



CHASE BANK (GROUND LEASE | DARK)

LOMBARD, IL (CHICAGO MSA)

CONFIDENTIAL OFFERING MEMORANDUM





CHASE BANK
85 Yorktown Shopping Ctr
Lombard, IL 60148

**BLUE
WEST**
CAPITAL

DEAL TEAM

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INVESTMENT HIGHLIGHTS

- Located within the **Chicago MSA**
- Long-term ground lease with **11 years remaining**
- Ideal investment for a 1031 exchange investor seeking **a higher return but stable income stream**
- Chase Bank is an **investment grade rated company (S&P: A+)**
- **10% rental increases every 5 years**
- **Zero landlord responsibilities**
- JPMorgan Chase is the **largest financial institution in the United States** and the sixth largest in the world
- **Positioned at a signalized entrance to the Yorktown Center**, a 1.5 million SF regional mall
- Located along the **heavily trafficked Butterfield Road** (47K VPD) with **close proximity and access to Interstate 88 (131K VPD)**
- **Affluent surrounding area** with average annual household incomes in excess of \$133K within five miles
- Surrounded by numerous hotels (Embassy Suites, The Westin, Hyatt Place, etc.) and numerous large office buildings
- **Over 265K people** living within five miles
- Located in **DuPage County**

This property is "dark." Chase Bank has closed this location but is continuing to pay rent and fulfill all lease obligations. As such, the property is being offered at a substantial discount to the market.

Offered at a 247 BPS
discount compared to
the average cap rate
of on market Chase
Bank Ground Leases
(4.28% cap rate)

INVESTMENT OVERVIEW



ADDRESS

85 Yorktown Shopping Ctr
Lombard, IL 60148



PRICE

\$5,825,000



TENANT

JPMorgan Chase Bank, N.A.



LEASE EXPIRATION

May 31, 2032



RENTAL ESCALATIONS

10% Every Five Years
(Next Increase on
June 1, 2022)



CHASE BANK | LOMBARD, IL

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PURCHASE PRICE

\$5,825,000

CAP RATE

6.75%***

NET OPERATING INCOME

\$393,250***

LEASE EXPIRATION

May 31, 2032

TENANT

JPMorgan Chase Bank, N.A.

CREDIT RATING

S&P: A+

LEASE TYPE

Ground Lease

LANDLORD RESPONSIBILITIES

Zero

BUILDING SIZE

4,195 SF

LAND SIZE

.92 Acres

YEAR BUILT

2012

ZONING

B3

RENTAL ESCALATIONS

10% Every Five Years
(Next Increase on June 1, 2022)

NOI SCHEDULE

Date	NOI	Rental Increase	Fixed Minimum Rent	Additional Rent*	Cap Rate
June 1, 2022	\$393,250	10%	\$356,950	\$36,300	6.75%
June 1, 2027	\$432,575	10%	\$392,645	\$39,930	7.43%

*Chase Bank pays additional rent to Landlord as "Charge for Premise and Common Area Maintenance". This payment is net to the Landlord and is additional rent. Per the Declaration of Easements, Covenants, Restrictions and Regulations, "the Parcel Owner shall have no obligation to maintain, repair, replace or operate Common Areas, **or to reimburse any party, or contribute to, or pay for any of the costs attributable to such maintenance, repair, replacement, or operation, whether such costs constitute expenses or capital expenditures**".

**Chase Bank is paying rent and fulfilling all lease obligations but has ceased operations at this location.

***Based upon June 1, 2022 NOI.



AERIAL





AERIAL



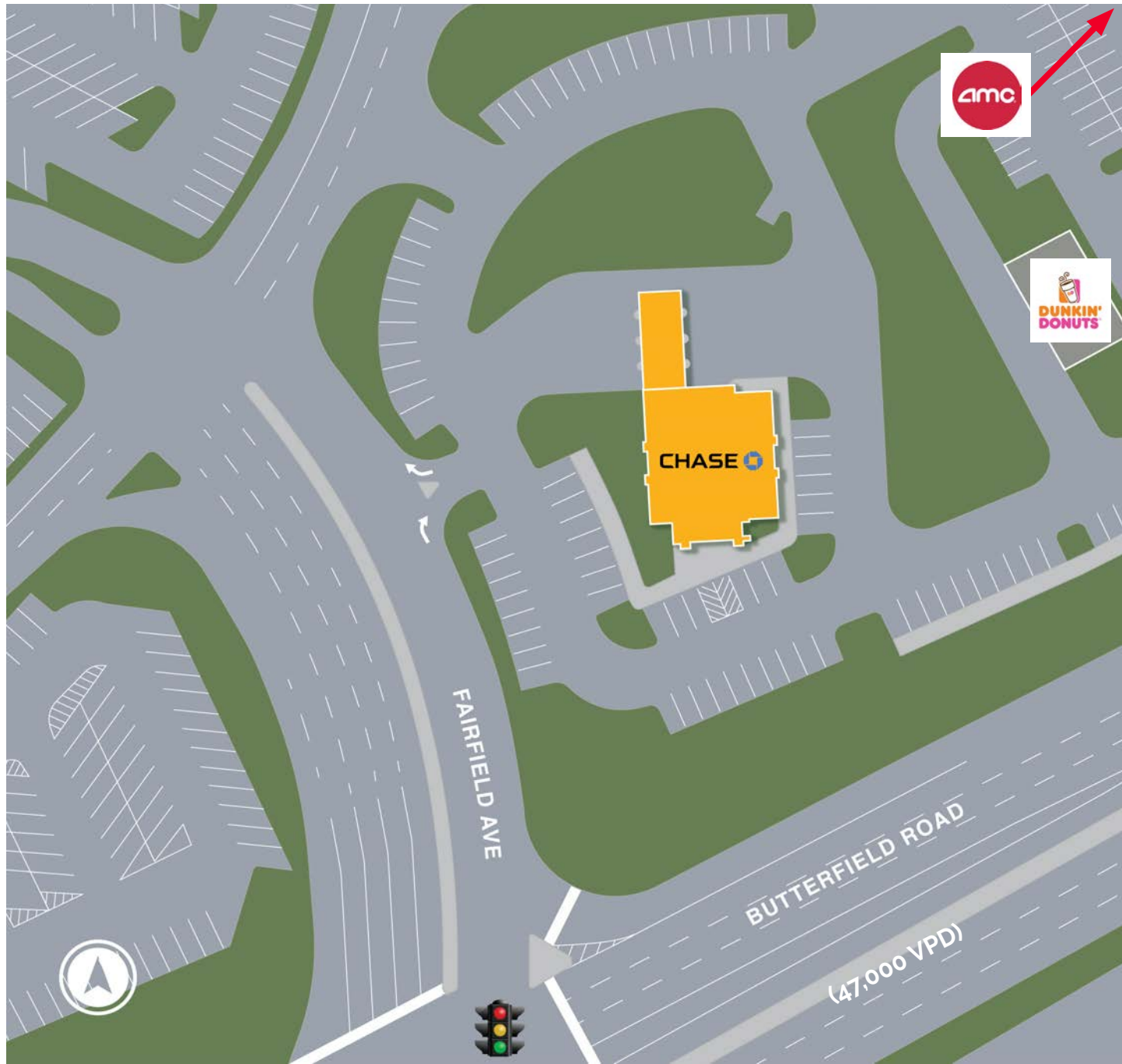


PROPERTY PHOTOS





SITE PLAN





MAP & DEMOGRAPHICS



TOTAL POPULATION

1 mile	7,683
3 miles	86,489
5 miles	265,823



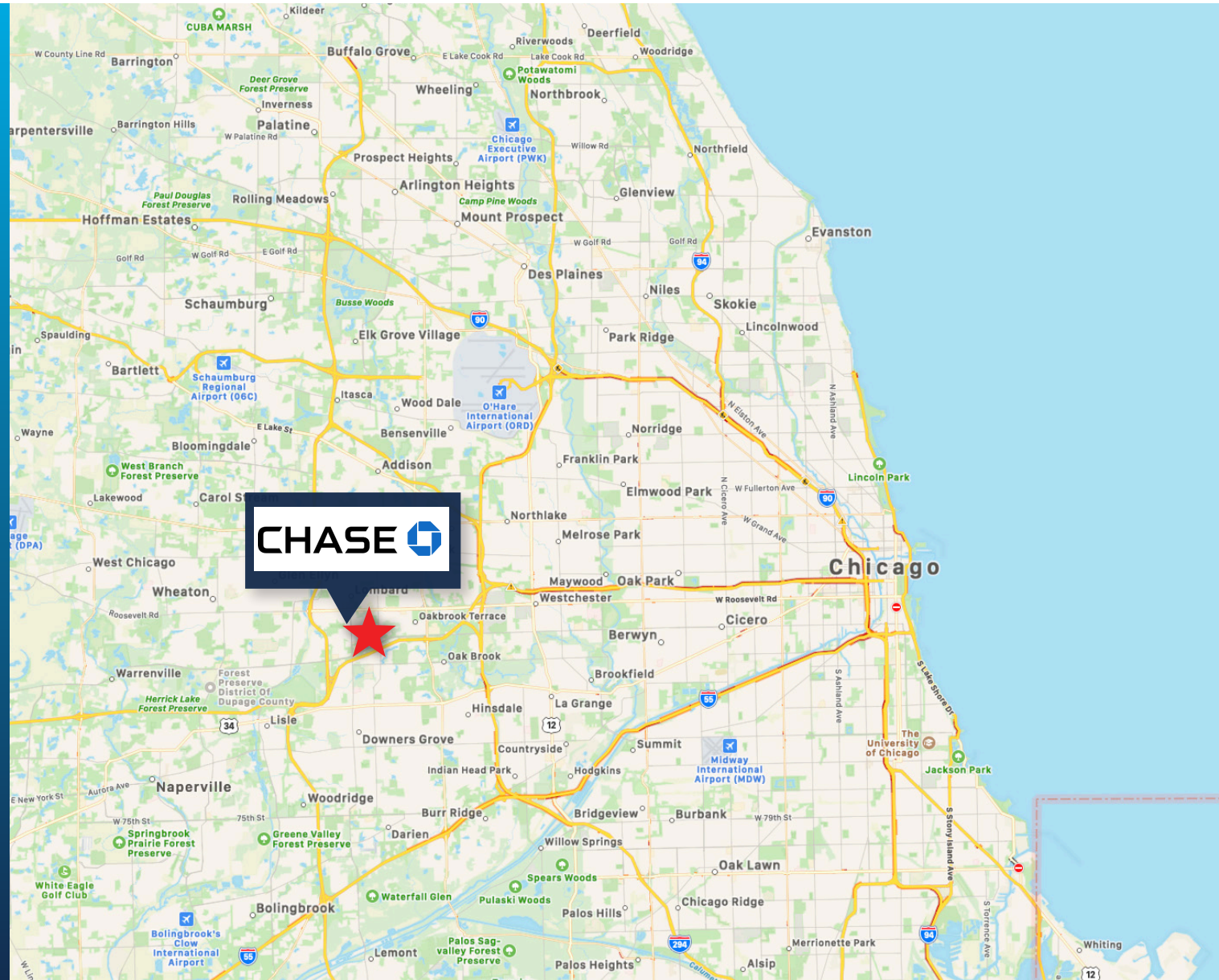
TOTAL HOUSEHOLDS

1 mile	3,841
3 miles	35,211
5 miles	104,647



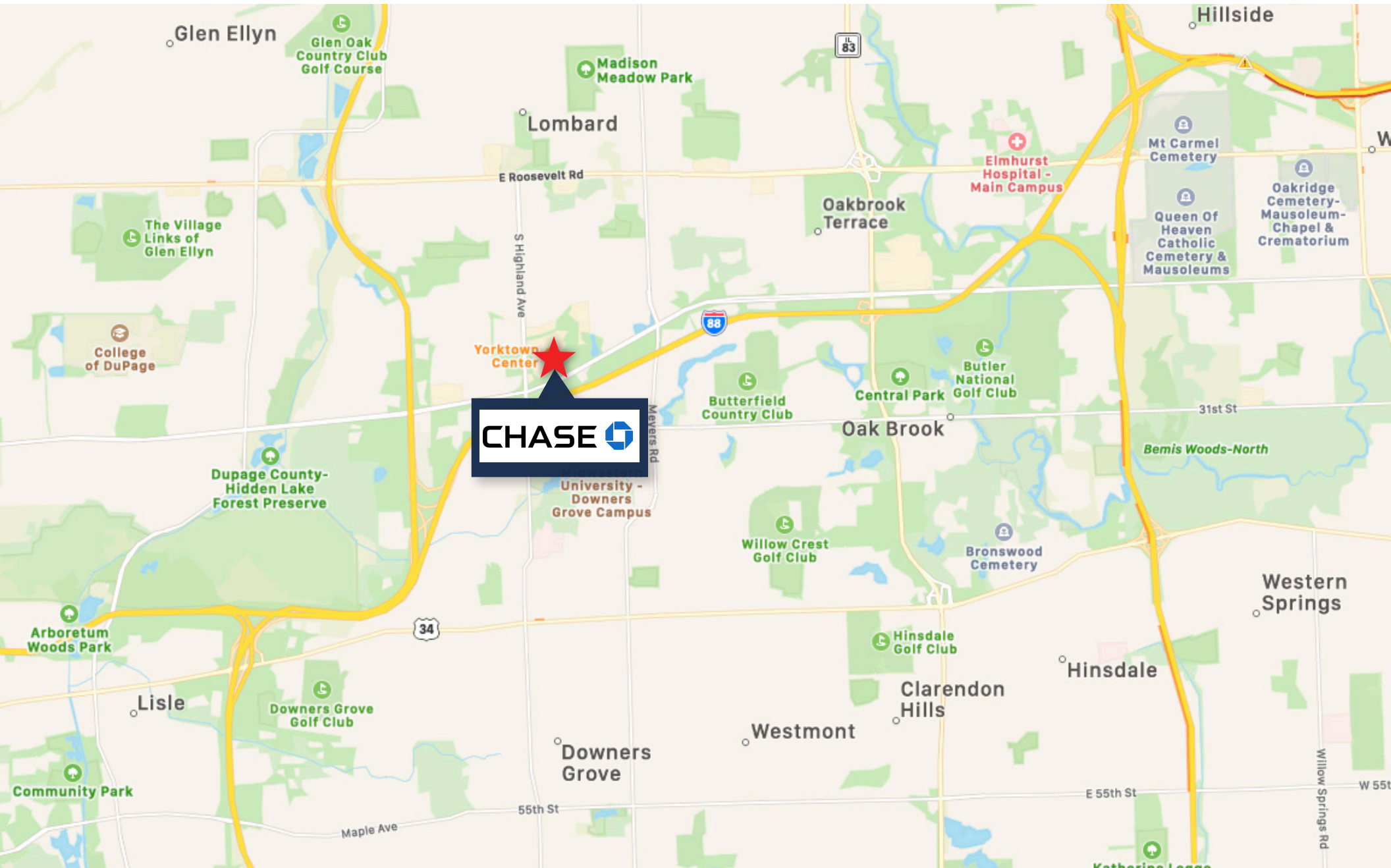
AVERAGE HH INCOME

1 mile	\$100,967
3 miles	\$122,224
5 miles	\$133,229





MAP





TENANT OVERVIEW



CHASE

A+Investment Grade
Credit Rating**1799**

Year Founded

4,700Number of
Bank Branches**JPM**

Stock Ticker

16,000

Number of ATMs

JPMorgan Chase & Co. (Chase Bank) operates as an international financial services company. The company also provides ATM, online, mobile, and telephone banking services. The company was founded in 1799 and is headquartered in New York, New York. The bank was known as Chase Manhattan Bank until it merged with J.P. Morgan & Co. in 2000. Chase Manhattan Bank was formed by the merger of the Chase National Bank and The Manhattan Company in 1955.

Chase Bank serves nearly half of America's households with a broad range of financial services, including personal banking, credit cards, mortgages, auto financing, investment advice, small business loans and payment processing. With over 250,000 employees, a presence in 100 countries and assets of \$2.7 trillion, JPMorgan Chase is considered the largest of the nation's "Big Four" banks.

Chase Bank is a publicly traded company on the New York Stock Exchange (JPM) with a market capitalization in excess of \$410 billion. Chase Bank is an investment grade rated company (S&P: A+).

Website: www.chase.com

Stock Symbol: NYSE: JPM

Market Capitalization: \$412 Billion

Credit Rating: Investment Grade (S&P A+)

Headquarters: New York, NY



LOCATION OVERVIEW

Lombard is an affluent village in DuPage County, Illinois and a suburb of Chicago. The population of Lombard is just under 45,000 residents. Lombard is 21 miles west of Downtown Chicago, 25 miles northwest of Midway International Airport and 15 miles southwest of O'Hare International Airport. Lombard is conveniently located between Interstate 88 and Interstate 355. Lombard Station is on Metra's Union Pacific West Line and approximately a 40-minute train ride to the Ogilvie Transportation Center (the eastern terminus of the west line).

The Chicago MSA is the third largest in the United States with just under 9.5 million residents. Chicago is home to 8 professional sports teams and sits on the western shores of Lake Michigan. Chicago is an international hub for finance, culture, commerce, industry, education, technology, telecommunications, and transportation. The city welcomes nearly 60 million visitors annually and offers their guests world class shopping, dining, entertainment and museums. Landmarks in the city include Millennium Park, Navy Pier, the Magnificent Mile, the Art Institute of Chicago, Museum Campus, the Willis (Sears) Tower, Grant Park, the Museum of Science and Industry, and Lincoln Park Zoo.



The Chicago metropolitan area is home to the corporate headquarters of 57 Fortune 1000 companies, including AbbVie Inc., Allstate, Boeing, Caterpillar Inc., Kraft Heinz, McDonald's, Mondelez International, Motorola, United Airlines, Walgreens, and more. The Chicago area also headquarters a wide variety of global financial institutions including Citadel LLC, Discover Financial Services, Morningstar, Inc., CNA Financial, and more. Chicago is home to the largest futures exchange in the world, the Chicago Mercantile Exchange.

Chicago is home to O'Hare International Airport and Midway International Airport. O'Hare is the sixth busiest airport in the world and serves as a major hub for both United Airlines and American Airlines. Midway is a base for Southwest Airlines and served almost 21 million passengers in 2019.



ABOUT BLUE WEST CAPITAL

Blue West Capital focuses exclusively on the acquisition and disposition of single tenant net leased properties, retail shopping centers, and commercial investment properties nationwide. We do this by leveraging our 70+ years of combined commercial real estate experience with our proprietary marketing process to deliver the highest value and results to our broad client base of developers, private capital investors, high-net-worth individuals, and investment funds. Blue West Capital is headquartered in Denver, CO.



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Net lease investors across the US



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Shared Database

Collaborative proprietary national database



Rocky Mountain Region Leader

A year-over-year investment sales leader in the region



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DISCLAIMER

This confidential Offering Memorandum, has been prepared by Blue West Capital, LLC ("Blue West Capital") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Blue West Capital recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as Chase Bank (Dark) (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Blue West Capital or its brokers.

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This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Blue West Capital. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Blue West Capital at your earliest convenience.