

FOR SALE | 910 CYPRESS AVENUE, REDDING, CA
JP MORGAN CHASE BANK NNN INVESTMENT



PROPERTY DETAILS

» Price	\$2,995,000	» Rent Increases	10% every 5 years	» Lease	NNN
» CAP Rate	5.51%	» Year Built	1995	» Options	Option 1: 11/16/2025 - 11/15/2030 \$156,255.00 Annual
» NOI	\$165,107	» Lease Term	15 years		Option 2: 11/16/2030 - 11/15/2035 \$171,880.50 Annual

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ABOUT JP MORGAN CHASE N.A.

JPMorgan Chase & Co. (NYSE: JPM) is a multinational banking and financial services holding company. With \$2.8 trillion in assets, JPMorgan Chase is the largest bank

holding company in the United States. With over 250,000 employees, the Company is engaged in investment banking, financial services for consumers and small businesses, commercial banking, financial transaction processing and asset management. It offers non-interest-bearing deposits; and interest-bearing deposits, such as savings accounts, demand deposits, and time 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.

With more than 5,600 branches in nearly two dozen states and active in more than 100 countries, Chase is among the nation's top mortgage lenders and credit card issuers. It serves millions of consumers, small businesses and many of the world's most prominent corporate, institutional, and government clients.

Lease Commencement	11/16/2010
Lease Term	15 years
Lease Type	NNN
Gross Leasable Area	4,735 sf
Increases	10% every 5 years
Optional Term	Two 5 year
Headquartered	New York
Company Type	Bank



BY THE NUMBERS

\$2.8 TRILLION
in Assets

5,600
Branches nationwide

16,000+
ATM's nationwide

250,000+
Employees worldwide

100 Countries
Presence in 100 markets



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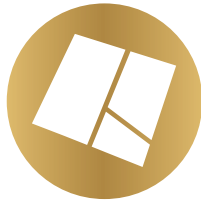
PROPERTY SUMMARY

ADDRESS



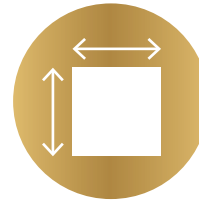
910 Cypress Avenue
Redding, CA 96001

APN | PARCEL SIZE



102-450-006
0.62 Acre

BUILDING SIZE



6,000 SF

ASKING PRICE



\$2,995,000

RENT ROLL

SUITE	TENANT	SIZE	MONTHLY RENT	RENT PSF
910	JP Morgan/Chase	4,735	\$11,837.50	\$2.50
926	Vacant*	1,265	\$2,530.00	\$2.00
MONTHLY TOTAL		6,000	\$14,367.50	

2020 ESTIMATED FINANCIALS

TOTAL RENTAL INCOME.....	\$172,410
CHASE EXPENSE RECAPTURE	\$27,331
OUTSIDE SERVICE/REPAIRS	\$14,362
PROPERTY MANAGEMENT	\$6,000
UTILITIES	\$2,157
PROPERTY TAX	\$10,455
INSURANCE	\$1,660
TOTAL EXPENSES.....	\$34,634

NET OPERATING INCOME	\$165,107
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ASKING PRICE	\$2,995,000	CAP RATE (ACTUAL)	5.51%
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*Seller Guarantee

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INVESTMENT HIGHLIGHTS

CORPORATE GUARANTEED RECENT 5 YEAR EXTENSION

- » JP Morgan Chase Bank N.A. Corporate Guaranteed Lease (S&P: A+)
- » Tenant has Occupied this Location since 2010
- » 10% Rental Increases in each of 2, 5-Year Options
- » Bank Deposits as of June 30th, 2019: \$51.696M

LOCATED IN PUBLIC SERVICES DISTRICT

The JPMorgan Chase Building is adjacent to the areas only Safeway offering its popular fueling station. The building is well positioned in Redding Public Services District surrounded by Redding City Hall, Redding Police Department, CAL FIRE, Shasta County Fire Department, Shasta Department of Children's Services, Social Security, Shasta Public Libraries, California DMV, California Department of Public Health, California Department of Fish and Wildlife all within a 1/4 mile.

DEMOGRAPHICS

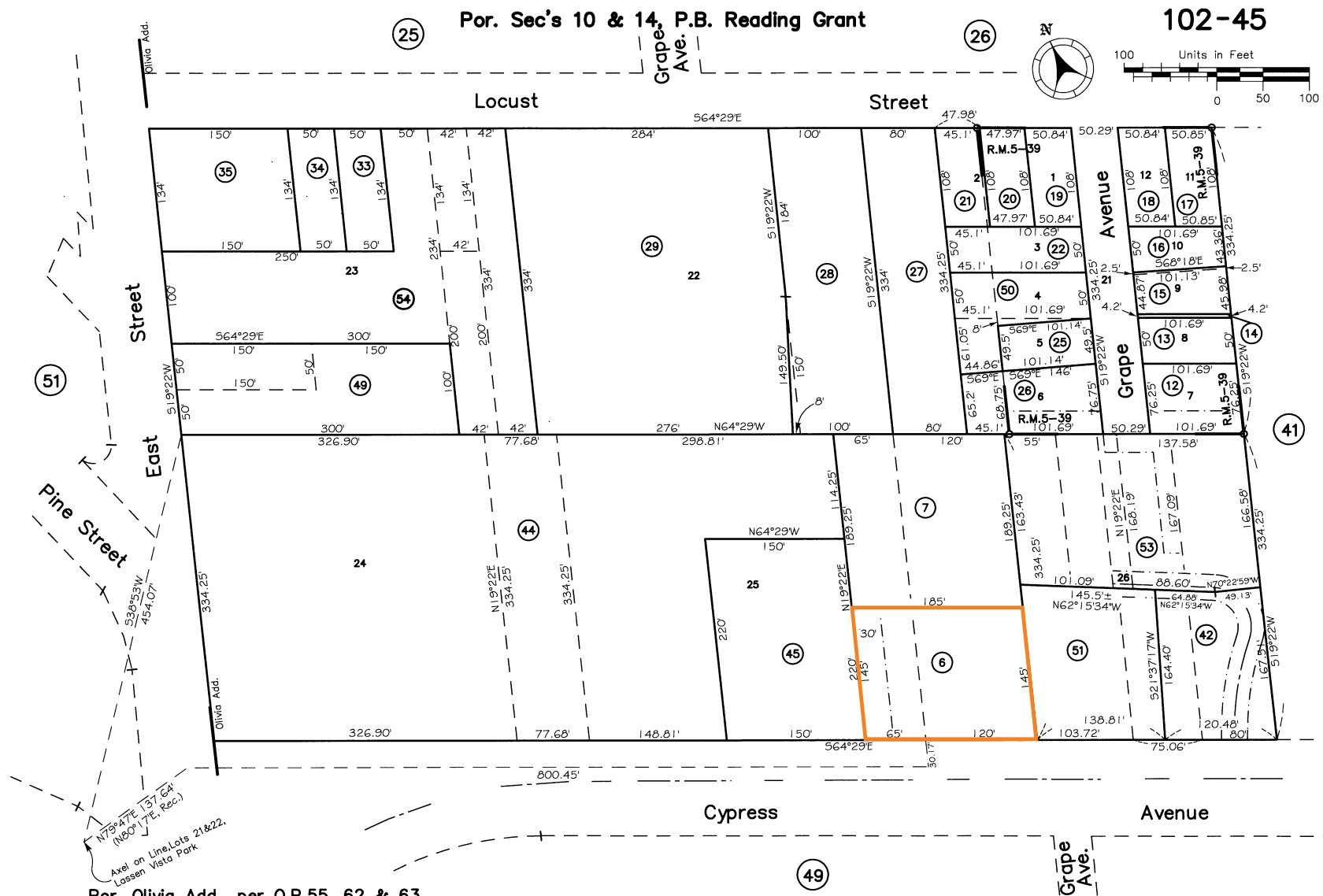
- » Population of 181,042 in 2020
- » \$70,260 Average Household Income in Redding/Anderson



TRIPLE NET LEASE MINIMAL LANDLORD RESPONSIBILITIES PASSIVE INVESTMENT

- » Tenant is responsible for Property Taxes, Insurance, & Common Area Maintenance, Building Maintenance
- » Landlord is responsible for structural components and exterior surfaces of the building; roof, roof surface, walls, foundation, concrete slab, unexposed electrical and plumbing lines
- » Full Exterior & Interior Lighting Retrofit in 2017
- » New ICE Energy Units added in 2018 - Energy Efficient

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TAX MAP



Por. Olivia Add., per O.P.55, 62 & 63,
Anderson's Sub., per R.M.5-39,
L.S.3-31,3-45,5-5,5-55,9-34,30-148,33-25,33-76,57-65,

8/11/2016 12:42:40 PM, bjmas

FOR REFERENCE ONLY

This map reflects information transcribed from documents of record, interpreted and compiled by cadastral mapping specialists. The sole intent of this map is for tax assessment purposes. This is not a legal document nor are any features contained herein intended for any other purpose.

Shasta County Assessor

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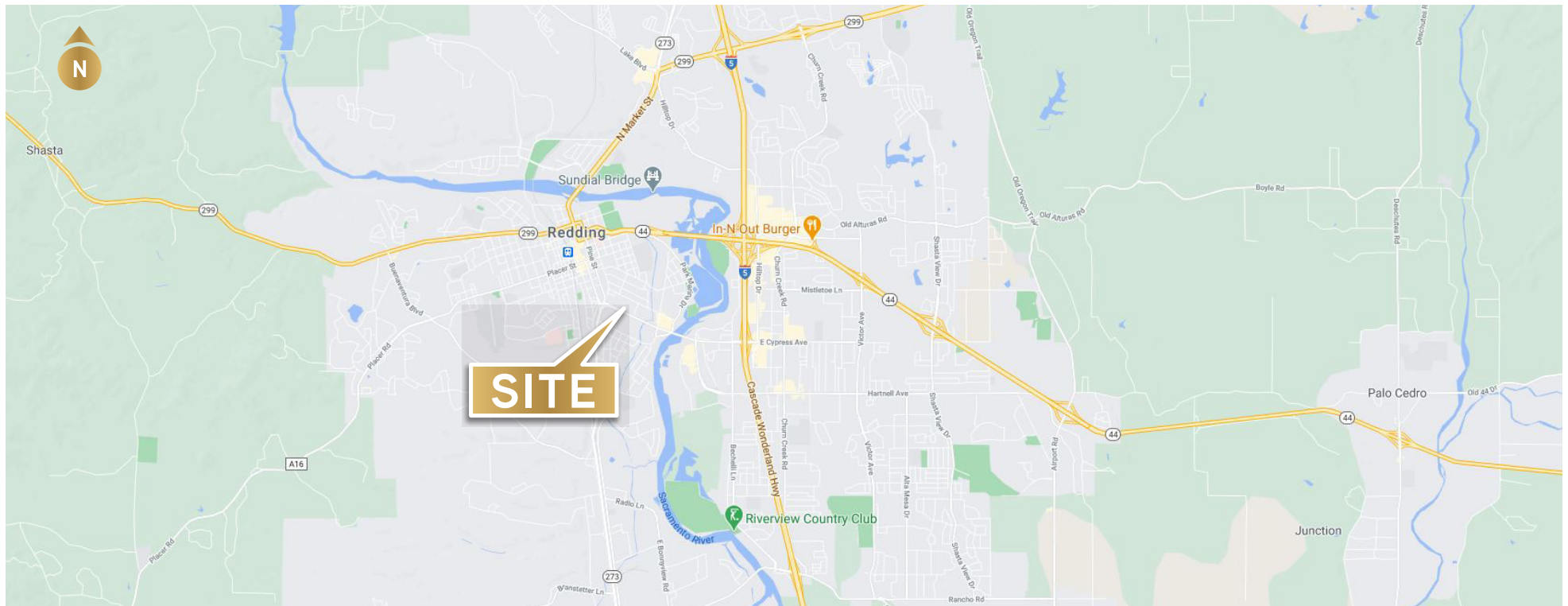
AREA OVERVIEW

Redding, California is a city known for its captivating scenery, bustling economy and vibrant community. Known as “the Jewel of Northern California,” Redding promotes a high quality of life for its residents and is hailed as a promising region for economic and cultural development.

Redding is located in Shasta County, which is home to three incorporated cities – Redding, Anderson and Shasta Lake City. Just 160 miles north of Sacramento and 230 miles north of San Francisco, the county is equidistant between San Diego and Seattle on I-5.

With a population of 92,562, Redding is the largest city north of Sacramento. As the county’s administrative center, Redding is at the forefront of trade and commerce and is a regional hub for retail, education, professional services and government.

As Redding continues to grow and thrive, the city is gaining recognition for its positive attributes on a national scale. Redding was recently ranked as the 29th Most Dynamic Metropolitan Area in the United States in a study published by the Walton Family Foundation and Heartland Forward. It was cited as one of the Coolest Towns in America by the Matador Network. From its distinction as TIME Magazine’s US Capital of Kayaking and one of Forbes’ Top 10 Trout-Fishing Towns in North America - the only city in the West to earn the honor - Redding continues to shine as a beacon of natural beauty, rich history and innovative growth.



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Financing Available through our Capital Markets Team



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PHELAN DEVELOPMENT