

Chase Bank - Chatham Supercenter

353 W 83rd St , Chicago, IL 60620

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Marcus & Millichap

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Activity ID #ZAC0140128

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success.

Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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OFFERING SUMMARY



Listing Price
\$4,050,000



Cap Rate
4.78%



Absolute Net
Ground Lease

FINANCIAL

Listing Price	\$4,050,000
Interest Offered	Fee Simple Ground Lease
NOI	\$193,600 (*)
Cap Rate	4.78%
Gross Rentable Square Footage	3,895 SF
(*) Current NOI: \$176,000	Seller to credit the difference at Close of Escrow

OPERATIONAL

Lease Type	Absolute NNN
Landlord Responsibilities	None
Primary Lease Term	20 Years
Rent Commencement Date	04/22/2013
Lease End Date	04/30/2033
Lease Term Remaining	12 Years
Options	Four 5-Year Option
Increases	10% Increase Every 5 Years (Next Increase on 05/01/2023)
Guarantor	Corporate Guaranty



CHASE BANK

353 W 83rd St , Chicago, IL 60620

INVESTMENT HIGHLIGHTS

- **20 Year Absolute Net Ground Lease Featuring 10% Increases Through Term and Options**
- **Located in Densely Populated Chicago Suburb of Chatham Market**
- **'Gateway' parcel to Destination Retail: Grocery, Tools & Hardware, Theater, Food, Services**
- **Dominant Essential Retailer Synergies: Lowe's, Walmart, Aldi, Food 4 Less**
- **Close Proximity to Interstate-94 with 264,805 Vehicles Per Day**
- **268,000+ Population in a 3-Mile Radius**

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale a Chase Bank Ground Lease located at 353 West 83rd Street in Chicago, Illinois. The property consists of a freestanding retail bank building measuring approximately 3,895 square feet on a parcel of land measuring approximately 32,400 square feet. The bank was recently constructed and completed in March 2014. The bank features four drive-thru lanes and ample parking around the property. The bank is featured prominently to the Lowe's and Walmart shadow anchors and was constructed in 2014 to meet the demands of a growing market. Features of the improvements include signage, multiple points of ingress and egress, four drive-thru lanes and ample parking surrounding the subject property.

The ground lease is an absolute triple-net with no landlord responsibility leased to J.P. Morgan Chase. The original lease term is a 20-year ground lease which runs through December 2033 with four five-year options to extend. The lease has strong rental increases of 10 percent every five years. Chase Bank offers more than 4,700 branches, 16,000 ATMs nationwide and has an estimated 3.03 trillion dollars in assets.

The property is located in Chicago's Chatham neighborhood approximately 10 miles from Downtown Chicago. Chatham Market Center is anchored by Walmart Supercenter and Lowe's Home Improvement. Chatham Market is on a short list of Chicago's highest profile retail developments of the last decade. The improvements exceed \$100 million and garnered over \$30 million in City of Chicago tax increment financing. The development covenants mandate that all tenants are held to extremely high architectural standards which include brick facades, wrought iron fencing and robust landscaping. Other tenants in the center include Aldi, Auto-Zone, Burlington, Food 4 Less, Game Stop, Home Depot, Planet Fitness and Potbelly. Nearby tenants include Marshalls, Starbucks, Verizon, Bank of America and more.

The property is situated immediately west of Interstate-94, one of Chicago's busiest freeways with traffic counts exceeding 233,000 vehicles per day.

Chase Bank // PROPERTY DETAILS

PROPERTY INFORMATION

Property Address	353 West 83rd Street, Chicago IL 60620
Assessor's Parcel Number	20-33-405-012
Zoning	Commercial
Building Size	3,895 SF
Lot Size	32,400 SF (0.74AC)
Year Built	2014
Drive-thru Lanes	Four
Parking	28 Spaces / 6.8:1,000 SF
Market	Chicago

RENT SCHEDULE

YEARS	MONTHLY RENT	ANNUAL RENT
1-5	\$13,333.33	\$160,000.00
6-10	\$14,666.67	\$176,000.00
11-15	\$16,133.33	\$193,600.00
15-20	\$17,746.67	\$212,960.00

OPTION TO EXTEND

21-25	Option 1	\$19,521.33	\$234,256.00
26-30	Option 2	\$21,473.47	\$257,681.60
31-35	Option 3	\$23,620.81	\$283,449.76
36-40	Option 4	\$25,982.89	\$311,794.73
41-45	Option 5	\$28,581.18	\$342,974.20



DOWNTOWN CHICAGO (10 MILES)

INTERSTATE-94 (240,000 VPD)

22,000 VPD

SUBJECT

**PROPOSED FUTURE
QSR SITE**



**FOOD 4 LESS
MARSHALLS
STARBUCKS
DUNKIN
O'REILY AUTO PARTS**

HOME DEPOT

ALDI

STUDIO MOVIE GRILL

LOWE'S

WALMART

**PLANET
FITNESS**

**MULTI-TENANT
RETAIL**

**PROPOSED FUTURE
QSR SITE**

SUBJECT

GROUND LEASE ABSTRACT // Chase Bank

TENANT, LEASE DATES, TERM AND PREMISES

Tenant	J.P. Morgan Chase Bank, National Association
Address:	Lot 6 in Chatham Market Subdivision, being a subdivision in the southwest quarter and in the southeast quarter of Section 33, Township 38 North Northeast Quarter of Section 4, Township 37 North all in range 14, east of the third principal meridian, in Cook County, Illinois.
APN	20-33-405-012
Commencement Date:	10/22/2012
Rent Commencement Date:	04/22/2013
Term	Twenty (20) years initial term with five (5)-year extension options.
Expiration Date	04/30/2033 expiration on initial 20-year lease term. 04/30/2058 outside expiration date after exercising all five (5)-year extension options. Current term expires 04/30/2033 with 5 renewal options remaining.

RENT, ADDITIONAL RENT & ASSIGNMENT

Current Rent and Escalations (Monthly)	Currently in Year 8: \$176,000 Annually.
Options and Terms	10% Rental Increase in 2023 and Upon the Execution of Each Option
Assignment	Period. Tenant has right to assign/transfer without Landlord consent.

EXPENSE RECOVERY / NON-RECOVERY AND RESPONSIBILITIES

Impositions	The term "Impositions" shall mean all taxes, assessments, use and occupancy taxes, water and sewer charges, rates and rents, charges for public utilities, excises, levies, license and permit fees and other charges by any public authority, general and special, ordinary and extraordinary, foreseen and unforeseen, of any whatsoever, which shall or may during the Original Term and any applicable Renewal Term be assessed, levied, charged, confirmed or imposed by any public accrue, or become a lien on (i) the Land or any part thereof; (ii) the buildings or improvements now or hereafter constructed on the Land; (iii) the appurtenances the sidewalks or streets adjacent thereto; (iv) the rent and income received by or for the account of Tenant from any sub-lessees or for any use or occupation of the Premises; (v) such franchises, licenses and permits as may be pertinent to the use of the Premises; or (vi) any documents to which the Tenant is a party creating or transferring an interest or estate in the Premises.
Insurance	Lessee shall pay.
Utilities	Lessee shall pay, repair and maintain.
CAM	Lessee shall pay, repair and maintain.
Management Fees / Admin Fees	N/A
Expense Caps	None

Chase Bank // PROPERTY PHOTOS



TENANT PROFILES // Chase Bank



TENANT HIGHLIGHTS

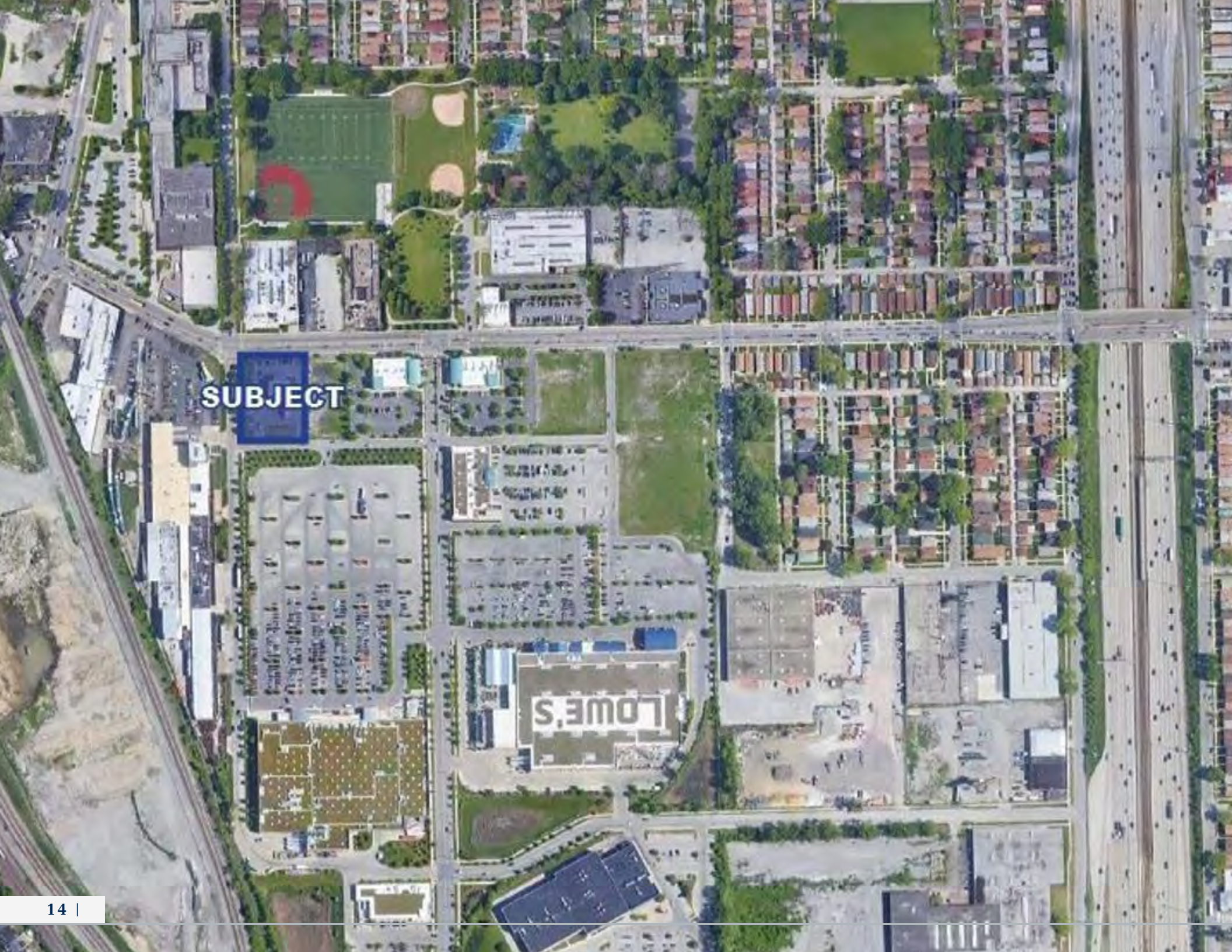
- J.P. Morgan Chase operates in over 60 countries (+240,000 Employees Worldwide)
- Second largest network of Branches in the nation with 4,900 locations
- Chase Bank has the most ATM's with 16,000 locations nationwide
- Standard & Poor's Rating of A+
- Offers all major banking products
- Chase stock is a component of the Dow Jones Industrial Average
- Named one of Time Magazine's best banks in America in 2015

TENANT OVERVIEW

Company	J.P. Morgan Chase
Founded	November 13, 2004
Locations	4,700 Branches / 16,000 ATMs Nationwide
Revenue	\$129.5 Billion (2020)
Profits	\$29.1 Billion (2020)
Assets	\$2.7 Trillion (2020)
Headquarters	New York City
Fortune 500 Ranking	17 (As of 2020)
Company Type	Public
Ticker Symbol	JPM
Website	Chase.com
Source	Fortune.com

Chase Bank // SITE PLANS







CHICAGO

Chicago-Naperville-Elgin is one of the largest metros in the nation. Also known as the Greater Chicagoland area, it is bounded to the east by Lake Michigan, expands over a 5,000-square-mile region in northeastern Illinois, and extends into Wisconsin and Indiana. The metro houses 9.5 million people and comprises 14 counties. The city of Chicago contains 2.7 million residents. The greatest growth during the past 20 years occurred in the western portion of the region. In recent years, however, businesses are relocating back into the city to attract young workers, supporting the development of high-rise residential and office towers in downtown Chicago.

METRO HIGHLIGHTS



THIRD-LARGEST METROPOLITAN AREA

The metro population trails only New York City and Los Angeles in size. Growth in the metro has slowed in recent years.



WEALTH OF INTELLECTUAL CAPITAL

The number of corporate headquarters in Chicago is second only to New York City. There are 33 Fortune 500 companies based locally.



LARGE, DIVERSE EMPLOYMENT BASE

The Chicago metro employs 4.4 million workers in an array of industries, including the growing tech and logistics sectors.



TRANSPORTATION

- The region's transit network ranks among the largest and most efficient in the world.
- The vast network of freeways, centralized location, a large rail-truck intermodal facility, and the Port of Chicago contribute to the metro's position as a major distribution and logistics hub.
- Chicago is the nation's premier freight rail hub, with major carriers BNSF, Union Pacific, CSX, and Norfolk Southern servicing the region.
- Amtrak routes originate from Union Station, while the Metra commuter rail and the Chicago L provide passenger service throughout the metro area and beyond.
- International airports include O'Hare, Midway and Gary/Chicago. Also 16 smaller airports provide air service for the region.



Roughly
40%

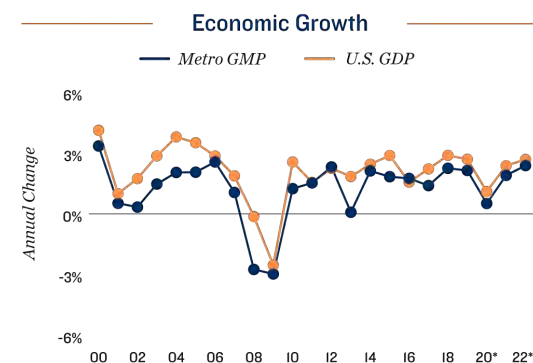
OF ILLINOIS RESIDENTS LIVE IN
THE SUBURBS OF CHICAGO, MANY
OF WHOM COMMUTE INTO THE
CITY FOR WORK



ECONOMY

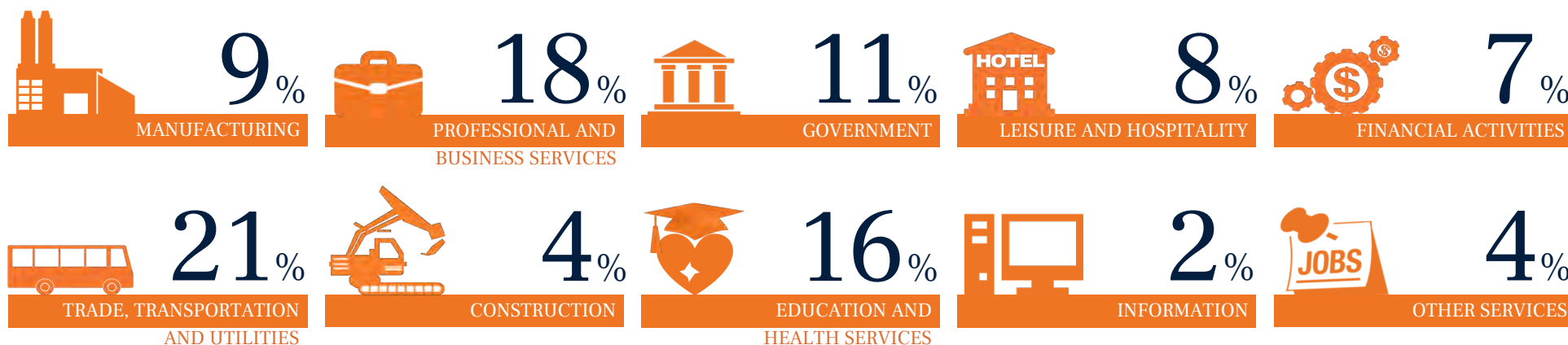
- The metro has one of the biggest economies in the nation and is buoyed by its distribution, finance, manufacturing operations and growing high-tech sectors.
- Fortune 500 companies headquartered in the metro include Boeing, Walgreens, Allstate and McDonald's.
- The area is a major global tourist and convention destination. Typically, more than 50 million people visit the metro annually and support approximately 500,000 jobs in the leisure and hospitality sector. Although suppressed during the pandemic, visitations and employment should pick up again in 2021.
- Large tech firms such as Amazon and Google attract a wide array of startup companies.
- The workforce is considered one of the most diverse and well trained among major U.S. metros.

MAJOR AREA EMPLOYERS
Amazon.com, Inc.
Advocate Aurora Health
Walmart
Northwestern Memorial Healthcare
United Continental Holdings Inc.
American Airlines.
Walgreens Boots Alliance, Inc.
Abbott Laboratories
Amita Health
University of Chicago



* Estimate, ** Forecast

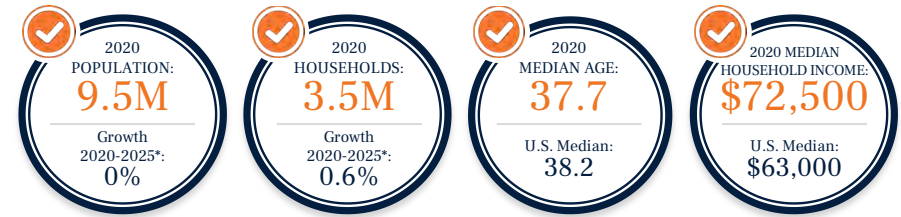
SHARE OF 2020 TOTAL EMPLOYMENT



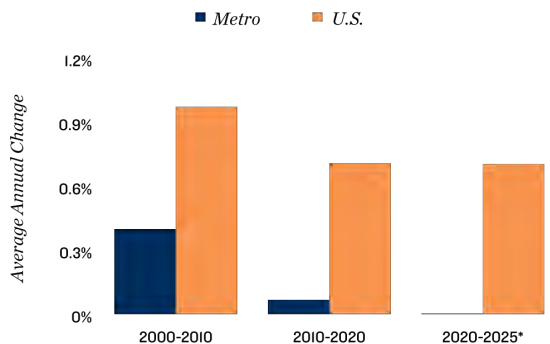
DEMOGRAPHICS

- Chicago is the third most populous metro in the U.S. with 9.5 million residents. During the next five years, the population is expected to remain steady.
- World-class education institutions including Northwestern University and the University of Chicago help provide a skilled labor pool. Nearly 37 percent of residents age 25 and older hold a bachelor's degree and of these, 14 percent have also earned a graduate or professional degree, which is well above the national level.
- Younger professionals moving to the market for employment provide a skilled workforce and contribute to a median age that is below that of the U.S. and a household income above the national level.
- More people are renting as thousands of new apartments are completed. The local homeownership at 64 percent is slightly above the national rate.

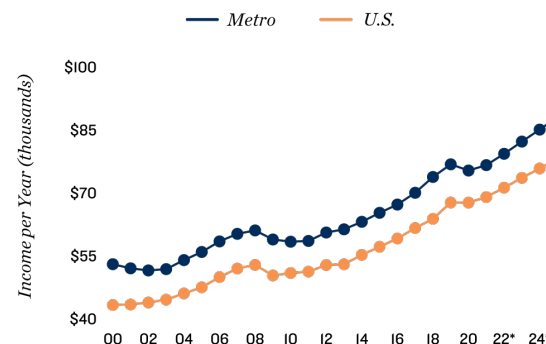
QUICK FACTS



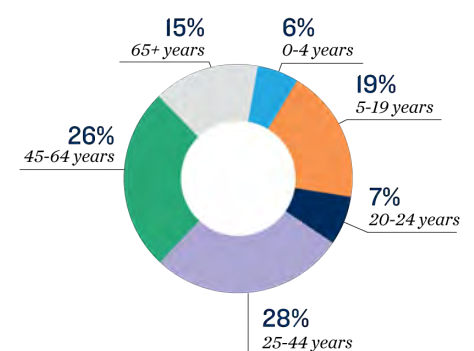
Population Growth



Median Household Income



2020 Population by Age



* Forecast

QUALITY OF LIFE

The Chicago metro has something to offer every one of its residents and visitors, whether it is legendary blues and jazz music, cultural and educational venues, professional sports, dining, entertainment, shopping or recreational amenities.

The Chicago area's relative affordability is largely due to its lower housing costs. The median home price is significantly less than in other cities of its size and is below that of many smaller cities, including Seattle and Denver.

Cultural activities and artistic venues underpin the metro's cosmopolitan lifestyle. The region is home to various well-known museums, including the world-class Field Museum, Shedd Aquarium, Art Institute of Chicago and Adler Planetarium. The theater scene rivals the world's best, and troupes, dance companies, symphony orchestras and music venues abound.

\$304,400

MEDIAN HOME PRICE



70

VARIOUS MUSUEMS



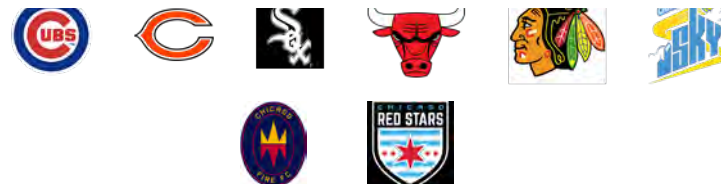
29 MILES

OF SHORELINE



Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

SPORTS



EDUCATION



ARTS & ENTERTAINMENT



POPULATION	1 MILE	3 MILES	5 MILES
2025 Projection	25,537	259,137	696,560
2020 Estimate	26,324	267,367	713,677
2010 Census	26,953	274,328	728,364
2000 Census	30,481	324,056	838,644
EMPLOYMENT			
2020 Daytime Population	23,112	189,418	549,145

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
Average	\$55,543	\$54,554	\$60,711
Median	\$38,460	\$35,876	\$40,186
Per Capita	\$21,096	\$20,450	\$22,118
HOUSEHOLDS			
2025 Projection	9,831	97,770	253,951
2020 Estimate	9,996	99,667	257,639
2010 Census	10,184	101,541	261,120
2020 Census	10,614	111,733	284,593

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