



Chase Bank

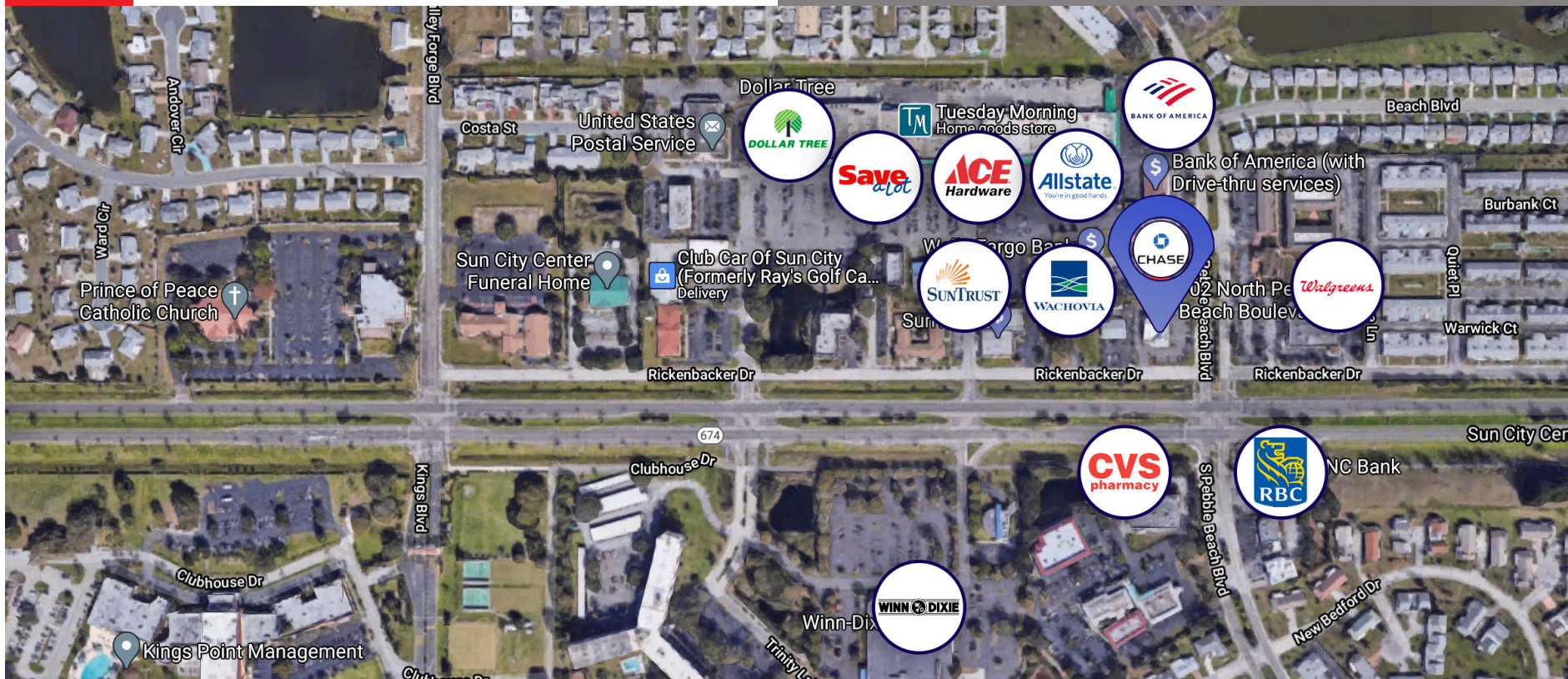
702 North Pebble Beach Boulevard
Sun City Center,
FL 33573



Investment Highlights

- Chase Bank absolute NNN ground lease
- Investment grade credit tenant (S&P: A+)
- 12,6 Years remain on 20 year lease
- Low ground rent rate of \$3.58/SF
- Large building size 3,879 SF
- Strong Wealth Management business
- Dense retail corridor on signalized hard corner
- Busy 39,652 VPD traffic counts
- Directly across the street from CVS + Walgreens
- Superior market positioning verses competitors
- Dense Sun City Center pop of 20K+ with AHHI \$80K
- Affluent Tampa / St Pete retirement communities
- 2nd Largest Florida MSA: Tampa / St Petersburg
- Florida is a non-income tax state

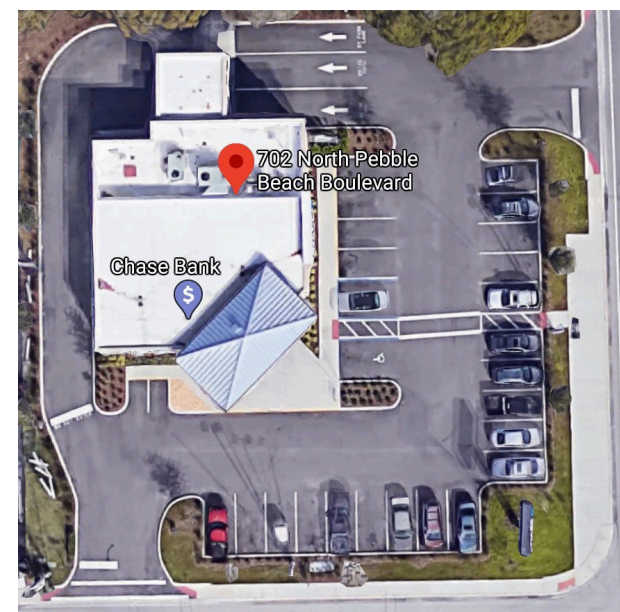
Property Name	Chase Bank
Property Address	702 North Pebble Beach Boulevard Sun City Center, FL 33573
Price	\$2,585,000
Cap Rate	4.00%
NOI	\$103,400
Building Size/SF	3,879
Lot Size/AC	0.67
Land Size/SF	28,880
Rent/SF Land	\$3.58
Year Built	2013
Lease Type	Absolute NNN
Remaining Term	12.6 years
Rent Increases	10%/5 Years
Renewal Options	4 x 5yrs

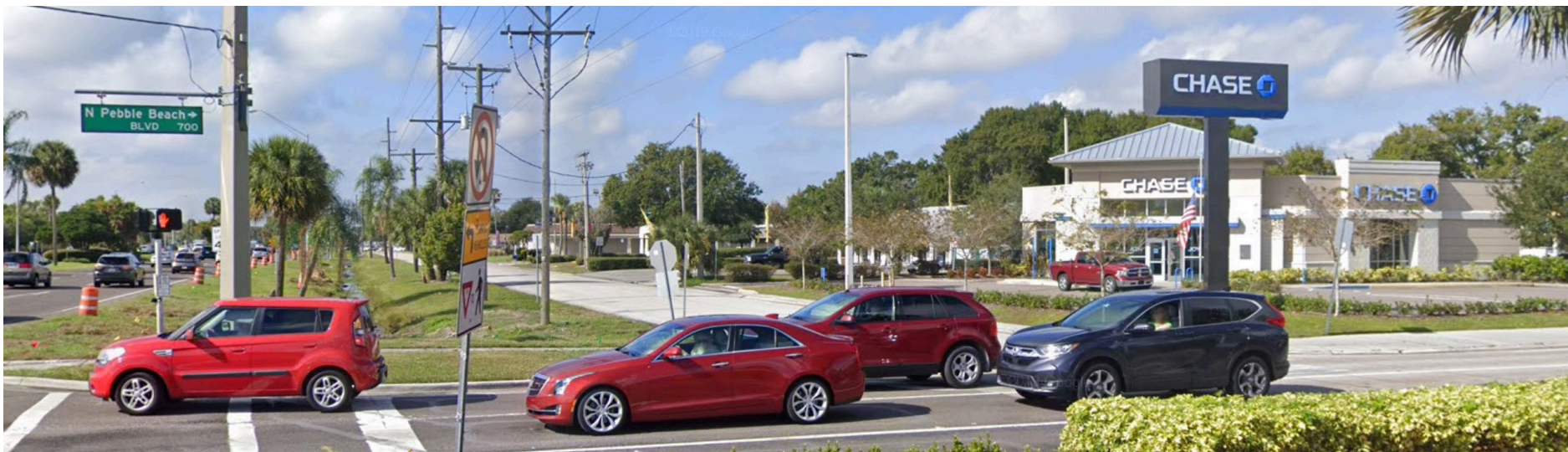


Location Highlights

- Signalized hard corner
- Busy 39,652 VPD traffic counts
- Over 10,00 households with 7 golf courses
- America's Premier 55+ Community
- Sun City Center pop of 20K+

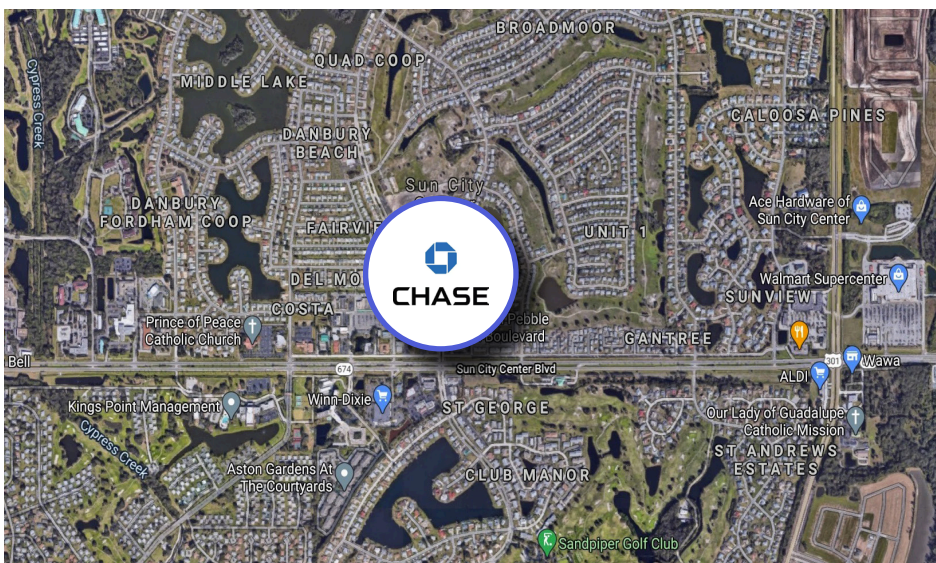
Sun City Center is a dynamic South Central Florida area that offers its residents the finest of amenities, making it one of the most desirable communities in the country. It has a post office, shopping centers, medical facilities, banks and houses of worship.





Intersection	Pebble Beach Blvd. and Sun City Ctr. Blvd.
Market	Tampa / St. Pete MSA
County	Hillsborough
Parcel APN	U-12-32-19-ZZZ-000001-78380.0

Zoning	Commercial
Lot Size/AC	0.67
Building Size/SF	3,879
Parking	22 Spaces + 3 Drive Through



Chase Bank

- JPMorgan Chase & Co. (NYSE: JPM)
- Investment grade corporate guaranteed lease
- Standard & Poors "A+" credit rating
- Over 5,100 branch office locations
- Headquarters in New York, NY

JPMorgan Chase & Co. (NYSE: JPM) is a 200 year old multinational banking and financial services holding company. Now, with \$3.2 trillion in assets, it is the largest bank holding company in the United States. Over 250,000 employees serve nearly half of America's households with a range of services: investment banking, financial services for consumers and small businesses, commercial banking, financial transaction processing and asset management.

<https://seekingalpha.com/symbol/JPM>



Tenant Name	Chase Bank
Ownership	Ground Lease
Lease Guarantor	JPMorgan Chase Bank, N.A.
Guarantor HQ	New York, NY
# Units Backing	5,100
Lease Commencement	May 1, 2013
Lease Expiration Date	April 30, 2033
Lease Term	20 Yrs
Remaining Term	12.6 years
Lease Type	Absolute NNN
Current NOI*	\$104,300



Exclusively
Listed By:

B. Quentin Foster
CRC Income Properties
323- 822-7000 / quentin@crcincome.com