



CHASE BANK GROUND LEASE

ROSWELL, GEORGIA

YURAS
AICALE
FORSYTH
CROWLE

Leased Investment Team

OFFERING MEMORANDUM



\$4,163,000 | 4.00% CAP RATE

- » New 20-Year Absolute NNN Ground Lease
- » 10% Rental Increases Every Five Years
- » No Landlord Management
- » Corporate Lease to Investment Grade Tenant
 - » JP Morgan Chase (NYSE: "JPM") Rated "A+" by S&P
 - » One of the Nation's "Big Four" Banks
- » High-Exposure Location at Major Intersection (112,070 AADT)
- » Central Location in Primary Retail Corridor
 - » Directly Adjacent from Kroger-Anchored Retail Center
- » Located in Affluent Area with Excellent Demographics
 - » Average Household Income of \$140,238 Within Five Miles
 - » 190,225 Residents Within a Five-Mile Radius
- » New 2020 Construction
 - » High-Quality Construction Featuring ATM Drive-Thru

FILE PHOTO

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Cushman & Wakefield ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

LEAD BROKERS

MICHAEL T. YURAS, CCIM
Executive Managing Director
415.481.0788
michael.yuras@cushwake.com
CA RE License #01823291

SCOTT CROWLE
Managing Director
415.604.4288
scott.crowle@cushwake.com
CA RE License #01318288

VINCENT AICALE
Executive Director
415.690.5522
vince.aicale@cushwake.com
CA RE License #01728696

RYAN FORSYTH
Executive Director
415.413.3005
ryan.forsyth@cushwake.com
CA RE License #01716551

**YURAS
AICALE
FORSYTH
CROWLE** | Leased Investment Team

www.YAFteam.com

INVESTMENT SUMMARY

ADDRESS	10515 Alpharetta Highway, Roswell, Georgia 30076		
PRICE	\$4,163,000		
CAP RATE	4.00% return		
NOI	\$166,500		
TERM	20 years		
RENT COMMENCEMENT	No later than March 17, 2021		
LEASE EXPIRATION	20 years from rent commencement date		
RENTAL INCREASES	10% rental increases every five (5) years		
	YEAR	RENT	RETURN
	1-5	\$166,500	4.00%
	6-10	\$183,150	4.40%
	11-15	\$201,465	4.84%
	16-20	\$221,612	5.32%
	21-25 (option 1)	\$243,773	5.86%
	26-30 (option 2)	\$268,150	6.44%
	31-35 (option 3)	\$294,965	7.09%
	36-40 (option 4)	\$324,461	7.79%
	41-45 (option 5)	\$356,908	8.57%
YEAR BUILT	2020 (under construction)		
BUILDING SF	3,356 SF		
PARCEL SIZE	0.722 acres (31,460 SF)		
LEASE TYPE	Absolute NNN ground lease, with tenant responsible for all taxes, insurance, maintenance, and repair, including roof, structure, and parking lot		

NEW 20-YEAR ABSOLUTE NNN GROUND LEASE

- » Long-term absolute NNN ground lease with scheduled rental increases, providing a hedge against inflation
- » Tenant is responsible for taxes, insurance, and all maintenance, including roof, structure, and parking lot
- » Ideal investment opportunity for an out-of-area investor

INVESTMENT GRADE TENANT WITH STRONG FINANCIALS

- » Corporate lease to JP Morgan Chase (NYSE: "JPM"), rated "A+" by Standard & Poor's
- » JPMorgan Chase, through its Chase subsidiary, is one of the Big Four banks of the United States and has over \$2.6 trillion in assets
- » Chase recently announced plans to open 400 new retail branches and hire 3,000 employees in new U.S. markets over the next five years as part of a \$20 billion growth strategy

HIGH-EXPOSURE LOCATION WITH AFFLUENT AND LARGE CUSTOMER BASE

- » Hard-corner location at the signalized four-way intersection of Alpharetta Street and Holcomb Bridge Road, with excellent visibility and access to a combined 112,070 vehicles per day
- » Located at the confluence of several highly trafficked Georgia thoroughfares, including State Routes 140, 9, and 92
- » Beneficial location in an extremely affluent area, with an average annual household income of \$140,238 within a five-mile radius of the property
- » 190,225 residents live within five miles of the property, establishing an extremely large customer base for the site

CENTRAL LOCATION NEAR LARGE EMPLOYERS, RETAILERS, AND COMMUNITY HUBS

- » Surrounded by a strong mix of local and national retailers, including Kroger, ALDI, McDonald's, Starbucks, Chick-fil-A, Marshalls, and many more
- » Outparcel to Roswell Village Shopping Center, greatly promoting crossover shopping to the location
- » Located within five miles of 10 major shopping centers with a combined 4.7 million SF of retail space and 492 stores
- » Three miles from Chattahoochee River National Recreation Area (3.39 million visitors in 2019)





North Point Mall
macy's inc. jcpenny Dillard's The Cheesecake Factory

TARGET
BED BATH & BEYOND
carter's
Marshall's
HOBBY LOBBY
NORDSTROM i RACK D&B ASHLEY HOMESFURNITURE

Northpoint Village Shopping Center
HomeGoods TJ-maxx PF CHANG'S
Burlington BARNES & NOBLE
DSW ULTA HYATT PLACE chilis GRILL & BAR

Sam's CLUB
ON THE BORDER
MEXICAN GRILL & CANTINA

Walmart
CHASE

PLAY IT AGAIN SPORTS

LOWE'S

Old Roswell Villas and Townhomes Redevelopment (under construction)

LIDL
(under construction)

CALIBER COLLISION
RESTORING THE RHYTHM OF YOUR LIFE

Goodwill
POPEYES
LOUISIANA KITCHEN
Krispy Kreme
DOUGHNUTS

Roswell Town Center
BIG LOTS! FLOOR & DECOR
SUNTRUST **Chick-fil-A**
DOLLAR TREE

COLDWELL BANKER

Eaton Academy (150 students)

CHASE
(under construction)

CAPTAIN D'S
SEAFOOD KITCHEN

ILM Academy (216 students)

Alpharetta Highway
(56,580 AADT)

Arby's **boost mobile**

PNC BANK

Kroger **PEACHTREE IMMEDIATE CARE**

verizon
KFC

Holcomb Bridge Road
(55,490 AADT)

SYNOVUS

Crossville Village
LESLIE'S SWIMMING POOL SUPPLIES
AutoZone **Circle K**

Roswell Village Shopping Center
Marshall's **Famous Footwear** **ROSS** **DRESS FOR LESS** **Starbucks** **McDonald's**

Public Storage

BB&T



DOWNTOWN MARIETTA
(15 miles)

Chattahoochee
National River

Grovesway Community Park,
Grimes Bridge Park Soccer,
Roswell Adult Aquatics Center



Vickery
Mill Elementary
(495 students)

Holcomb Bridge Road
(55,490 AADT)

CALIBER COLLISION
RESTORING THE RHYTHM OF YOUR LIFE

Eaton Academy
(150 students)

ILM Academy
(216 students)

Alpharetta Highway
(56,580 AADT)





Under Development

Roswell Marketplace

Towns at Old Mill
(40 units)



Crossville Village



Goodwill

Popeyes
LOUISIANA KITCHEN

Krispy Kreme
DOUGHNUTS



Stephen's Marketplace



Roswell Town Center



Alpharetta Highway
(56,580 AADT)

Roswell Village Shopping Center

Holcomb Bridge Road
(55,490 AADT)



Roswell North Elementary School
(898 students)

Crabapple Middle School
(932 students)

Vickery Mill Elementary
(495 students)

Vickery Rose Retirement Resort



ILM Academy
(216 students)

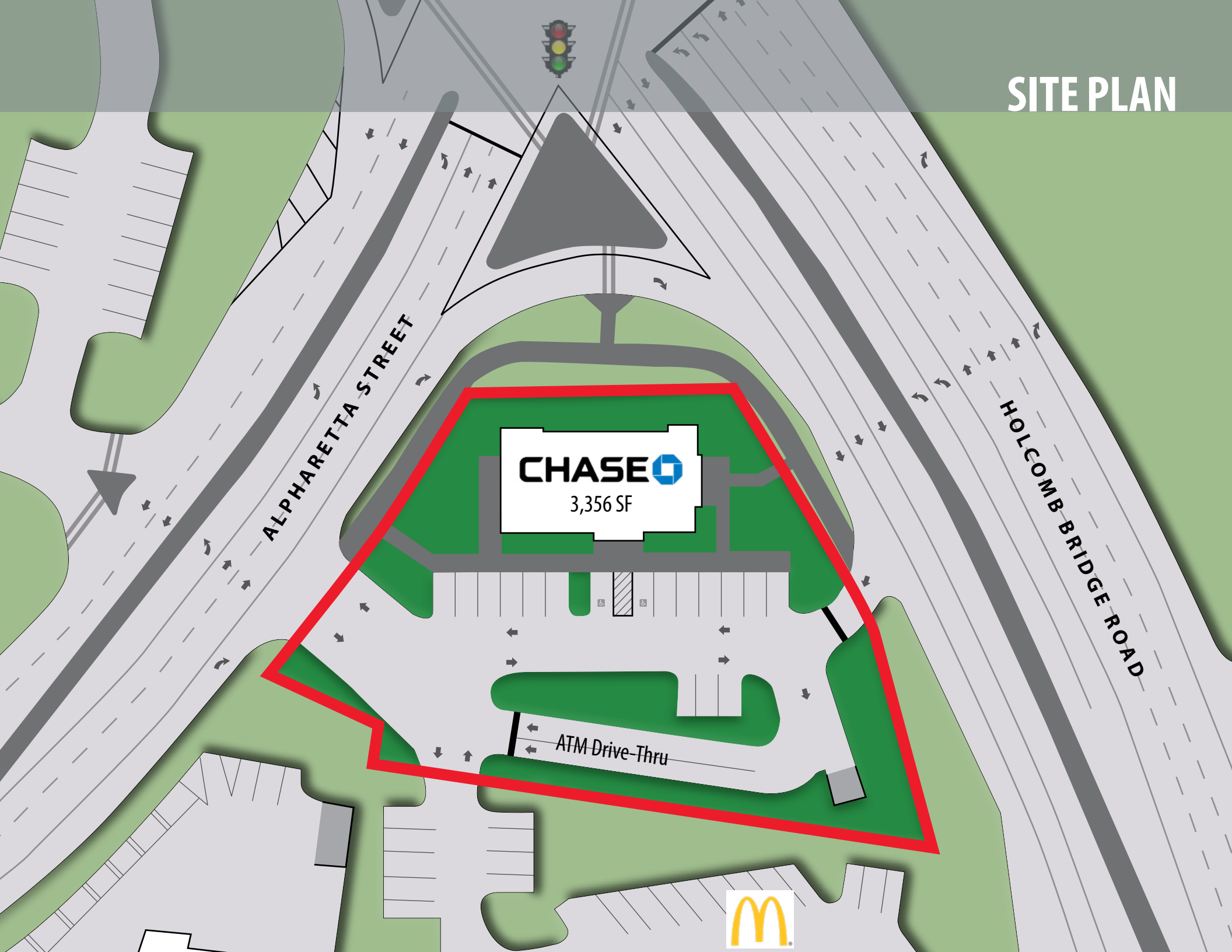
Holcomb Bridge Road
(55,490 AADT)



Alpharetta Highway
(56,580 AADT)



SITE PLAN



TENANT SUMMARY



JPMorgan Chase Bank, N.A., doing business as Chase Bank, is a national bank headquartered in Manhattan, New York City, that constitutes the consumer and commercial banking subsidiary of the U.S. multinational banking and financial services holding company, JPMorgan Chase & Co. Chase offers more than 5,000 branches and 16,000 ATMs nationwide. JPMorgan Chase & Co. has over 250,000 employees and operates in more than 100 countries. JPMorgan Chase, through its Chase subsidiary, is one of the Big Four banks of the United States. JPMorgan Chase Bank, N.A. is rated "A+" by Standard & Poor's.

JPMorgan Chase & Co. (NYSE: "JPM") is a leading global financial services firm with assets of \$2.6 trillion and operations worldwide. The company is a leader in investment banking, financial services for consumers and small businesses, commercial banking, financial transaction processing, and asset management. A component of the Dow Jones Industrial Average, JPMorgan Chase & Co. serves millions of customers in the United States and many of the world's most prominent corporate, institutional, and government clients under its J.P. Morgan and Chase brands.

For more information, please visit www.chase.com.

TICKER	NYSE: "JPM"	# OF LOCATIONS	21,000+
ASSETS	\$2.6T	HEADQUARTERS	New York, NY

LEASE ABSTRACT

TENANT	JPMORGAN CHASE BANK, NATIONAL ASSOCIATION		
GUARANTOR	JPMORGAN CHASE BANK, NATIONAL ASSOCIATION		
ADDRESS	10515 Alpharetta Highway, Roswell, Georgia 30076		
RENT COMMENCEMENT	No later than March 17, 2021		
LEASE EXPIRATION	20 years from rent commencement date		
RENEWAL OPTIONS	Five (5) option periods of five (5) years each		
RENTAL INCREASES	YEAR 1-5 6-10 11-15 16-20 21-25 (option 1) 26-30 (option 2) 31-35 (option 3) 36-40 (option 4) 41-45 (option 5)	RENT \$166,500 \$183,150 \$201,465 \$221,612 \$243,773 \$268,150 \$294,965 \$324,461 \$356,908	RETURN 4.00% 4.40% 4.84% 5.32% 5.86% 6.44% 7.09% 7.79% 8.57%
EARLY TERMINATION	Tenant has the one (1) time right, with at least twelve (12) months written notice, to terminate the Lease on the expiration of the fifteenth (15th) Lease Year. Tenant must pay a fee of one (1) years rent and unamortized broker fees.		
REAL ESTATE TAXES	Tenant is responsible for all taxes.		
INSURANCE	Tenant is responsible for insurance.		
REPAIR & MAINTENANCE	Tenant is responsible for all repair and maintenance, including roof, structure, and parking lot.		
UTILITIES	Tenant shall pay for all utilities used by it in the Demised Premises.		
MAINTENANCE BY LANDLORD	None		
RIGHT OF FIRST REFUSAL	Tenant may exercise its right of first refusal.		

PROPERTY OVERVIEW

LOCATION

The property has a hard-corner location at the signalized four-way intersection of Alpharetta Street and Holcomb Bridge Road, with excellent visibility and access to a combined 112,070 vehicles per day. The site is centrally located at the confluence of several highly trafficked Georgia thoroughfares, including State Routes 140, 9, and 92. The site is ideally located in an extremely affluent area, with an average annual household income of \$140,238 within a five-mile radius of the property. 190,225 residents live within five miles of the property, establishing an extremely large customer base for the site.

The property is centrally located near large employers, retailers, and community hubs. The site is surrounded by a strong mix of local and national retailers, including Kroger, ALDI, McDonald's, Starbucks, Chick-fil-A, Marshalls, and many more. Additionally, the property is located within five miles of 10 major shopping centers with a combined 4.7 million SF of retail space and 492 stores. The location experiences increased traffic from area tourism and recreational attractions, including Chattahoochee River National Recreation Area (3.39 million visitors in 2019), which is located just 3 miles south of the property.

ACCESS

Access from Alpharetta Street and Holcomb Bridge Road

TRAFFIC COUNTS

Alpharetta Street: 56,580 AADT
Holcomb Bridge Road: 55,490 AADT

PARKING

17 parking stalls, including two (2) handicap stalls

YEAR BUILT

2020 (under construction)

NEAREST AIRPORT

Hartsfield–Jackson Atlanta International Airport (ATL | 34 miles)



17
PARKING
STALLS



112K
TRAFFIC
COUNT (AADT)



**NEAREST
AIRPORT**
HARTSFIELD–
JACKSON
ATLANTA
INTERNATIONAL
AIRPORT

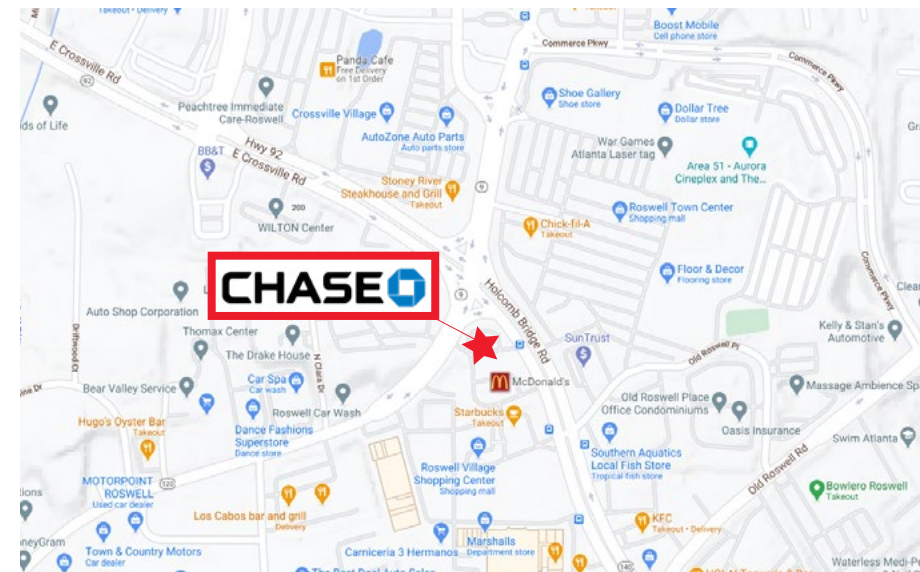
AREA OVERVIEW

Roswell is a city in north Fulton County, Georgia. The 2019 estimated population was 94,763, making Roswell the state's eighth-largest city. The city's largest employers are The Kimberly Clark Corporation, North Fulton Regional Hospital, Harry's Farmers Market, and The City Of Roswell. A large area located between Roswell and Atlanta is known as the high tech corridor, where many technology firms like Kimberly Clark have factories or offices. Businesses with their headquarters in Roswell include Snorg Tees, Tripwire Interactive, and Pharsalia Technologies. Roswell's economy is large enough to recruit franchises from many popular Georgia businesses, including Moe's Southwest Grill, Chick-fil-A, and Heel Sew Quik. Positionally, Roswell is centered near major transportation arteries with easy access to Georgia State Route 400, Hartsfield-Jackson Atlanta International Airport, and the ports of Savannah and Jacksonville.

Fulton County is a county in the north-central portion of Georgia. As of 2018 estimates, the population was 1,050,114, making it the state's most populous county and its only one with over 1 million inhabitants. Its county seat is Atlanta, the state capital. Approximately 90 percent of Atlanta is located within Fulton County, and Fulton County is the principal county of the Atlanta metropolitan area. Companies headquartered in Fulton County include AFC Enterprises (Popeyes Chicken/Cinnabon), AT&T Mobility, Chick-fil-A, Children's Healthcare of Atlanta, Church's Chicken, The Coca-Cola Company, Cox Enterprises, Delta Air Lines, Earthlink, Equifax, First Data, Georgia-Pacific, Global Payments, Inc., InterContinental Hotels Group, IBM Internet Security Systems, Mirant Corp., Newell Rubbermaid, Northside Hospital, Piedmont Healthcare, Porsche Cars North America, Saint Joseph's Hospital, Southern Company, Spectrum Brands, SunTrust Banks, United Parcel Service, and Wendy's/Arby's Group are based in various cities throughout Fulton County.

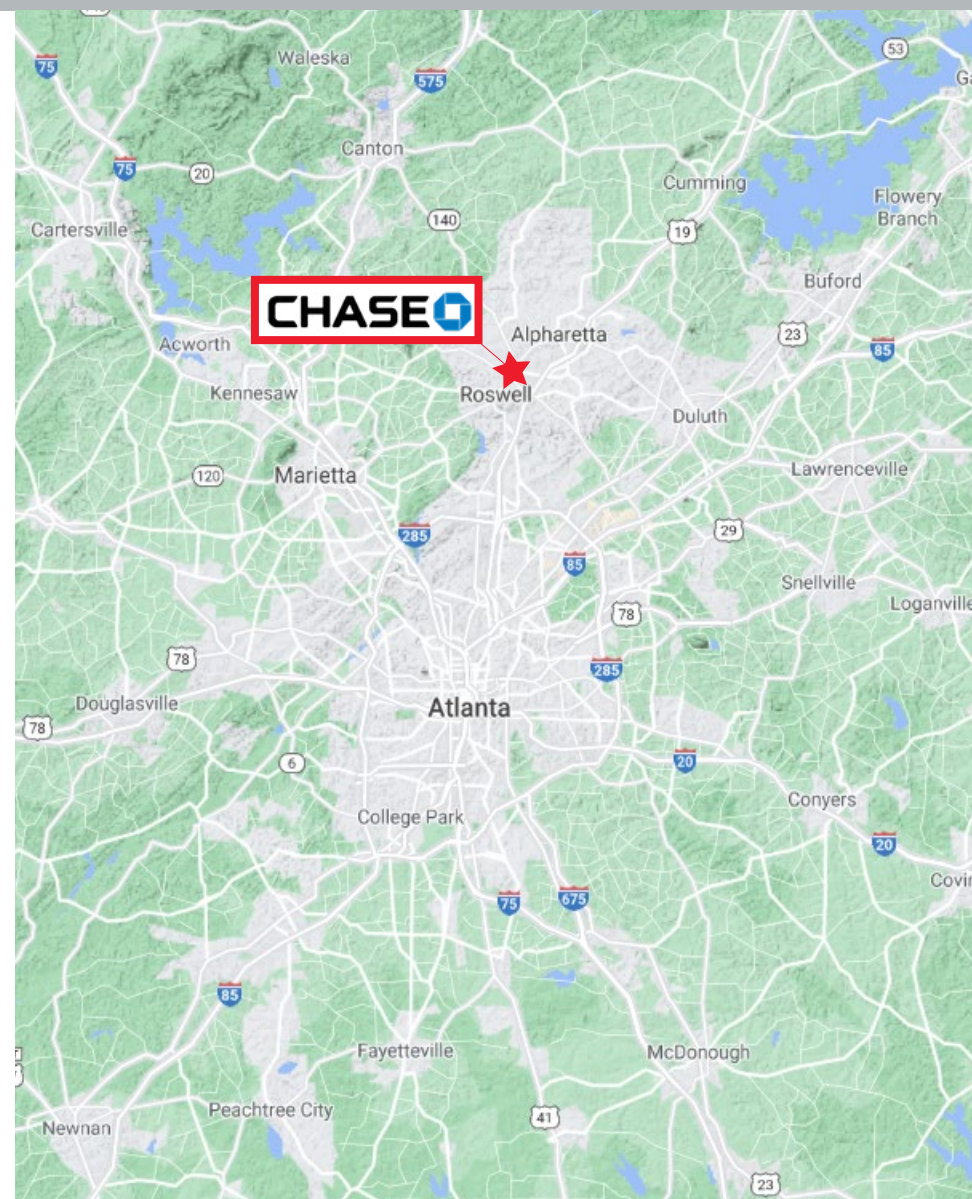
- » Fulton County's population has grown 14.1 percent since 2010.
- » The Atlanta–Sandy Springs–Roswell, Georgia Metropolitan Statistical Area is the most populous metro area in Georgia.
- » Fairburn hosts the "Fairburn Festival" each fall, featuring a parade, local food and crafts vendors and musical performances.
- » With a GDP of \$304 billion, the Atlanta metro area's economy is the eighth largest in the country and the 17th-largest in the world.

MAJOR EMPLOYERS IN FULTON COUNTY, GEORGIA	# OF EMPLOYEES
DELTA AIRLINES	19,235
PUBLIX SUPERMARKETS	16,855
KROGER COMPANY	15,500
BELLSOUTH CORP.	15,500
UNITED STATES POSTAL SERVICE	14,000
FULTON COUNTY SCHOOL SYSTEM	10,892
UNITED PARCEL SERVICE	10,500
ATLANTA CITY MUNICIPAL GOVERNMENT	7,934
SUNTRUST BANKS INC.	7,768
IBM CORPORATION	7,500



DEMOGRAPHIC PROFILE

2020 SUMMARY	1 Mile	3 Miles	5 Miles
Population	11,642	76,774	190,225
Households	4,423	30,114	74,961
Families	2,624	18,886	49,462
Average Household Size	2.62	2.53	2.53
Owner Occupied Housing Units	2,207	17,100	47,342
Renter Occupied Housing Units	2,216	13,013	27,619
Median Age	36.4	36.2	38.5
Average Household Income	\$118,094	\$115,570	\$140,238
2025 ESTIMATE	1 Mile	3 Miles	5 Miles
Population	12,445	81,427	200,762
Households	4,746	31,898	79,051
Families	2,827	20,058	52,160
Average Household Size	2.61	2.54	2.53
Owner Occupied Housing Units	2,376	17,928	49,604
Renter Occupied Housing Units	2,370	13,970	29,447
Median Age	36.2	36.5	39.2
Average Household Income	\$129,299	\$129,006	\$156,079



AVERAGE HOUSEHOLD INCOME OF \$140,238
WITHIN FIVE MILES



POPULATION OF 190,225
WITHIN FIVE MILES

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MICHAEL T. YURAS, CCIM

Executive Managing Director
415.481.0788
michael.yuras@cushwake.com
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Managing Director
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415.690.5522
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Executive Director
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Cushman and Wakefield Inc. LIC. # 00616335