

ABSOLUTE NNN GROUND LEASE

Investment Opportunity



9163 OH-43
STREETSBORO OHIO

ACTUAL SITE





EXCLUSIVELY MARKETING BY

Broker of Record: John M. Hoty of Hoty Enterprises, Inc. |
OH License #2001013563

ANDREW FALLON
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OFFERING SUMMARY



Parcel Map

Offering

PRICING	\$1,745,000
NET OPERATING INCOME	\$82,885
CAP RATE	4.75%
GUARANTY	Corporate
TENANT	JPMorgan Chase Bank, N.A.
LEASE TYPE	Absolute NNN (Ground Lease)
LANDLORD RESPONSIBILITIES	None

*NOI is based off of January 2021 rent

Property Specifications

RENTABLE AREA	4,448 SF
LAND AREA	1.45 Acres
PROPERTY ADDRESS	9163 OH-43 Streetsboro, OH 44241
YEAR BUILT	2006
PARCEL NUMBER	35-045-00-00-044-002
OWNERSHIP	Fee Simple (Land Ownership)



RENT ROLL & INVESTMENT HIGHLIGHTS

For financing options and loan quotes:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com.

TENANT NAME	SQUARE FEET	Lease Term		BEGIN	INCREASE	Rental Rates			
		LEASE START	LEASE END			MONTHLY	ANNUALLY	PSF	OPTIONS
Chase Bank	4,448	December 2005	December 2025	Current	-	\$6,279	\$75,350	\$16.94	4 (5-Year)
(Corporate Ground Lease)				January 2021	10%	\$6,907	\$82,885 ¹	\$18.63	10% Increase at Beg. of First 2 Options
				January 2026	10%	\$7,598	\$91,174	\$20.50	15% Increase at Beg. of Last 2 Options

¹NOI is based off of January 2021 rent

5+ Years Remaining | Investment Grade (S&P: A-) | Corporate Guaranteed | Scheduled Rental Increases

- The lease is corporate guaranteed by JPMorgan Chase Bank, NA., an investment grade (S&P: A-), nationally recognized, and an established bank with over 5,100 locations and 16,000 ATMs Nationwide
- Approximately 5.5 years remaining in the initial term with 4 (5-year) options to extend, demonstrating their long-term commitment to the site
- The ground lease features 10% rental increases at the beginning of the first two renewal options and 15% rental increases at the beginning of the last two renewal options, growing NOI and hedging against inflation
- **According to the FDIC this location has approximately \$85.63M in deposits as of June 2019**

Absolute NNN Ground Lease | Land Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Investor benefits from Fee-Simple ownership of the land

Primary Retail Thoroughfare | Drive-Thru Equipped | Excellent Visibility & Access

- The subject property is located along State Highway 43 and direct access to State Highway 14, a retail and commuter thoroughfare averaging 35,000 vehicles passing by daily
- Chase Bank is strategically positioned across from Streetsboro Crossing, a 350,000 SF shopping center anchored by Target and Lowe's Home Improvement
- Other nearby national/credit tenants include Walgreens, Applebee's, Dunkin', Taco Bell, Dollar Tree and more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure for this site
- The building is equipped with four drive-thru stalls, providing ease and convenience for customers

Strong Demographics In Dense 5-mile Trade Area

- More than 45,000 residents and nearly 23,000 employees support the trade area
- \$110,033 average household income

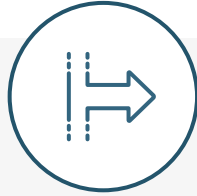


PROPERTY OVERVIEW



Location

Located in
Streetsboro, OH
Portage County



Access

State Highway 43
1 Access Points

Public Square Road
1 Access Point



Traffic Counts

State Highway 43
19,000 Cars Per Day

State Highway 14
34,993 Cars Per Day



Improvements

There is approximately 4,448 SF
of existing building area



Parking

There are approximately
42 parking spaces
on the owned parcel.

The parking ratio is
approximately 9.44 stalls per
1,000 SF of leasable area.



Parcel

Parcel Number:
35-045-00-00-044-002

Acres: 1.45

Square Feet: 63,293 SF



Year Built

2006

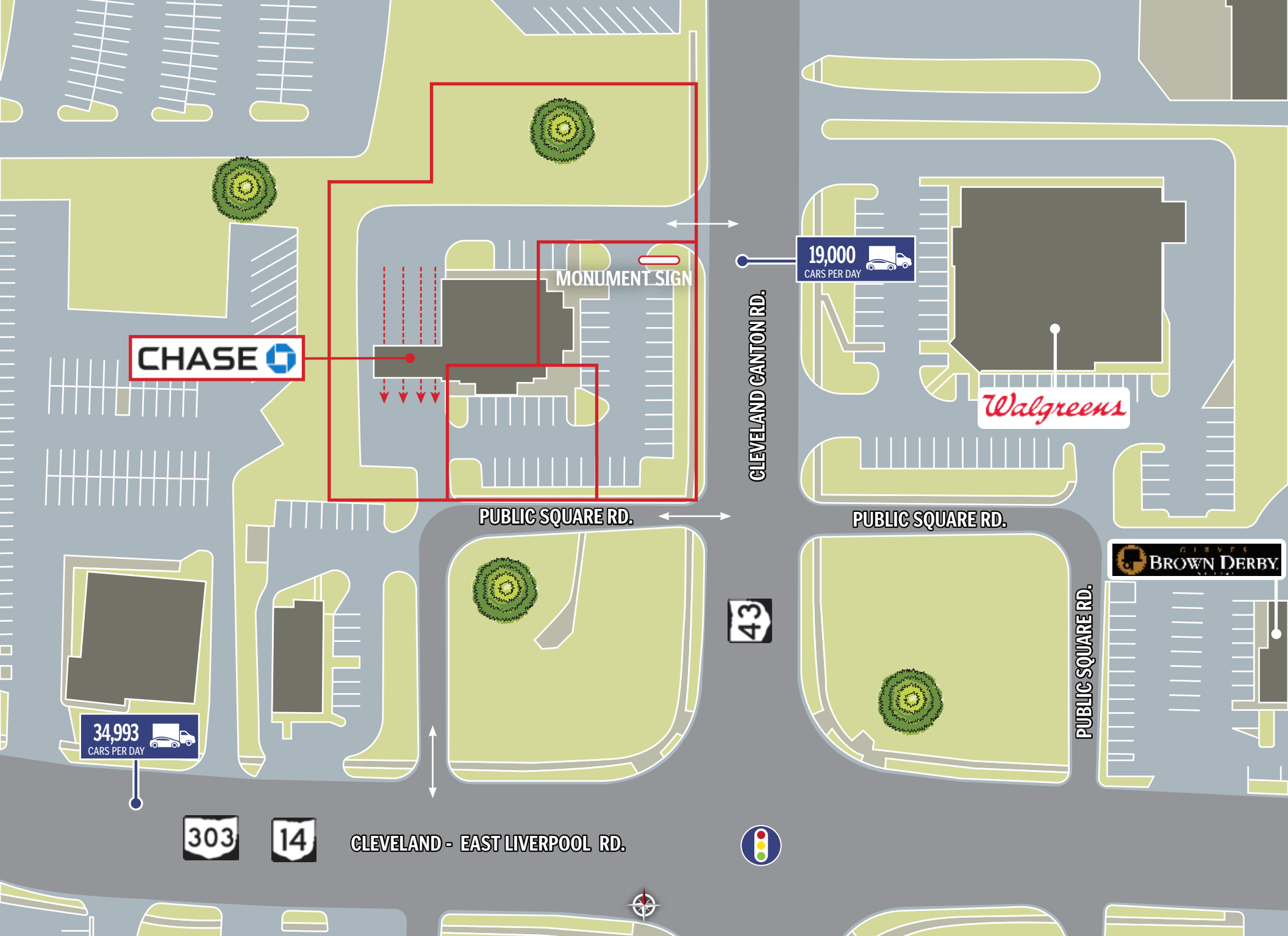


Branch Deposits

\$85.63M
as of June 2019

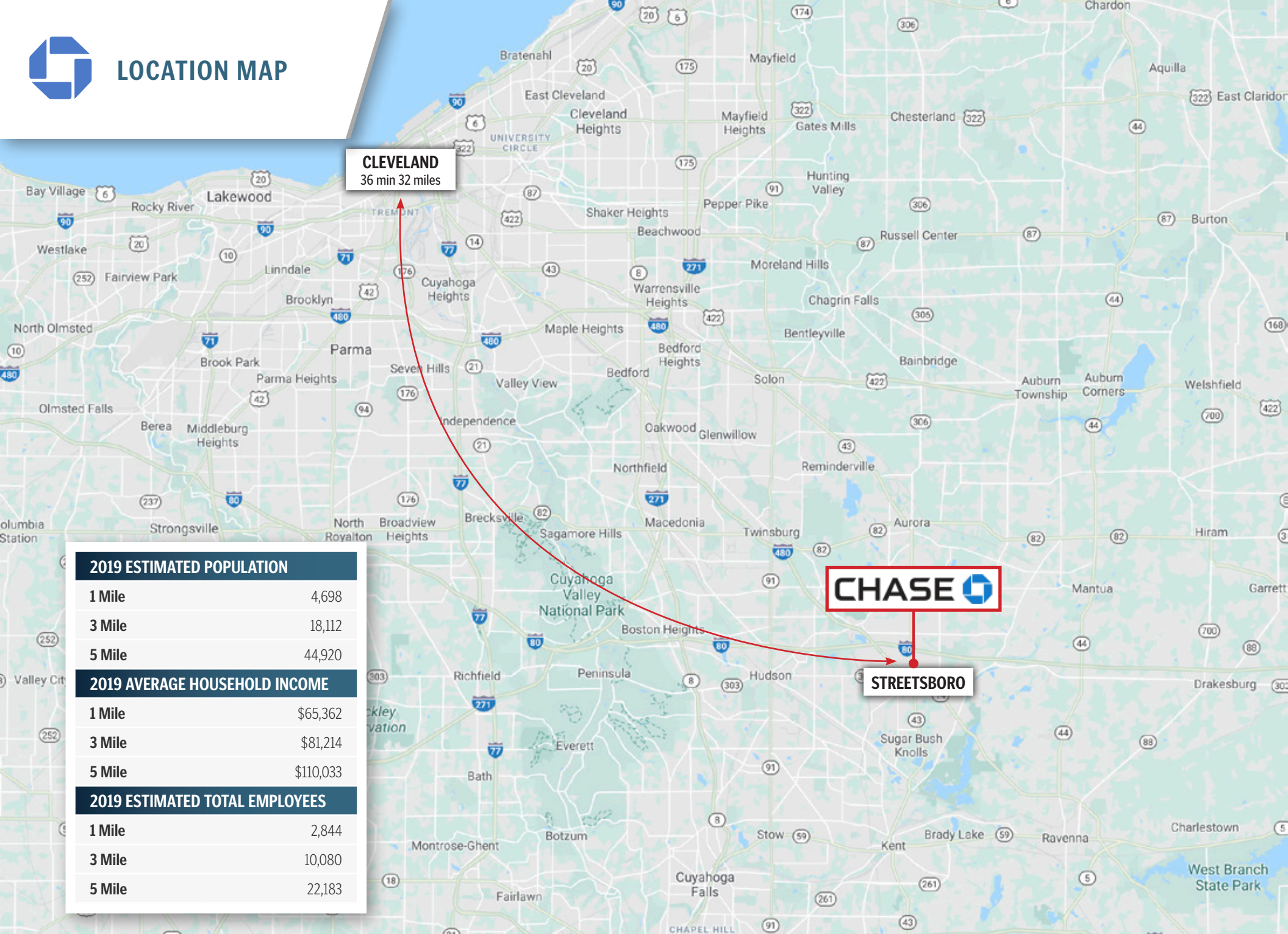








LOCATION MAP





AREA OVERVIEW



Streetsboro, Ohio

Streetsboro, Ohio, in Portage county, is 14 miles NE of Akron, Ohio and 25 miles SE of Cleveland, Ohio. The city is in the Akron area. According to the United States Census Bureau, the city has a total area of 24.36 square miles.

It is formed from the former township of Streetsboro, which was formed from the Connecticut Western Reserve. It is nearly co-extant with the former Streetsboro Township; the village of Sugar Bush Knolls was also formed in part from a small portion of the former township. It is part of the Akron Metropolitan Statistical Area. The City of Streetsboro had a population of 16,658 as of July 1, 2019.

The city has become a retail hub for Portage County with the arrival of many national big-box retailers including Wal-Mart Supercenter, Target, Lowe's, The Home Depot and Staples.

City's nearby attraction includes Streetsboro City Park, Stan Hywet Hall & Gardens, Tinkers Creek State Park, Sea World Ohio, Six Flags Worlds of Adventure and Munroe Falls Metro Park. One can spend leisure hours at the Woodside Lake Park located in Streetsboro. Swimming and other water sports can be enjoyed at Water Works, Stow Silver Spring Park, Pioneer Waterland and Dry Fun and Geauga Lake Wildwater Kingdom. The Sunny Lake Park, Mar-Lynn Lake Park and Fun'n'Stuff Amusement Complex are also nearby.

Cuyahoga County Airport is the nearest airport.

Primary and secondary education is provided mainly by the Streetsboro City School District, which includes four schools, while a small portion of the city is part of the neighbouring Kent City School District. Students in preschool through third grade attend Streetsboro Elementary School, formerly known as Campus Elementary School. Henry Defer Intermediate School houses students in grades four through five with grades six through eight at Streetsboro Middle School. Streetsboro High School includes grades nine through twelve. All schools and the district offices, with the exception of Streetsboro High School, are located on a 116-acre central campus with the Streetsboro City Park. The campus also includes the Pierce Streetsboro Library, a branch of the Portage County District Library, which opened in 1988. University of Akron Main Campus, Stark State College of Technology and Kent State University-Main Campus are close to the city.



AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Estimated Population	4,698	18,112	44,920
2024 Projected Population	4,792	18,474	45,547
Projected Annual Growth 2019 to 2024	0.40%	0.40%	0.28%
2019 Estimated Households	2,038	7,312	16,813
2024 Projected Households	2,083	7,455	17,061
Projected Annual Growth 2019 to 2024	0.44%	0.39%	0.29%
2019 Estimated White	88.20%	86.22%	89.75%
2019 Estimated Black or African American	6.02%	7.99%	4.23%
2019 Estimated Asian or Pacific Islander	2.66%	3.43%	4.05%
2019 Estimated American Indian or Native Alaskan	0.21%	0.18%	0.13%
2019 Estimated Other Races	0.21%	0.38%	0.30%
2019 Estimated Hispanic	2.75%	2.65%	2.26%
2019 Estimated Average Household Income	\$65,362	\$81,214	\$110,033
2019 Estimated Median Household Income	\$56,043	\$68,320	\$85,333
2019 Estimated Per Capita Income	\$27,124	\$32,741	\$41,478
2019 Estimated Total Businesses	232	627	1,492
2019 Estimated Total Employees	2,844	10,080	22,183





BRAND PROFILE



CHASE 

COMPANY TYPE

Subsidiary

PARENT

**JPMorgan Chase
& Co.**

2019 EMPLOYEES

256,720

2019 REVENUE

\$115.63 B

2019 NET INCOME

\$36.43 B

2019 ASSETS

\$2.69 T

2019 EQUITY

\$261.33 B

CREDIT RATING

S&P: A-

Chase Bank chase.com

Chase Bank is a national Association provides various banking and other financial services to corporate, institutional, and governmental clients in the United States and internationally. It offers noninterest-bearing deposits; and interest-bearing 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. In addition, it offers credit card loans; and wholesale loans to various customers, such as corporate and institutional clients, and high-net-worth individuals, as well as investment banking, financial transactions processing, and asset management services. The company was founded in 2000 and is based in New York, New York. JPMorgan Chase Bank, National Association operates as a subsidiary of JPMorgan Chase & Co.





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25+

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#1

**LARGEST REAL ESTATE
SERVICES FIRM**
in North America
exclusively dedicated to retail

2100+

**RETAIL
TRANSACTIONS**
in 2019
company wide

485

**PROPERTIES
SOLD**
in 2019
NNLG

\$1.5B

**TRANSACTION
VALUE**
in 2019
NNLG

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*Statistics are for 2019

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