



NET LEASE INVESTMENT OFFERING



CHASE BANK (CHICAGO MSA)

*2030 SKOKIE VALLEY ROAD
HIGHLAND PARK, IL 60035*



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EXECUTIVE SUMMARY

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Chase Bank property located in Highland Park, Illinois. Chase Bank has an operating history since 2013 and has over 13 years remaining on the original lease term with a 10% rental increase in 2024. This lease also features four 5-year renewal options with 10% rental escalations in each. This property is located in Chicago's affluent North Shore community. Average household income within 3 miles is approximately \$200,000 annually.

The 3,408 square foot building is strategically positioned on Skokie Valley Road (US-41), a primary north-south thoroughfare that connects the northwest suburbs of Chicago to the city. Chase Bank benefits from its location due to the lack of competition along Skokie Valley Road (US-41). The property is located ideally off Skokie Valley Road, which is populated with retailers such as Target, Jewel-Osco, CVS, Dunkin', Petco, Trek, and Starbucks.

JPMorgan Chase & Co. is an American multinational investment bank and financial services holding company headquartered in New York City. JPMorgan Chase is ranked by S&P Global as the largest bank in the United States and the sixth largest bank in the world by total assets, with total assets of US\$2.687 trillion. It is also the world's most valuable bank by market capitalization. JPMorgan Chase is incorporated in Delaware.



INVESTMENT HIGHLIGHTS

- Located in one of the most affluent suburbs in Chicago's North Shore
- JP Morgan Chase Bank is an investment grade rate company (S&P: A-)
- Over 13 years remaining on the original lease term
- 10% rental increases every 5 years in primary term and in options
- Absolute NNN – zero landlord responsibilities
- Strategically positioned immediately off Skokie Valley Road (US-41) (61,100 VPD)
- Average household income of \$200,000 within 3 miles
- Located ideally along Skokie Valley Road which is populated with retailers such as Target, Jewel-Osco, CVS, Dunkin', Petco, and Starbucks



PROPERTY OVERVIEW

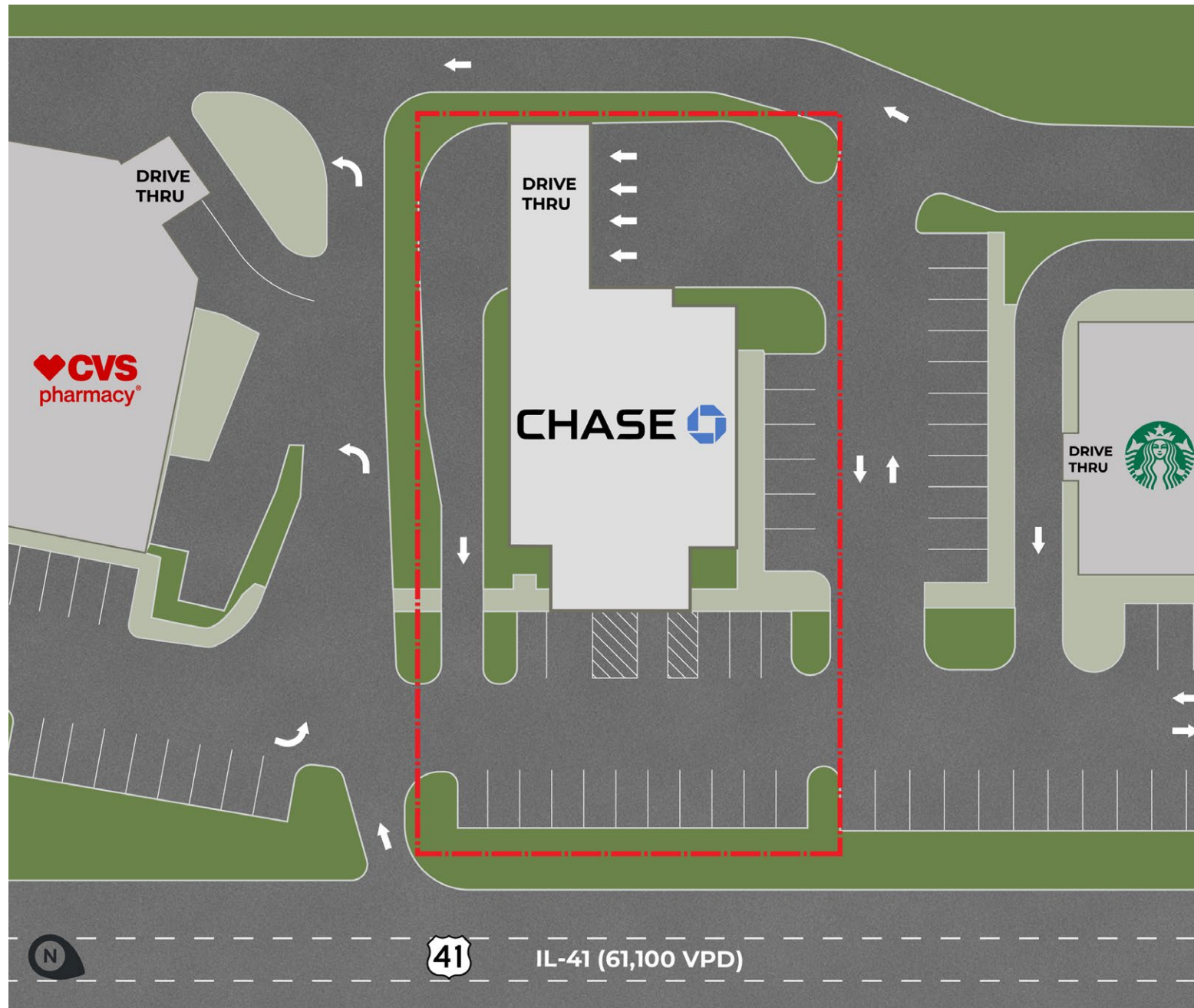
Price:	\$4,400,000
Cap Rate:	5.00%
Net Operating Income:	2013-2024: \$220,000 2024-2029: \$242,000 2029-2033: \$266,200
Average Cap Rate Over Term:	2021-2033: 5.56%
Lease Expiration Date:	December 31, 2033
Renewal Options:	Four 5-year, 10% increases in each
Lease Type:	NNN – Ground Lease
Year Built:	2013
Building Size:	3,408 SF
Tenant:	JP Morgan Chase Bank, National Association

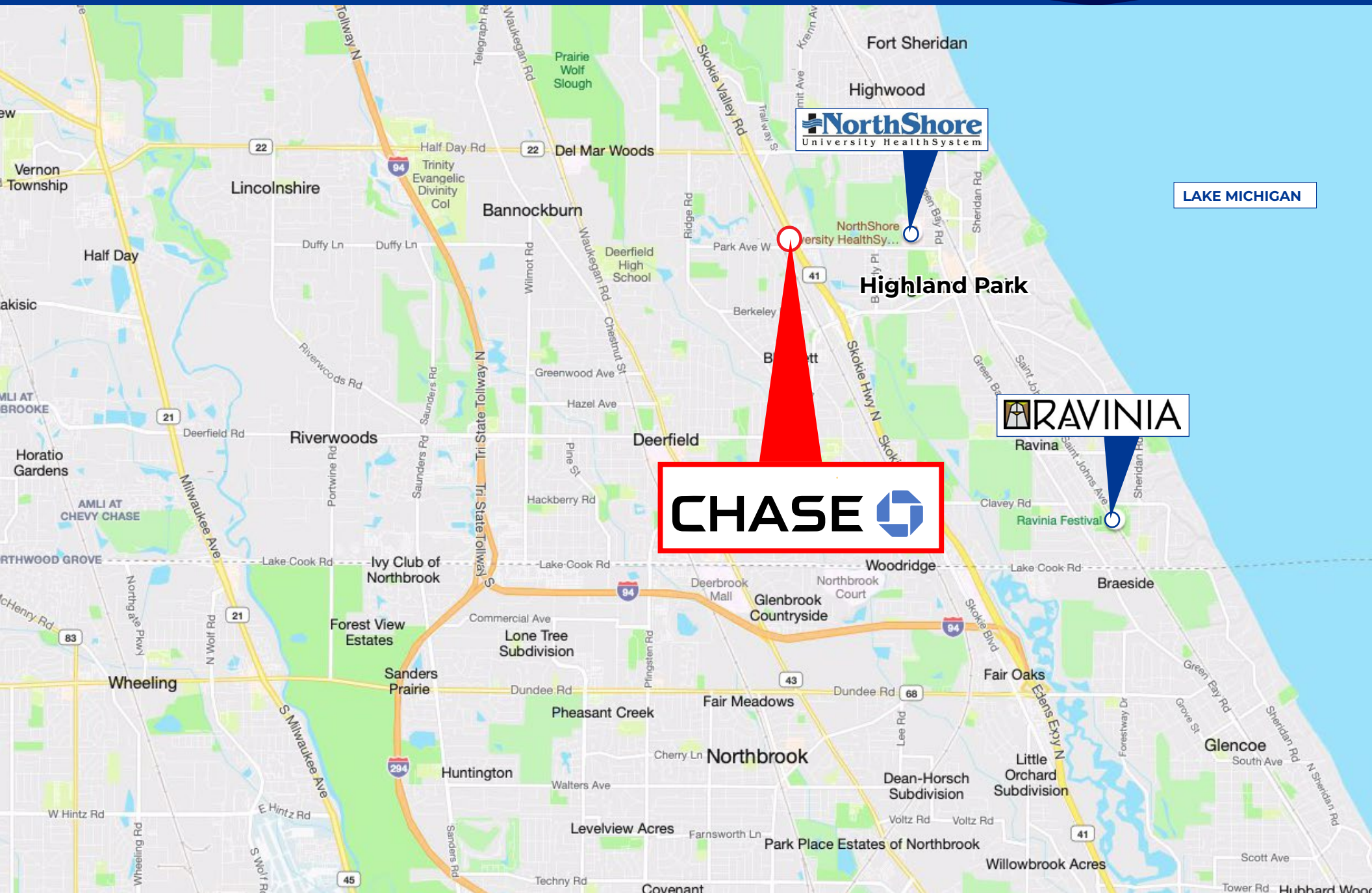












DEMOGRAPHICS

POPULATION

	1-Mile	3-Mile	5-Mile
Total Population:	6,532	56,902	109,945
Total Households:	4,429	21,229	40,942

INCOME

	1-Mile	3-Mile	5-Mile
Average Household Income:	\$190,858	\$199,994	\$209,582
Median Household Income:	\$125,553	\$135,376	\$145,895



CITY OF HIGHLAND PARK, ILLINOIS

Highland Park is an affluent suburban city in Lake County, Illinois, United States, about 25 miles (40 km) north of downtown Chicago. As of the 2019 population estimate, the population was 29,515. Highland Park is one of several municipalities located on the North Shore of the Chicago metropolitan area.

Highland Park has several attractions including a downtown shopping district and the Ravinia Festival. Ravinia Festival is an open-air pavilion seating 3,200, which hosts classical, pop and jazz concerts in the summers. It has been the summer home of the Chicago Symphony Orchestra since 1936. Concert-goers can purchase seats in the covered pavilion or tickets to sit on the lawn. Many visitors arrive early and picnic on the lawn before and during concerts.

Highland Park has several landmark structures listed in the National Register of Historic Places, notably the Willits House by Frank Lloyd Wright. In addition to several houses designed by Wright, the National Register lists homes designed by prominent architects including John S. Van Bergen, Howard Van Doren Shaw, Robert E. Seyfarth, and David Adler. Landscape architect Jens Jensen lived in Highland Park and designed a number of projects in the community that are listed on the register.

There are three public beaches in Highland Park: Rosewood Beach, Moraine Beach (part of which is available for off-leash dogs) and Park Avenue Beach (which also has a boating facility). Highland Park is also home to the North Shore Yacht Club.

www.cityhphil.com



CITY OF CHICAGO, ILLINOIS

Chicago is the most populous city in the Midwestern United States and the third most populous city in the United States with 2,700,000 residents. Chicago is the county seat of Cook County, the second largest county in the United States. The Chicago MSA is the third most populated metropolitan area in the United States with 9,580,567 residents. The MSA covers over 1,300 square miles and six counties. Chicago has many nicknames, the best-known being the Windy City.

The Chicago metropolitan area is home to the corporate headquarters of 57 Fortune 1000 companies, including Boeing, McDonald's, Motorola, Discover Financial Services and United Airlines. Chicago is a major hub for industry, telecommunications and infrastructure and O'Hare International Airport is the second busiest airport in the world in terms of traffic movement.

The metro is a major financial center in North America, and is home to the largest futures exchange in the United States, the CME Group. Chicago is third in the world on the Global Financial Centers Index which ranks the competitiveness of financial centers based on people, business environment, market access, infrastructure and general competitiveness. As of 2016, Chicago had the third largest gross metropolitan product in the United States at \$630.3 billion.

The city of Chicago also hosts 12 Fortune Global 500 companies and 17 Financial Times 500 companies. The city claims one Dow 30 company: aerospace giant Boeing, which moved its headquarters from Seattle to the Chicago Loop in 2001. Two more Dow 30 companies, Kraft Foods and McDonald's are in the Chicago suburbs, as are Sears Holdings Corporation and the technology spin-offs of Motorola. The headquarters of United Continental Holdings, are in the United Building and its operations center and its United Airlines subsidiary are in the Willis Tower in Chicago.

In 2014, Chicago attracted 50.17 million domestic leisure travelers, 11.09 million domestic business travelers and 1.308 million overseas visitors. These visitors contributed more than \$13.7 billion to Chicago's economy. Upscale shopping along the Magnificent Mile and State Street, thousands of restaurants, as well as Chicago's eminent architecture, continue to draw tourists. The city is the United States' third-largest convention destination. A 2011 study by Walk Score ranked Chicago the fourth most walkable of fifty largest cities in the United States.

www.cityofchicago.org





CHASE BANK

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As a "Bulge Bracket" bank, it is a major provider of various investment banking and financial services. It is one of America's Big Four banks, along with Bank of America, Citigroup, and Wells Fargo. JPMorgan Chase is considered to be a universal bank and a custodian bank. The J.P. Morgan brand, is used by the investment banking, asset management, private banking, private wealth management, and treasury services divisions. Fiduciary activity within private banking and private wealth management is done under the aegis of JPMorgan Chase Bank, N.A.—the actual trustee. The Chase brand is used for credit card services in the United States and Canada, the bank's retail banking activities in the United States, and commercial banking. Both the retail and commercial bank and the bank's corporate headquarters are currently located at 383 Madison Avenue in Midtown Manhattan, New York City, while the prior headquarters building directly across the street, 270 Park Avenue, is demolished and replaced with a new building. The current company was originally known as Chemical Bank, which acquired Chase Manhattan and assumed that company's name. The present company was formed in 2000, when Chase Manhattan Corporation merged with J.P. Morgan & Co.

As of 2019, the asset management arm of the bank has US\$2.988 trillion in assets under management, while its investment and corporate bank arm holds US\$25.45 trillion in assets under custody. At US \$45.0 billion in assets under management, the hedge fund unit of JPMorgan Chase is the third largest hedge fund in the world.

Type:
Credit Rating (S&P):
Website:
Founded:
Number of Locations:
Headquarters:

Public
A-
www.jpmorganchase.com
1799
5,100 branches & 16,000 ATMs
New York, NY



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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

EXCLUSIVELY LISTED BY:



RANDY BLANKSTEIN
President
847-562-0003
randy@bouldergroup.com

JIMMY GOODMAN
Partner
847-562-8500
jimmy@bouldergroup.com

The Boulder Group
3520 Lake Avenue, Suite 203
Wilmette, Illinois 60091

www.bouldergroup.com