is (NYSE: JPM) is an American multinational investment bank and financial services company with total assets of \$2.687 trillion, and a Standard and Poor's long-term and short-term issuer ratings of A- and A-2, respectively. With over 250,000 employees worldwide, 5100 branches, and a presence in 100 markets, it has operated for over 200 years and serves nearly half of America's household with a range of financial services and products.

Tenant Overview Marketplace Recognition

- ◆ Global financial services firm with Assets of \$2.687 trillion.
- ◆ Ranked by S&P Global as the Largest Bank in the US & the 6th Largest Bank in the World by total assets
- ◆ Stock is a component of the Dow Jones Industrial Average.
- ◆ Fortune Magazine - the highest ranked megabank among all companies worldwide in 2015, 2016, 2017 and 2018
- ◆ Boston Consulting Group - the highest ranked financial services company on the list of the most innovative companies in 2016
- ◆ Gross Revenues for 2018 were \$111.5 Billion with net income of \$32.5 Billion.



Divisions Served

\$52 B

Consumer & Community
Banking revenues

\$36 B

Corporate & Investment
Banking revenues

\$9 B

Commercial Banking
revenues

\$14 B

Asset and Wealth
Management revenues

TENANT LOCATION

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Overview

The subject property (Chase Bank as sole tenant) is located at 1100 East Franklin Avenue in Minneapolis, Minnesota, in Hennepin County. Minneapolis is located approximately twenty-one minutes from downtown St Paul, it's Twin City. Five of the seventeen Fortune 500 companies in Minnesota have headquarters within Minneapolis' city limits: Target Corporation, Ameriprise Financial, Xcel Energy, US Bancorp and Thrivent Financial. The city is also home to the newly re-constructed US Bank Stadium and recently renovated Target Center, where four local professional sports teams play.

Subject Property

The subject property is strategically located parallel and several blocks south of Highway 94, and one mile east of 35 W in South Minneapolis on East Franklin Avenue. Franklin Avenue is a Hennepin County highway (Co Road 5) running through Minneapolis. It's a major commercial and residential corridor that runs across South and Southwest Minneapolis, connecting Lake of the Isles with the Mississippi River. Businesses surrounding the subject property include Aldi, Wells Fargo, Woodland National Bank, and Dollar General. Additionally, Peavy Park, less than 3 blocks, was recently renovated adding amenities for the local residents, and the Franklin Avenue Bridge reconstruction over I-35 was also completed. To the North, the property is .7 miles from US Bank Stadium, and less than 2 miles from downtown Minneapolis, the University of Minnesota, University of St Thomas, Augsburg University, Target Center, and the Guthrie Theater. To the South, less than 1 mile, are two major hospitals: Children's Hospital, one of the largest children's health care organizations in the US; and the Minneapolis Heart Institute-Abbott Northwestern Hospital, one of the top ranked cardiovascular centers in the world.



5 | 1100 E Franklin Avenue | Minneapolis, MN 55404

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CLOSEUP AERIAL

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6 | 1100 E Franklin Avenue | Minneapolis, MN 55404

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MARKET AERIAL

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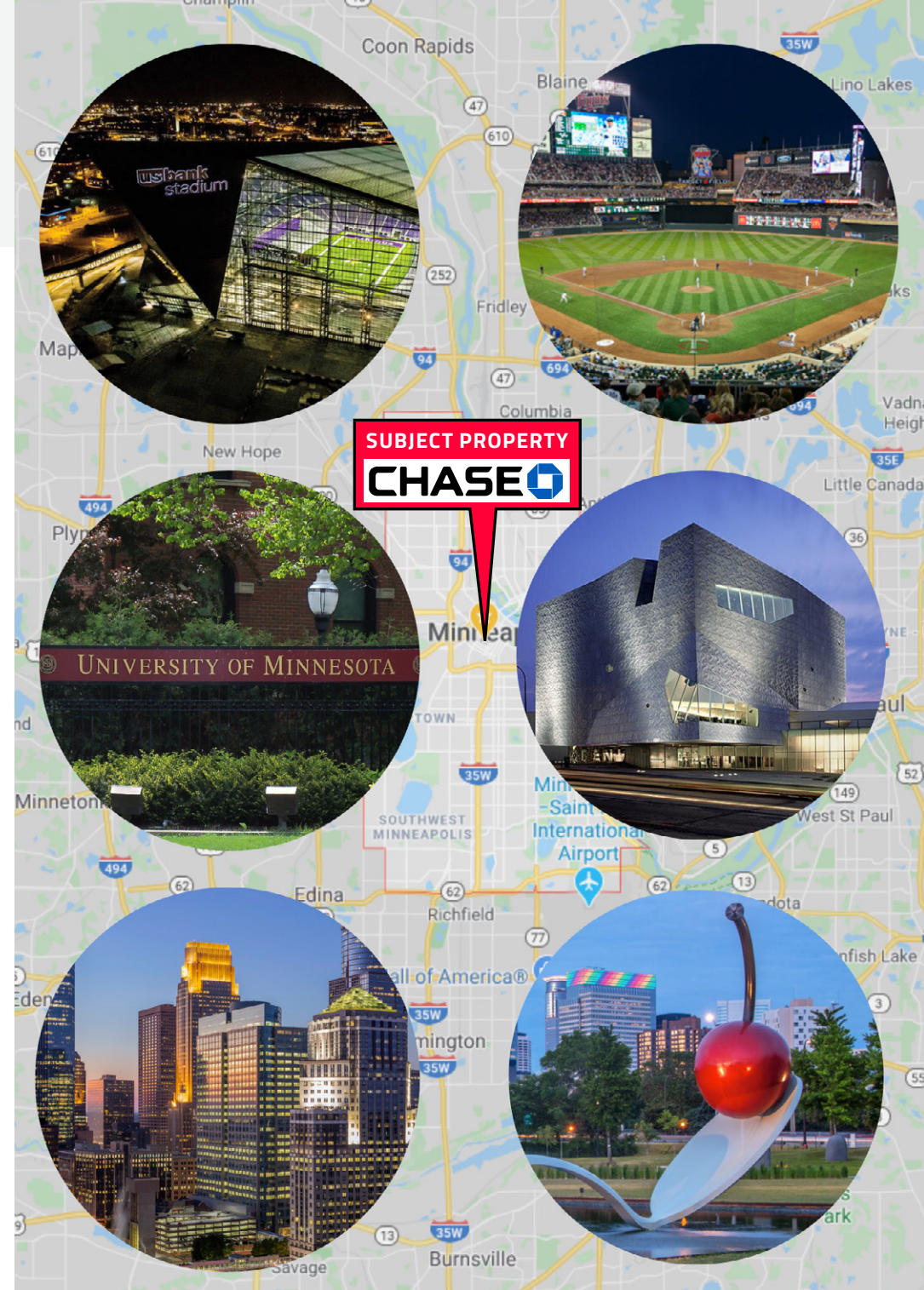
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Minneapolis

As of 2018, Minneapolis was the largest city in the state of Minnesota and 46th-largest in the United States. The third-most literate city in the country, Minneapolis is the 16th-largest metropolitan area in the United States. Minnesota has a viable business economy and ranks 11th among states nationwide in the number of Fortune 500 companies, and 13th in the list of Forbes largest private companies. Minnesota also has an unemployment rate of 3.3%, and ranks 14th nationwide for personal income per capita, and 13th for output per working adult. Renowned for its art, music and theater, the Minneapolis-Saint Paul metropolitan area is considered to be the arts capital of the Upper Midwest and includes the award-winning Guthrie theater, Walker Museum, the Minneapolis Institute of Art and the historic First Avenue Nightclub. Most recently, Minneapolis hosted the founding of Open Book, the largest literary and book arts center in the country. There are four professional sports teams that play in downtown Minneapolis: the Minnesota Vikings, Minnesota Timberwolves, Minnesota Twins, and the Minnesota Lynx.



8 | 1100 E Franklin Avenue | Minneapolis, MN 55404

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