



#1 Bank in the U.S.  
Investment Grade Credit  
Rated "Aa1" by Moody's

**CHASE**

**Chase Bank (Ground Lease)**

**17+ Yrs. Remaining**

**\$185M+ in Deposits**

**Highest in Zip Code**

2310 US-34, Oswego, IL 60543

**Outparcel to Prairie Market Shopping Center**



**Colliers**  
INTERNATIONAL





Chase Bank

## PROPERTY OVERVIEW

We are pleased to offer to qualified investors an opportunity to purchase a single tenant absolute NNN leased investment (ground lease) that is fully occupied by a strong performing Chase Bank with a 30 year primary term that has over 17 lease years remaining on the primary term. This Chase location having a deposit base of \$185.3 million (as of June 2020) is the best performing Chase branch in Kendall County. Located in Oswego, IL the subject property comprises a large 1.53 acre lot and is positioned as an outparcel to a regional power center anchored by Walmart Supercenter and other major retailers like Burlington, Hobby Lobby, Kohl's, and Dick's Sporting Goods.

The property also benefits from its location just off the signalized hard corner of US Route 34 and Fifth St which has a combined traffic count of 32,000+ VPD. This is an excellent opportunity to purchase an investment grade credit tenant (rated "Aa1" by Moody's) with over 17 lease years remaining on the primary term and zero landlord obligations.



Chase Bank

# FINANCIAL SUMMARY

List Price	\$5,330,000
CAP Rate	4.20%
Annual Rent	\$223,850.04
Lease Type	Absolute NNN Ground Lease
Taxes, Insurance, CAM	NNN
Roof & Structure	Tenant Responsible
Tenant Trade Name	Chase Bank
Lease Start	December 21, 2007
Lease Expiration	December 31, 2037
Lease Term	30 Years
Term Remaining	17 Years
Base Rent	\$223,850.04
Rental Adjustments	1/1/2023: \$246,234.96 1/1/2028: \$270,858.48 1/1/2033: \$297,944.40
Option Periods	2 - 10 Year Options 10% Increases Every 5 Years 1/1/2038: \$327,738.84 1/1/2043: \$360,512.64 1/1/2048: \$396,564.00 1/1/2053: \$436,220.28

\*Rare 30 Yr. Primary Term Lease



PARCEL DETAILS	
APN	03-10-230-004
Building Size	4,411 SF
Land Size	1.53 Acres
Bldg. Specs	4 Dedicated Drive Thru Lanes



# INVESTMENT HIGHLIGHTS

- **STNL Chase Bank (Ground Lease)** – Investment Grade Credit  
Rated “Aa1” by Moody’s and A- by Standard & Poor’s
- **Over 17 Lease Years Remaining** – 10% Increases Every 5 Years in the  
Primary Term and the Two 10-Year Option Terms
- Absolute NNN Ground Leased Asset
- **Passive Long Term Investment** – Zero Landlord Responsibilities  
Ease of Management
- **Over \$185M in Deposits** - #1 Branch in the Zip Code
- **Long Term Occupancy** and Proven Location – Occupied this Location  
Since 2007
- **Large 1.53 Acre Lot** – Drive-Thru Building – Strong Credit Anchor Tenancy
- **Outparcel to Walmart Supercenter** – Number 1 Retailer in the U.S.
- **Signalized Intersection** – Over 32,000 VPD at US Route 34 & Fifth St
- **Surrounding National Retailers:** Walmart, Kohl’s, Burlington, Hobby Lobby,  
Dick’s Sporting Goods, Meijer, Target, Best Buy, TJ Maxx
- **Strong Demographics** – Population of 227,000+ within a 5 Mile Radius
- **Average Household Income** of \$106,000+ within a 5 Mile Radius







Chase Bank

# TENANT OVERVIEW

JPMorgan Chase & Co. (NYSE: JPM) is a leading global financial services firm with assets of \$2.6 trillion and an investment grade rating of “A-” by Standard and Poors. There are more than 4,900 US branches with headquarters in New York, NY; it has operated for over 200 years and is one of the strongest banking institutions in the world. It serves nearly half of America’s households with a range of financial services and products.



\$2.6T+

client assets under management



100+

global markets



250K+

employees

## Awards & Recognition

- Fortune ranks JPMorgan Chase No. 1 on “Change the World list”
- 2017’s most valuable corporate funder ~ Inside Philanthropy
- Top 50 employers of the year for people with disabilities ~ Careers & the disABLED magazine
- 2017 Best for Vets employer ~ Inside Philanthropy

JPMORGAN CHASE REPORTS  
THIRD-QUARTER 2020 NET  
INCOME OF \$9.4 BILLION, OR  
\$2.92 PER SHARE



#1 RANKING FOR GLOBAL  
INVESTMENT BANKING FEES WITH  
9.4% WALLET SHARE YEAR-TO-DATE



AVERAGE DEPOSITS UP 28%; CLIENT  
INVESTMENT ASSETS UP 11%





Chicago MSA

# CHICAGO

The Chicago metropolitan area, or Chicagoland, is the metropolitan area of Chicago and its suburbs, covering 14 counties in Illinois, Indiana, and Wisconsin. With an estimated 2019 CSA population of roughly 9.83 million people, and a MSA population of 9.46 million people, it is the third largest metropolitan area in the United States. The Chicago metropolitan area has one of the world’s largest and most diversified economies, with more than six million full and part-time employees, and generating an annual gross regional product (GRP) of \$689 billion in 2018.

The region is home to more than 400 major corporate headquarters, including 31 in the Fortune 500. For six consecutive years, Chicagoland was ranked the nation’s top metropolitan area for corporate relocations. The Chicago area is home to a number of the nation’s leading universities including The University of Chicago, Northwestern University, University of Illinois at Chicago, DePaul University, and Loyola University.



Chicago, the 3rd largest city in the U.S., with a population of nearly three million people.

2.7M

Residents

50

Awards

75

Community Areas



100

Neighborhoods



8

Major League Sports Teams



5,195+

Restaurants





## CITY OF CHICAGO

Chicago is located on the shores of freshwater Lake Michigan, and is the third most populous city in the U.S.. As of the 2020 census-estimate, Chicago has a population of 2,693,976 which makes it the most populous city in both the state of Illinois and the Midwestern United States. The Chicago metropolitan area has nearly 10 million people, is the third-largest in the United States, the fourth largest in North America, and the third largest metropolitan area in the world by land area.



- Positioned along Lake Michigan, the city is an international hub for finance, commerce, industry, technology, telecommunications, and transportation.
- O'Hare International Airport is the one of the busiest airports in the world, and the region also has the largest number of U.S. highways and railroad freight.
  - In 2012, Chicago was listed as an alpha global city by the Globalization and World Cities Research Network, and it ranked seventh in the entire world in the 2017 Global Cities Index.
  - Chicago has the fourth-largest gross metropolitan product in the world—generating about \$670.5 billion according to September 2017 estimates—ranking it after the metropolitan areas of Tokyo, New York City, and Los Angeles.



- Chicago was the second most visited city in the United States with 55 million domestic and international visitors, not far behind the 62 million visitors to New York City in 2017.
- The city ranked first place in the 2018 Time Out City Life Index, a global quality of life survey of 15,000 people in 32 cities.
- Landmarks in the city include Millennium Park, Navy Pier, the Magnificent Mile, the Art Institute of Chicago, Museum Campus, the Willis (Sears) Tower, the Museum of Science and Industry, and Lincoln Park Zoo.

## ABOUT OSWEGO

Oswego is located in Kendall County (50 miles southwest of Chicago), one of the fastest growing counties in the nation. From 1980 to 2010, Kendall County grew at a compound annual growth rate (CAGR) of approximately 4% and is anticipated to grow at a CAGR of approximately 2.0% in the future. Growth in population, in addition to broader economic trends, will continue to drive new residential development in Oswego in the future.

Oswego is served by Rush-Copley Medical Center, a 183-bed hospital offering inpatient and outpatient care and progressive technology. Rush-Copley is a member of the Rush-System for Health. In addition, Edward Hospital has a Immediate Care center in Oswego and Provena Mercy Medical Center is within twenty minutes of Oswego.



*Rush-Copley Medical Center*

Oswego is home to the Fox Bend Golf Course, rated as one of the top twenty public courses in the Chicagoland area. The Illinois Open was held at Fox Bend in 1997 and in 1999. For the ninth year in a row, the pro shop at Fox Bend has been recognized by Golf Digest as one of the top 100 golf shops in America.



*Historic Downtown Oswego*

Main Street located along the Fox River, historic downtown includes shops, restaurants and the Oswego Public Library. Each year, the Oswego Chamber of Commerce sponsors Christmas Walk, which draws thousands of people from the Fox Valley to downtown.



## Largest community in Kendall County

At the border of three "collar counties": Will, Kane & DuPage. This Four County Area is recognized as one of the fastest growing regions in Illinois and the Midwest.

Today, Oswego has a municipal area of over **14 sq-miles** with a **population over 30,000**

**995** acres of Open Space including **388** acres of **Natural Areas** 60 Parks, 8 Greenways & 13 miles of Trails

Over **2.8 Million** square feet of retail, 70 restaurants & 2 Hotels



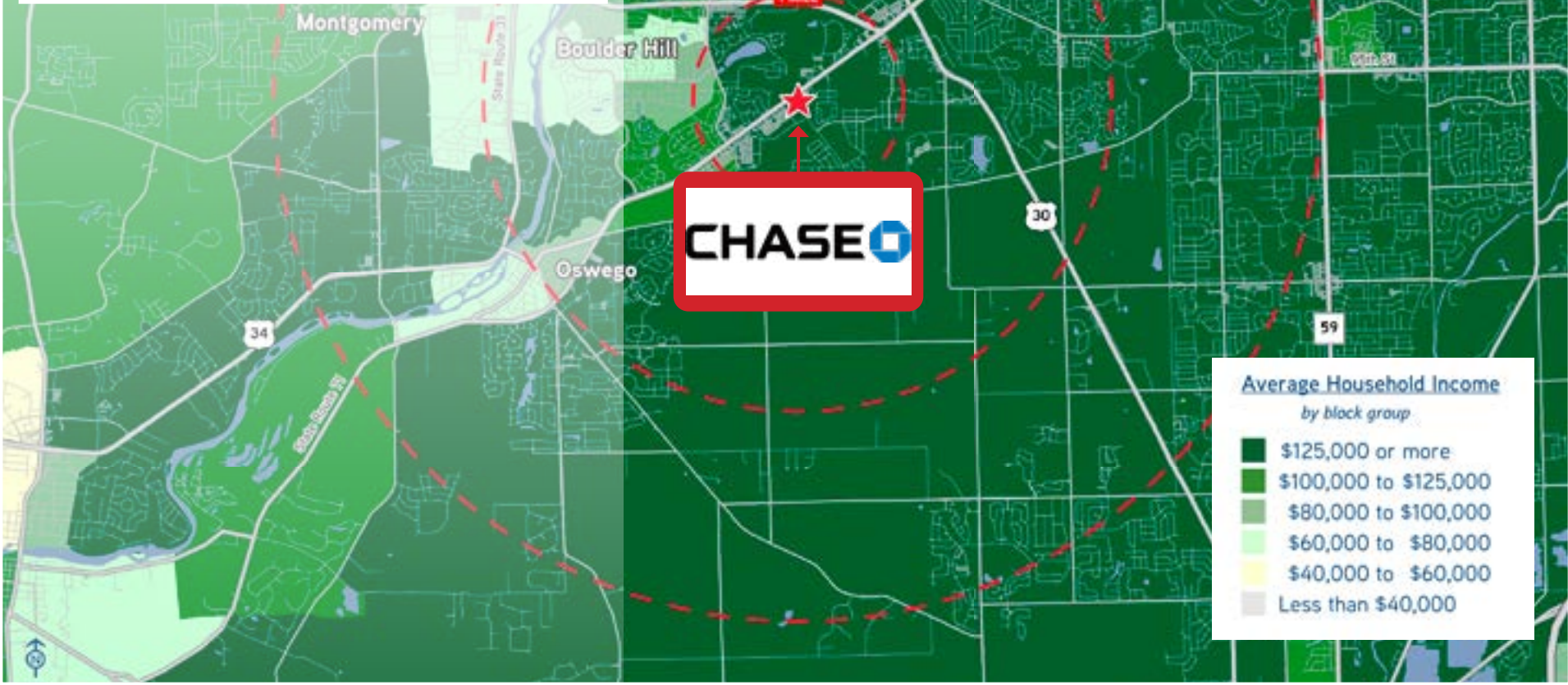
DEMOGRAPHICS  
CITY OF OSWEGO

POPULATION	1-MILE	3-MILE	5-MILE
Estimated Population (2020)	8,493	83,328	227,068
Projected Population (2025)	8,881	84,789	233,604
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Estimated Households (2020)	2,934	26,557	69,816
Projected Households (2025)	3,077	27,451	71,995



DEMOGRAPHICS  
CITY OF OSWEGO

INCOME 2020	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$118,847	\$95,683	\$106,034
Median Household Income	\$94,873	\$77,274	\$80,201
BUSINESS FACTS 2020	1-MILE	3-MILE	5-MILE
Total # of Businesses	342	1,438	4,141
Total # of Employees	5,418	21,303	57,027





This Offering Memorandum contains select information pertaining to the business and affairs of Chase Bank - Oswego, IL. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree:

- 1. The Offering Memorandum and its contents are confidential;
- 2. You will hold it and treat it in the strictest of confidence; and
- 3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of Chase Bank - Oswego, IL or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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