



CHASE BANK GROUND LEASE | BRAND NEW CONSTRUCTION | 20-YEAR LEASE | PAD TO HOME DEPOT | REPRESENTATIVE PHOTO

CHASE BANK- GROUND LEASE

7655 Highway 70 S. Nashville, TN 37221

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CHASE BANK

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CLICK ON THE FOLLOWING LINKS:



Drone Video



Google Map



Street View

EXECUTIVE SUMMARY

SALE PRICE

\$3,733,333

CAP RATE

3.75%

INVESTMENT SUMMARY

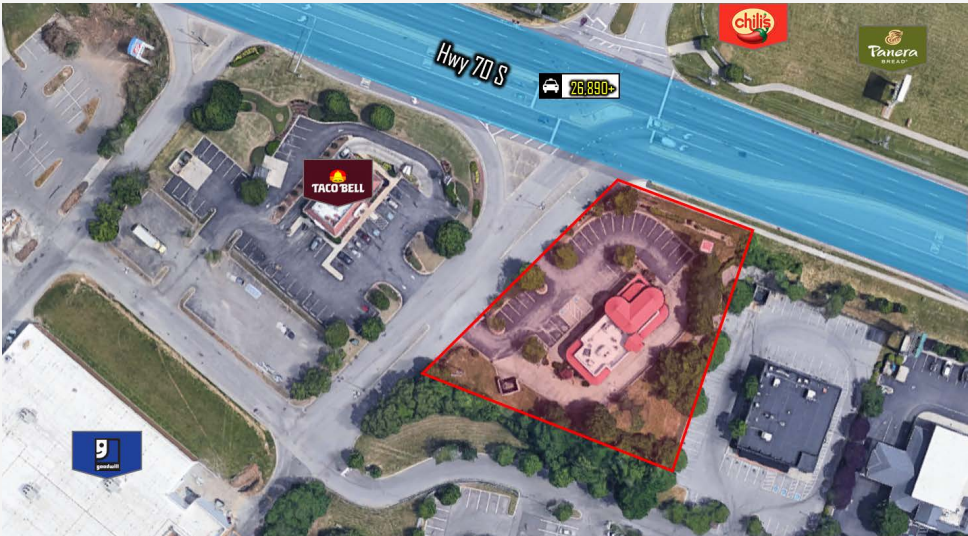
NOI:	\$140,000
Price / SF:	\$1,133.03
Rent / SF:	\$42.49
Building Size:	3,295
Land Acreage:	0.91 Acres
Year Built:	Brand New 2021 Construction

LEASE SUMMARY

Lease Type:	Ground Lease
Taxes / CAM / Insurance:	Tenant Responsibility
Roof / Structure:	Tenant Responsibility
Original Lease Term:	20 Years
Commencement Date:	Est. Q2 2021
Term Expiration:	Est. Q2 2041
Options:	(4) 5 Year Options
Increases:	10% Every 5 Years
Guarantor:	Corporate

INVESTMENT HIGHLIGHTS

- Brand New Construction | New 20 Year Lease | Tax-Free State
- Ground Lease | No Landlord Responsibilities | Drive-Up ATM
- Out Pad to Home Depot | Hard Corner Location | Strong Visibility
- Corporate Guarantee | S&P "A+" Investment Grade - NYSE: JPM
- 10% Rental Increase Every 5 Years | Hedge Against Inflation
- Located on Highway 70 S with Traffic Counts in Excess of 26,890+ Cars Daily
- High Visibility: Off of I-40 with 64,487+ Cars Daily Passing Thru
- Average Household Income: \$114,193+ Income in 5 Mile Radius



LEASE ABSTRACT



LEASE SUMMARY

Lease Type:	Ground Lease
Taxes / Insurance / CAM:	Tenant Responsibility
Roof / Structure:	Tenant Responsibility
Term Remaining:	20 Years
Original Lease Term:	20 Years
Commencement Date:	2021
Current Term Expiration:	2041
Options:	(4) 5 Year Options
Increases:	10% Every 5 Years
Guarantor:	Corporate

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1 - 5	\$140,000	\$11,666
Years 6 - 10	\$154,000	\$12,833
Years 11 - 15	\$169,400	\$14,116
Years 16 - 20	\$186,340	\$15,528
Option 1	\$204,974	\$17,081
Option 2	\$225,471	\$18,789
Option 3	\$248,018	\$20,668
Option 4	\$272,820	\$22,735
Base Rent (/ SF)		\$42.49
Net Operating Income		\$140,000

RETAIL



64,487+



SUBJECT
PROPERTY



26,890+

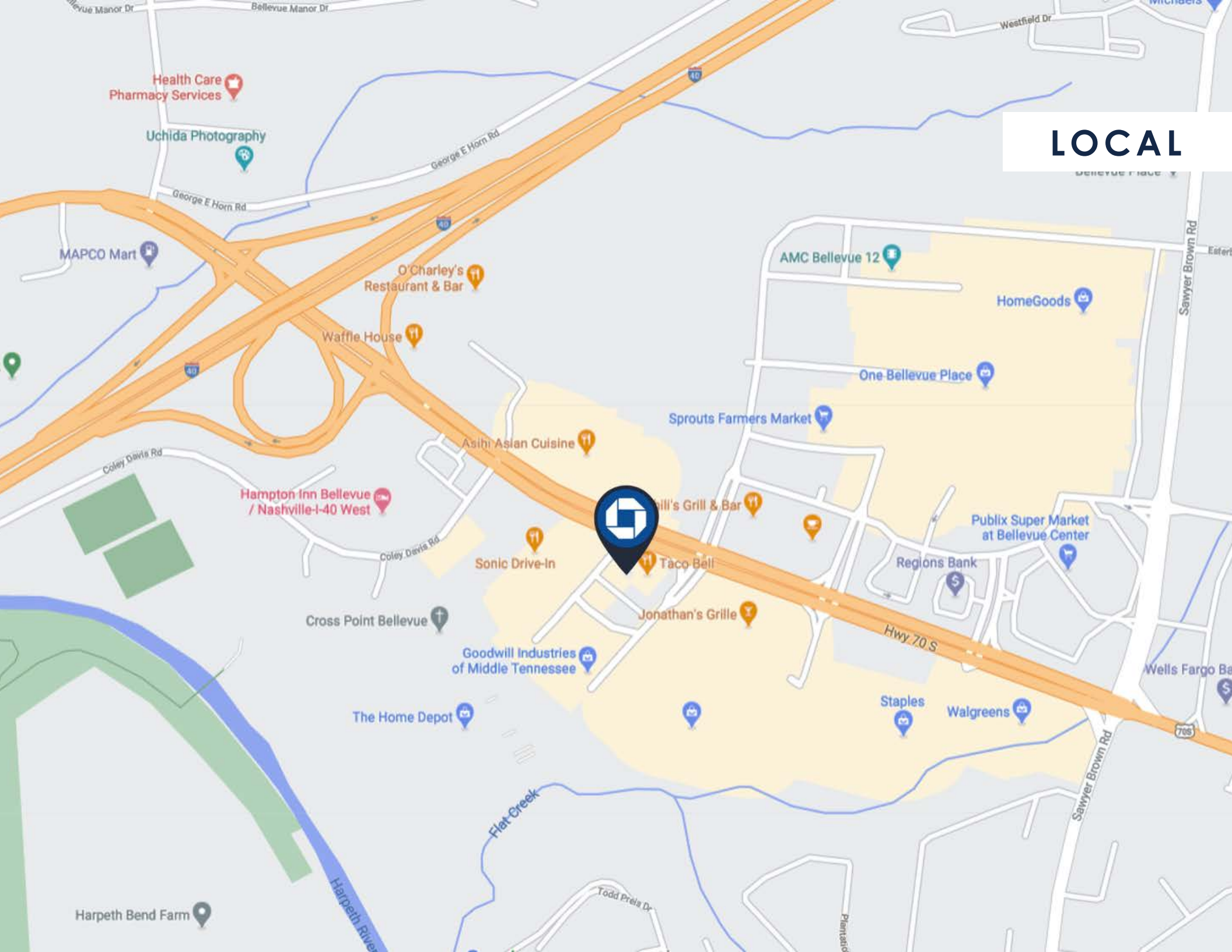


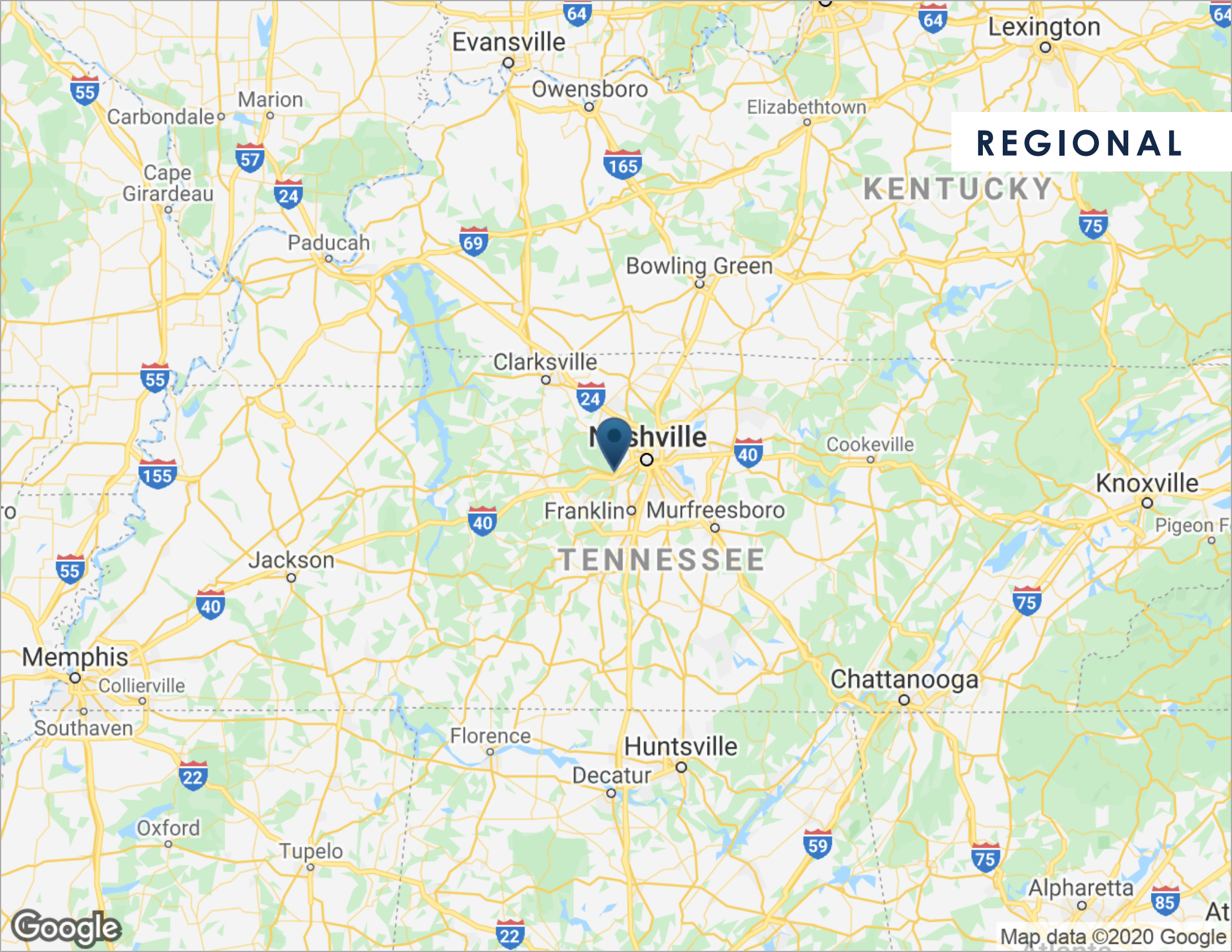
Hwy 70 S

26.890+



LOCAL





REGIONAL

KENTUCKY

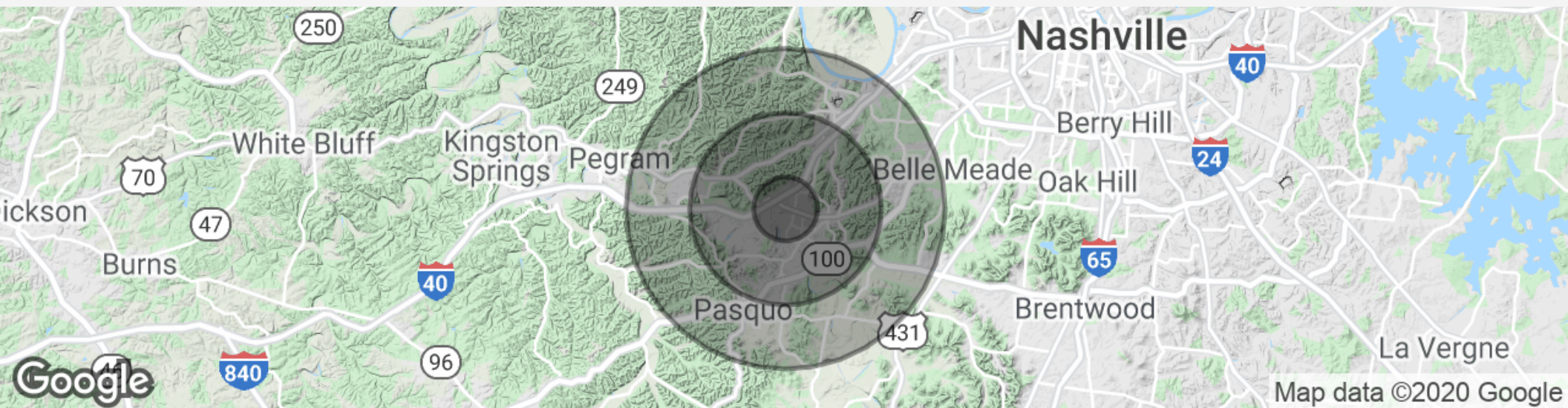
TENNESSEE

Nashville

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,447	39,629	64,026
Average age	36.9	34.3	34.6
Average age (Male)	34.7	33.7	33.8
Average age (Female)	40.2	35.0	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,211	17,983	27,625
# of persons per HH	2.5	2.6	2.7
Average HH income	\$77,076	\$100,047	\$114,193
Average house value	\$163,726	\$159,590	\$149,266

* Demographic data derived from 2010 US Census

TENANT PROFILE

CHASE



OVERVIEW

Company:	Chase Bank
Founded:	December 1, 2000
Total Revenue:	\$99.624 billion
Net Income:	\$24.441 billion
Number Of Employees:	252,539
Headquarters:	New York City, New York
Website:	www.jpmorganchase.com

TENANT HIGHLIGHTS

- In 2004, JPMorgan Chase merged with Chicago-based Bank One Corp.
- In 2008, Chase bought most of the banking operations of Washington Mutual
- JPMorgan Chase & Co. owns five bank subsidiaries in the United States

TENANT OVERVIEW

JPMorgan Chase & Co. is an American multinational investment bank and financial services company headquartered in New York City. In addition to being the largest bank in the United States, and the world's sixth largest bank by total assets, with total assets of US\$2.534 trillion, JPMorgan is the world's second most valuable bank by market capitalization.

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 is considered to be a universal bank and a custodian bank. The J.P. Morgan brand, historically known as Morgan, is used by the investment banking, asset management, private banking, private wealth management, and treasury & securities 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 located at 270 Park Avenue in Midtown Manhattan, New York City. The company was formed in 2000, when Chase Manhattan Corporation merged with J.P. Morgan & Co.

RETAIL PROPERTY FOR SALE

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7655 Highway 70 S, Nashville, TN 37221



ENCORE REAL ESTATE INVESTMENT SERVICES

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