

OFFERING MEMORANDUM

Chase Bank | Pittsburgh, Pennsylvania MSA



Representative photo

501 Penn Avenue, Wilkinsburg, PA 15221

 STREAM CAPITAL PARTNERS

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EXCLUSIVE REPRESENTATION

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Disclaimer

This Offering Memorandum ("Memorandum") is intended solely for the use of prospective investors in determining whether or not to pursue the possible acquisition of the Property ("the Property") at **501 Penn Avenue, Wilkinsburg, PA 15221**. This Memorandum is of a proprietary and confidential nature. Prospective investors and/or their advisors are expressly forbidden from sharing this information with any individuals or organizations that are not directly connected with the analysis of this investment opportunity. STREAM Capital Partners, LLC ("SCP") have been retained as the exclusive advisors for this investment opportunity. Any and all inquiries are to be directed to SCP.

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TRANSACTION SUMMARY

Purchase Price:	\$1,915,933
Cap Rate:	4.50%
Annual Rent:	\$86,217

Lease Summary

Tenant:	JP Morgan Chase Bank, NA
Lease Type:	Absolute NNN Ground Lease
Landlord Responsibilities:	None
Lease Term:	15 years
Rent Increases:	10% every 5 years
Options to Renew:	Three, 5-year options

Property Specifications

Address:	501 Penn Avenue Wilksburg, PA 15221
Building Size:	2,973 sf
Site Size:	0.565 acres
Year Built:	Under construction

Location Highlights

Situated in a dense retail corridor on Penn Avenue which serves over 31,000 cars per day

Across from Wilksburg Park and Ride (748 parking spaces) at the East Busway Station (11,600+ passengers per day)

7 miles to downtown Pittsburgh

Densely populated location with over 142,967 people within five miles and an average household income of \$88,000+ within three miles



TENANT SUMMARY

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.



\$2.8 Trillion
in Assets

250,000+
Employees worldwide

5,600
Branches nationwide

100 Countries
Presence in 100 markets

16,000+
ATM's nationwide

RETAIL AREA MAP



METROPOLITAN MAP



MARKET OVERVIEW

Pittsburgh, Pennsylvania

Wilkinsburg is a borough in Allegheny County, Pennsylvania, just 8 miles southwest of Pittsburgh. The Pittsburgh metropolitan area, with a population of nearly 2.4 million people, is the second-largest city in Pennsylvania behind Philadelphia. Pittsburgh is known as “The City of Bridges” and “The Steel City” for its many bridges and its more than 300 steel-related businesses. While the city is historically known for its steel industry, today its economy is largely based on healthcare, education, technology, tourism, and financial services.

Over the past three decades, the Pittsburgh region has undergone a dramatic transformation, and now stands as one of our nation’s most appealing locations for businesses to invest and for people to live, do business, and own real estate. The foundation of the real estate market is Pittsburgh’s central location, highly developed transportation system, a diverse and stable economy, excellent universities, world renowned health care, and reemergence as an energy center.

With a diverse and thriving economy, numerous companies call the Pittsburgh area home. Multiple Fortune 500 companies are headquartered in Pittsburgh including: PNC Financial Services, PPG Industries, U.S. Steel, The Kraft Heinz Company, WESCO International, Dick’s Sporting Goods, as well as many others. Additionally, Google, Apple, Bosch, Disney, Uber, Intel, and IBM are among 1,600 technology firms generating \$20.7 billion in annual Pittsburgh payrolls. The largest employer in the city is the University of Pittsburgh Medical Center, with 53,000 employees and 89,000 system wide. Education is also a major economic driver in the region. The City of Pittsburgh is home to many colleges, universities and research facilities, the most well-known of which are Carnegie Mellon University, Duquesne University, and the University of Pittsburgh.



● Headquarters

1. Allegheny Technologies
2. American Eagle Outfitters
3. CONSOL Energy
4. Mylan Bayer USA
5. Giant Eagle
6. Alcoa
7. 84 Lumber
8. Highmark
9. Rue 21
10. General Nutrition Center (GNC)
11. CNX Gas

● Fortune 500

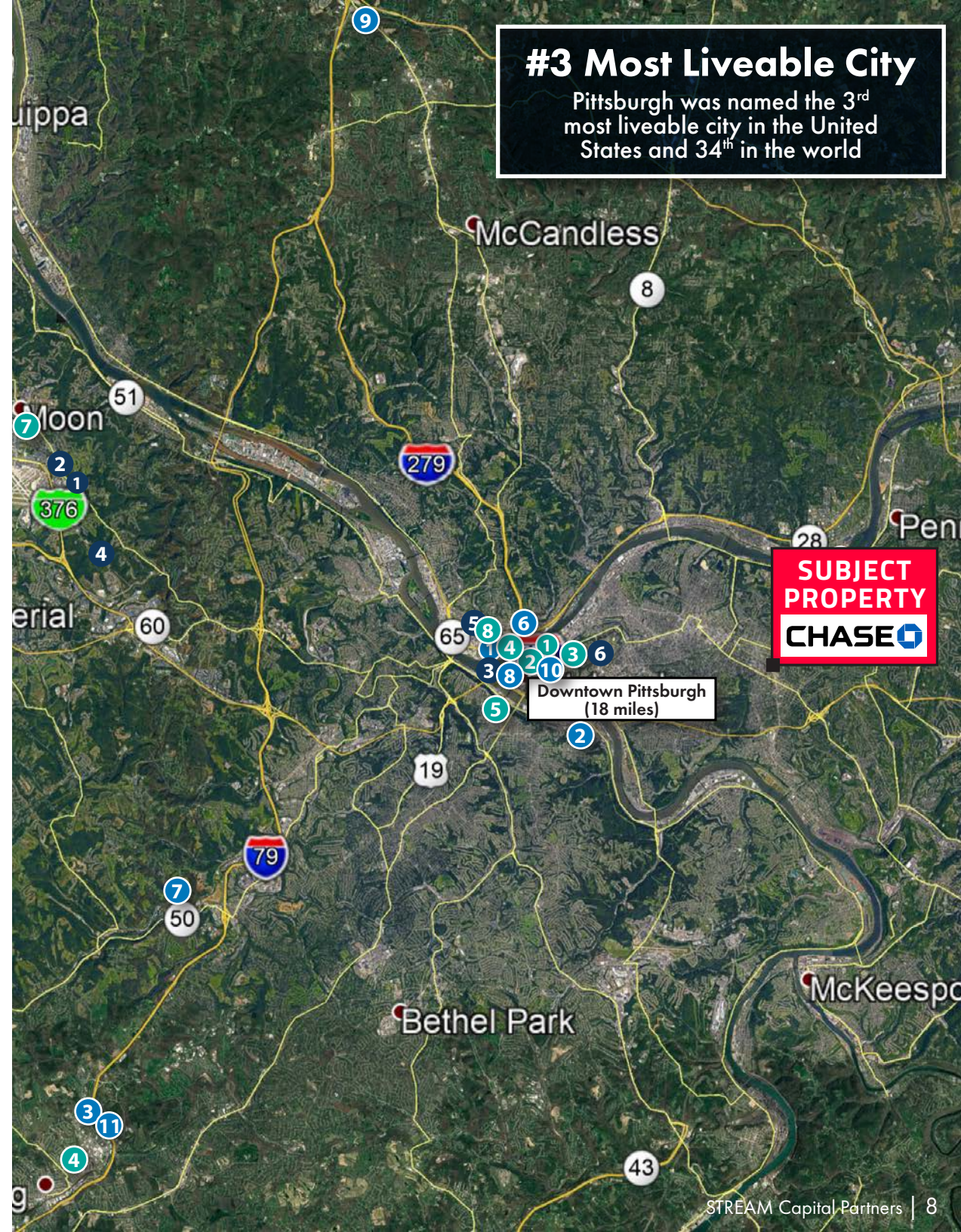
1. PNC Financial Services
2. PPG Industries
3. U.S. Steel
4. The Kraft Heinz Company
5. WESCO International
6. Alcoa
7. Dick's Sporting Goods
8. Allegheny Technologies

● Regional HQ

1. Chevron Corporation
2. Nova Chemicals
3. Deloitte Touche Tohmatsu
4. FedEx Ground
5. Ariba
6. The RAND Corporation

#3 Most Liveable City

Pittsburgh was named the 3rd most liveable city in the United States and 34th in the world



DEMOGRAPHICS

Wilkinsburg, Pennsylvania



RESIDENTIAL
POPULATION

1-mile
18,787

3-mile
142,967

5-mile
303,544



HOUSEHOLD
INCOME

1-mile
\$70,086

3-mile
\$88,212

5-mile
\$80,426



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