

SINGLE TENANT ABSOLUTE NNN INVESTMENT OPPORTUNITY

796 EAST SHAW AVENUE, FRESNO, CA



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Broker Lic. 01904030


**Sold
Individually
or as a
Portfolio**

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Highland Partners Corp. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Highland Partners Corp. You also agree that you will not use this Memorandum or any of

its contents in any manner detrimental to the interest of the Owner or Highland Partners Corp.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Highland Partners Corp.

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HIGHLAND PARTNERS CORP.

880 Apollo Street, Suite 329

El Segundo, CA 90245

Broker Lic. 01904030



EXECUTIVE SUMMARY

796 EAST SHAW AVENUE, FRESNO, CA 93710

OFFERING PRICE:
\$3,708,000

Cap Rate:
4.50%

NOI:
\$166,896

Tenant:
JPMorgan Chase Bank,
National Association, a
national banking association

Branch Deposits:
\$130.1M *Source: FDIC

Occupancy:
100%

Lease Type:
Absolute NNN
(Zero Landlord Responsibility)

Lease Expiration:
9/30/2025

Options Remaining:
Four (4) Five (5) Year Options
Remaining at FMV

Building Size:
15,816 SF

of Stories:
2

Land Size:
22,265 SF (0.51 acres)

APN:
418-091-16

Year Built:
1983

Zoning:
C-P (Administrative &
Professional Office District-
wide range of permitted uses)

Parking:
21 Surface Stalls +
Subterranean Parking



INVESTMENT SUMMARY

796 EAST SHAW AVENUE, FRESNO, CA 93710

- + Chase Bank is the largest consumer bank in the United States with more than \$2.6 trillion in assets and nearly 4,700 branch locations
- + Chase Recently Exercised Their Third Five (5) Year Option
- + Strong Deposit Branch (\$130.1 M)
- + Absolute NNN Lease – Zero Landlord Responsibilities
- + Trophy Asset- located along major retail corridor across from +/1 1 Million SF Fashion Fair Shopping Mall
- + Strong Visibility- Signalized hard corner location with excellent ingress/egress



RENT ROLL

TENANT	BLDG. SF	BEGIN	END	PERIOD	DATES	MINIMUM RENT			OPTIONS	INCREASES	RECOVERY TYPE
						ANNUALLY	MONTHLY	\$/SF/MO.			
Chase	15,816	8/1/1990	9/30/2025	Current Term*	10/01/2020-09/30/2025	\$166,896	\$13,908	\$0.88	"Four (4) Five (5) Yr. Remaining"	"Fair Market Value at Each Option"	NNN
				Option 4	10/01/2025-09/30/2030	FMV	FMV	FMV			
				Option 5	10/01/2030-09/30/2035	FMV	FMV	FMV			
				Option 6	10/01/2035-09/30/2040	FMV	FMV	FMV			
				Option 7	10/01/2040-09/30/2045	FMV	FMV	FMV			

*Tenant has exercised their third (3rd) option period of the original lease which began 10/01/20

TENANT SUMMARY

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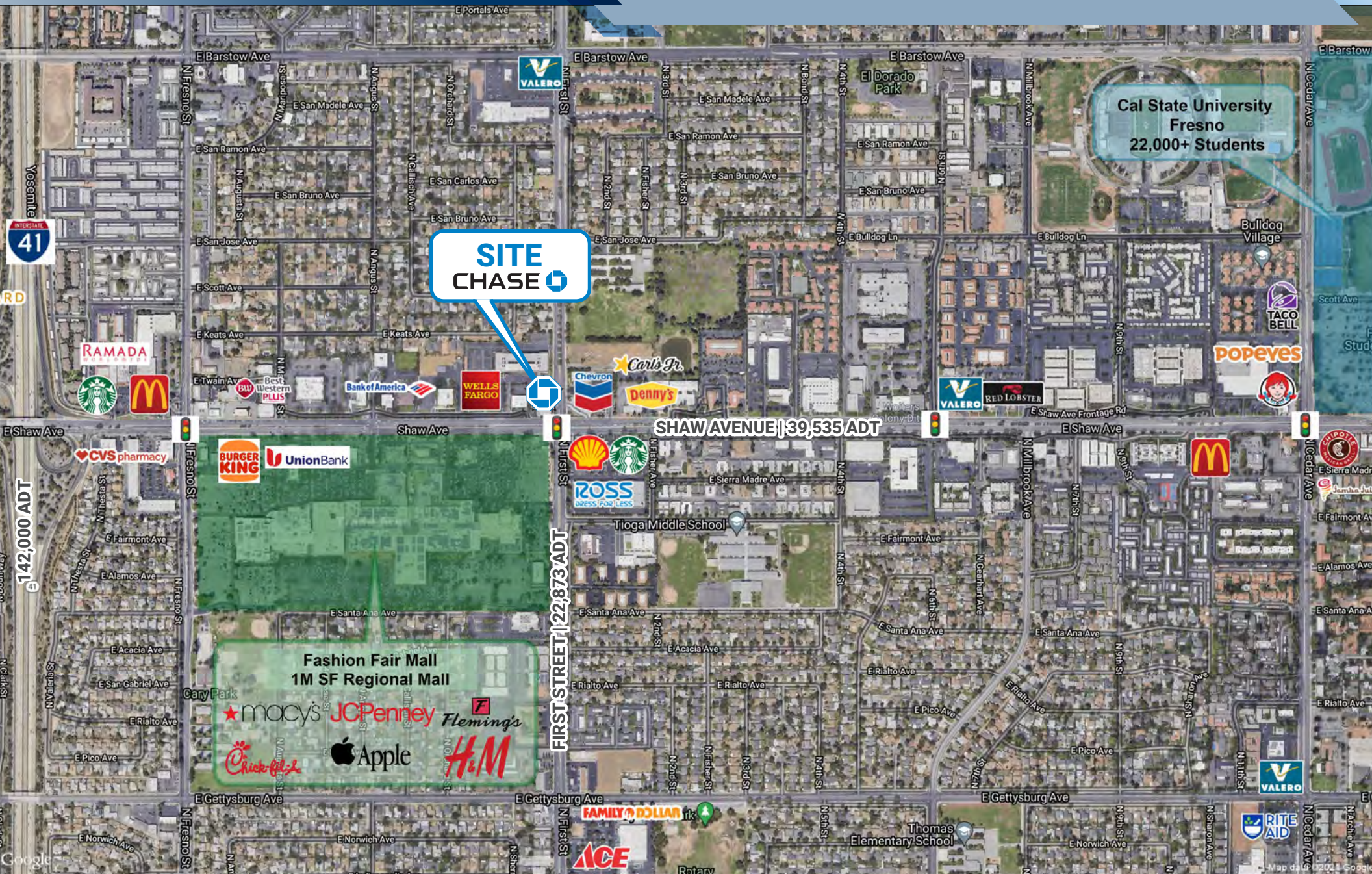
JP Morgan Chase Bank
www.chase.com
NYSE: JPM

Employees: 250,000
Locations: 4,700
Headquarters: New York, NY

Chase is the U.S. consumer and commercial banking business of JPMorgan Chase & Co. (NYSE: JPM), a leading global financial services firm with \$2.6 trillion in assets and operations worldwide.

Chase 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.





Fresno spans 112 square miles in the center of the San Joaquin Valley, the southern portion of California's Central Valley. Named for the abundant ash trees lining the San Joaquin River, Fresno was founded in 1872 as a railway station of the Central Pacific Railroad before it was incorporated in 1885. The city has since become an economic hub of Fresno County and the San Joaquin Valley, with much of the surrounding areas in the Metropolitan Fresno region predominantly tied to large-scale agriculture production.

FRESNO TOP EMPLOYERS

1. **COMMUNITY MEDICAL CENTERS**
4,789
2. **CITY OF FRESNO**
2,938
3. **SAINT AGNES MEDICAL CENTER**
2,400
4. **KAISER PERMANENTE**
2,000
5. **CALIFORNIA STATE UNIVERSITY, FRESNO**
1,562



POPULATION

Estimated 2020
533,025
Projected 2025
552,696



AVERAGE HH INCOME

Estimated 2020
\$74,880
Projected 2025
\$85,257



DAYTIME POPULATION

Total Employees
197,252



LABOR FORCE

Labor Population
Age 16 Years or
Over (2020)
401,303



HOUSEHOLDS

Estimated 2020
174,931
Projected 2025
182,853

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