



TEXAS  
*Live!*



COWBOYS

Walmart

SUBJECT PROPERTY

CHASE

CHASE BANK (TROPHY LOCATION)

ARLINGTON, TX

Marcus & Millichap



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 **Downtown Dallas**  
8 Miles



**The Enclave at Arlington**  
348 Apartment Units

**Walmart**   
**Supercenter**

**SUBJECT PROPERTY**  
**CHASE** 

**Monarch Dental**

**E Randol Mill Rd 17,714 VPD**

**Collins St 22,583 VPD**



**GameStop**

**Walgreens**





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Marcus & Millichap

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Lincoln Square  
418,238 SF of Retail

STUDIO MOVIE GRILL  
EAT DRINK MOVIES

GAP

Office DEPOT  
DRESS FOR LESS

Jason's deli

HALF PRICE BOOKS

FAST FOOD STORE

PETSMART

WHEEL WRENCH

ULTA

CHICO'S

GNC

FRIDAYS

ICE CREAM

BED BATH & BEYOND

BLUE MESA  
TACO & TEQUILA BAR

LOFT  
OUTLET

Michaels  
Where Creativity Inspires

PEPBOYS

tropical CAFE  
SMOOTHIE  
eat better. feel better.

Chicago  
Pizza & Pasta

TITLEMAX

POPEYES

Raising Cane's  
CHICKEN

REGIONS  
It's time to expect more.

Airways  
HAMBURGER

Arby's

Walgreens

PANDA EXPRESS  
GOURMET CHINESE FOOD

E Randol Mill Rd 17,714 VPD



Mobil

WHOLE FOODS

Walmart  
Neighborhood Market

WELLS FARGO

STARBUCKS

CHIPOTE  
MEXICAN GRILL

WATABURGER

SMOOTHIE KING

ups

WAFLE HOUSE

McDonald's

SUBWAY

PIZZA HUT

7 ELEVEN

BBVA Compass

K

metro  
by T-Mobile

Capital One

GNC  
LIVE WELL

Tiff's Treats  
cookie delivery

la Madeleine  
COUNTRY FRENCH CAFE

HOOTERS

chili's

Chick-fil-A

the Y

BUENO  
Taco Bueno

GAS PIPE  
MEXICAN AL TACO BAR

Panera  
BREAD

BB&T

DOLLAR TREE

BUFFALO WILD WINGS  
GRILL & BAR

T-Mobile

dd's  
DISCOUNTS

SUBWAY

Wendy's

7 ELEVEN

Six Flags  
HURRICANE HARBOR

TACO BELL

GameStop

Monarch Dental

Walmart  
Supercenter

SUBJECT PROPERTY

CHASE



COWBOYS



# Chase Bank (Trophy Location)

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Marcus & Millichap is pleased to present the opportunity to acquire a corporately guaranteed Chase Bank ground lease in Arlington, Texas. The property consists of a 4,595-square foot, freestanding building that sits on approximately 0.92 acres of land. There are approximately 9.5 years remaining on the current lease term, with a 10 percent rental escalation scheduled in five years, as well as each option thereafter.

The property is located at the signalized hard corner of Collins Street and East Randol Mill Road, where combined traffic counts exceed 40,297 vehicles per day. The area is extremely dense with more than 272,604 residents within a five-mile radius. The property is centrally located in Arlington's Entertainment District, which already features AT&T Stadium (Home of the Dallas Cowboys), Globe Life Park (Home of the Texas Rangers), Six Flags over Texas, Hurricane Harbor, Arlington Convention Center and Lincoln Square (418,238 square feet of retail).

The recent \$4 billion investment is expected to boost the already prominent tourism and local attraction to the entertainment destination. Recent additions include: Globe Life Field, the \$1.1 billion retractable roof stadium for the Texas Rangers; Texas Live!, a \$250 million mixed-use, entertainment complex; and Live! By Loews, a \$150 million resort-style hotel. This new development is expected to create an additional 1,025 permanent jobs and \$100 million per year in economic output to Arlington.

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## INVESTMENT HIGHLIGHTS

**Directly Across from AT&T Stadium (Home of the Dallas Cowboys) in the Arlington Entertainment District**

**9.5 Years Remaining on an Absolute Net Ground Lease with a Corporate Guarantee from JPMorgan Chase**

**Over \$4 Billion in Construction and Improvements has Occurred in the Arlington Entertainment District Over the Last Few Years, Bringing Exponential Growth and Jobs to the Area**

**Signalized Hard Corner Location on Collins Street and East Randol Mill Road (40,297 VPD)**

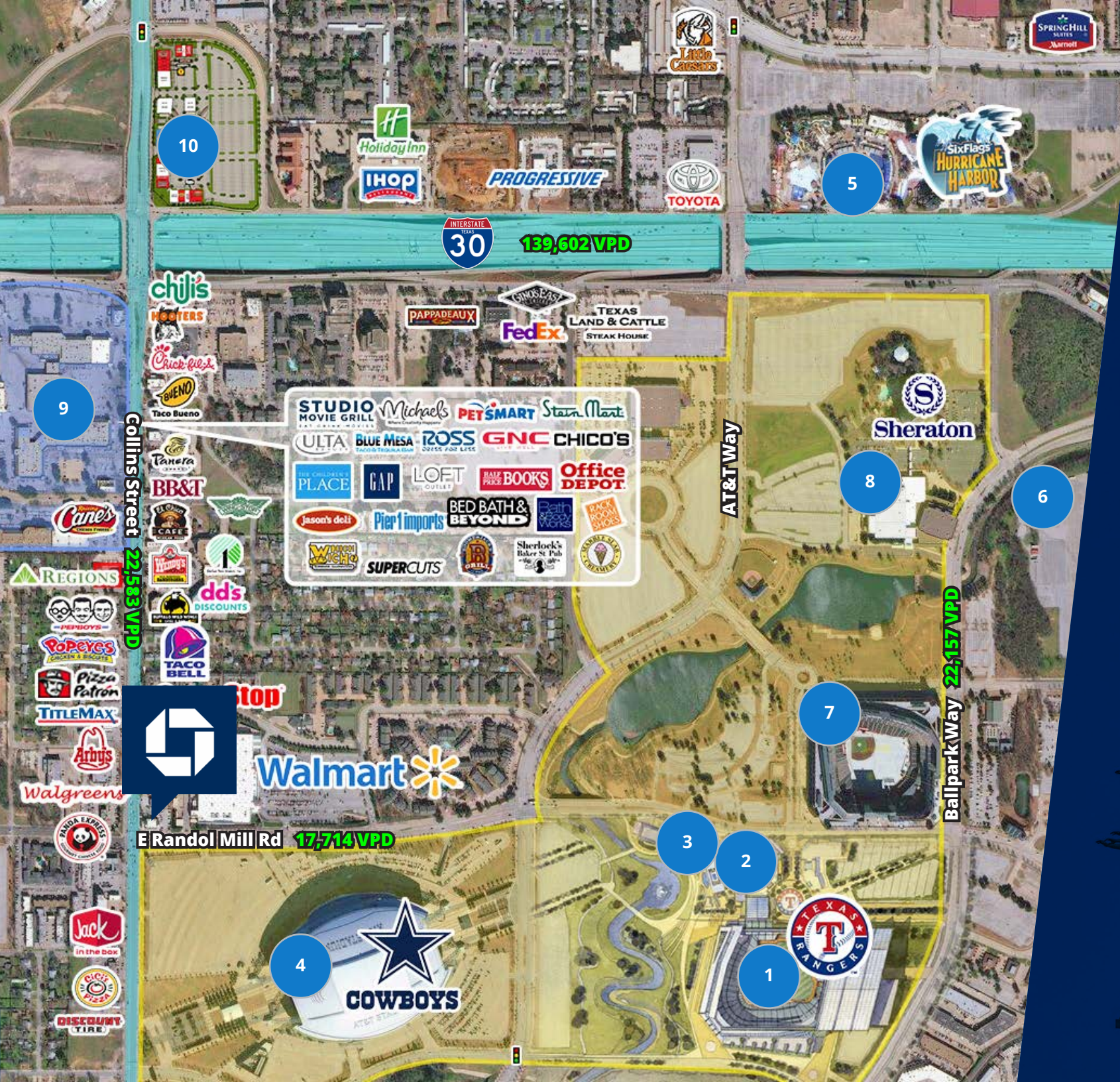
**Less than One Mile from Texas Live! and Globe Life Park (Home of the Texas Rangers)**



## ARLINGTON, TX

Arlington is home to the Dallas Cowboys, the Texas Rangers and Six Flags Over Texas. The city attracts approximately 48.9 million visitors annually for an estimated economic impact of \$1.4 billion.





AREA HIGHLIGHTS

# ARLINGTON ENTERTAINMENT DISTRICT

- 1 **Globe Life Field**  
\$1.1 Billion
- 2 **Texas Live**  
\$250 Million
- 3 **Live! by Loews**  
\$150 Million
- 4 **AT&T Stadium**  
\$1.2 Billion
- 5 **Hurricane Harbor**  
Water Park
- 6 **Six Flags**  
Theme Park
- 7 **Globe Life Park**
- 8 **Convention Center**
- 9 **Lincoln Square**  
418,238-SF of Retail
- 10 **Champions Park**  
54,000 SF of Retail



LOCATION	1001 N Collins St, Arlington, TX 76011
Price	\$6,369,000
Rentable SF	4,595
Price/SF	\$158.93
CAP Rate	4.75%
Year Built	2009
Lot Size	0.92 Acres
Type of Ownership	Fee Simple
LEASE SUMMARY	
Tenant Name	Chase Bank
Ownership	Public
Tenant	Corporate Store
Lease Guarantor	Corporate
Lease Type	Ground Lease
Roof and Structure	Tenant Responsible
Initial Lease Term	20 Years
Lease Commencement Date	2/15/2010
Rent Commencement Date	12/1/2010
Lease Expiration Date	12/31/2030
Term Remaining on Lease	9.5 Years
Increases	10% Every 5-Years
Options	Four, 5-Year

ANNUALIZED OPERATING INFORMATION			
YEARS	MONTHLY RENT	ANNUAL RENT	CAP RATE
<b>Years 11-15</b>	<b>\$25,208.33</b>	<b>\$302,500.00</b>	<b>4.75%</b>
Years 16-20	\$27,729.17	\$332,750.00	5.22%
Years 21-25 (Option 1)	\$30,502.08	\$366,025.00	5.75%
Years 26-30 (Option 2)	\$33,552.25	\$402,627.00	6.32%
Years 31-35 (Option 3)	\$36,907.50	\$442,890.00	6.95%
Years 36-40 (Option 4)	\$40,598.25	\$487,179.00	7.65%
Base Rent (\$7.55/SF)		\$302,500	
<b>Net Operating Income</b>		<b>\$302,500</b>	
<b>Total Return</b>		<b>4.75% / \$302,500</b>	





## EARNINGS RESULTS

### JPMORGAN CHASE BEATS PROFIT ESTIMATES IN Q1 2021 AFTER \$5.4 BILLION RESERVE RELEASE

The largest bank by assets beat first-quarter earnings expectations, reporting profit of \$14.3 billion and revenue of \$33.1 billion. In a sign of confidence in the U.S. economy, the bank has reduced its loan loss reserves by \$5.2 billion.

“We believe that the economy has the potential to have extremely robust, multiyear growth,” said CEO Jamie Dimon. [Learn More >>](#)

JPMorgan Chase & Co. (NYSE: JPM) is a leading global financial services firm with assets of \$3.2 trillion. The Firm is a leader in investment banking, financial services for consumers and small businesses. A component of the Dow Jones Industrial Average, the company serves millions of consumers in the U.S. and many of the world’s most prominent corporate, institutional and government clients under its brands.

<i>Tenant Name</i>	<i>JPMorgan Chase</i>
<i>Ownership</i>	<i>Public</i>
<i>Sales Volume</i>	<i>\$129.5 Billion (2020)</i>
<i>Credit Rating</i>	<i>A+</i>
<i>Rating Agency</i>	<i>S&amp;P</i>
<i>Stock Symbol</i>	<i>JPM</i>
<i>Board</i>	<i>NYSE</i>

<i>Options to Terminate/Purchase</i>	<i>None</i>
<i>Options to Purchase</i>	<i>None</i>
<i>First Right of Refusal</i>	<i>No</i>
<i>No. of Locations</i>	<i>5,100</i>
<i>Headquartered</i>	<i>New York, NY</i>
<i>Web Site</i>	<i>www.chase.com</i>
<i>Years in the Business</i>	<i>220 Years</i>





MSA  
POPULATION  
7,573,136

## HIGHLIGHTS

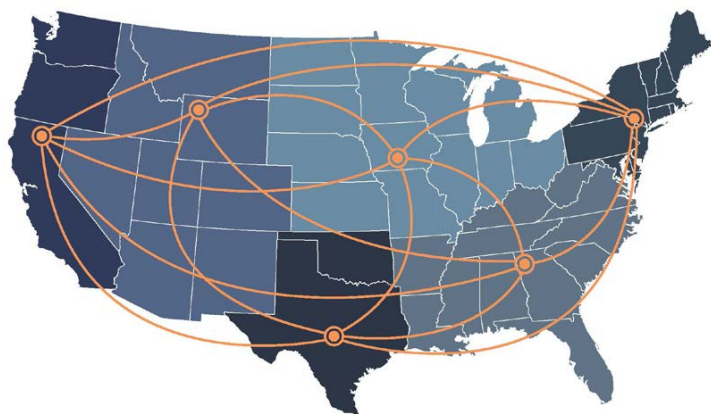
### **ARLINGTON OVERVIEW**

Centrally located in the Dallas-Fort Worth MSA, Arlington is 20 miles from Dallas and 15 miles from Fort Worth and the Dallas/Fort Worth International Airport. The city has an excellent education system with four independent school districts and two colleges (University of Texas at Arlington and Tarrant County College).

### **A DECADE OF RECORD POPULATION GROWTH**

Dallas-Fort Worth is the largest metro area in Texas and the fourth largest in the United States. The Metroplex led the nation in population growth over the last decade, adding approximately 1.3 million residents, making it home for more than 7.5 million residents and has one of the nation's strongest job markets. The Metroplex added approximately 120,000 residents from 2019 to 2020 and continues to be one of the fastest-growing metropolitan locations in the United States.





Marcus & Millichap clients remained unbound by geographical borders in 2019, with more than \$9 billion moving across domestic borders. Texas inbound capital continues to outpace its outbound capital, as investors take advantage of the state having no income tax and an abundance of available inventory.

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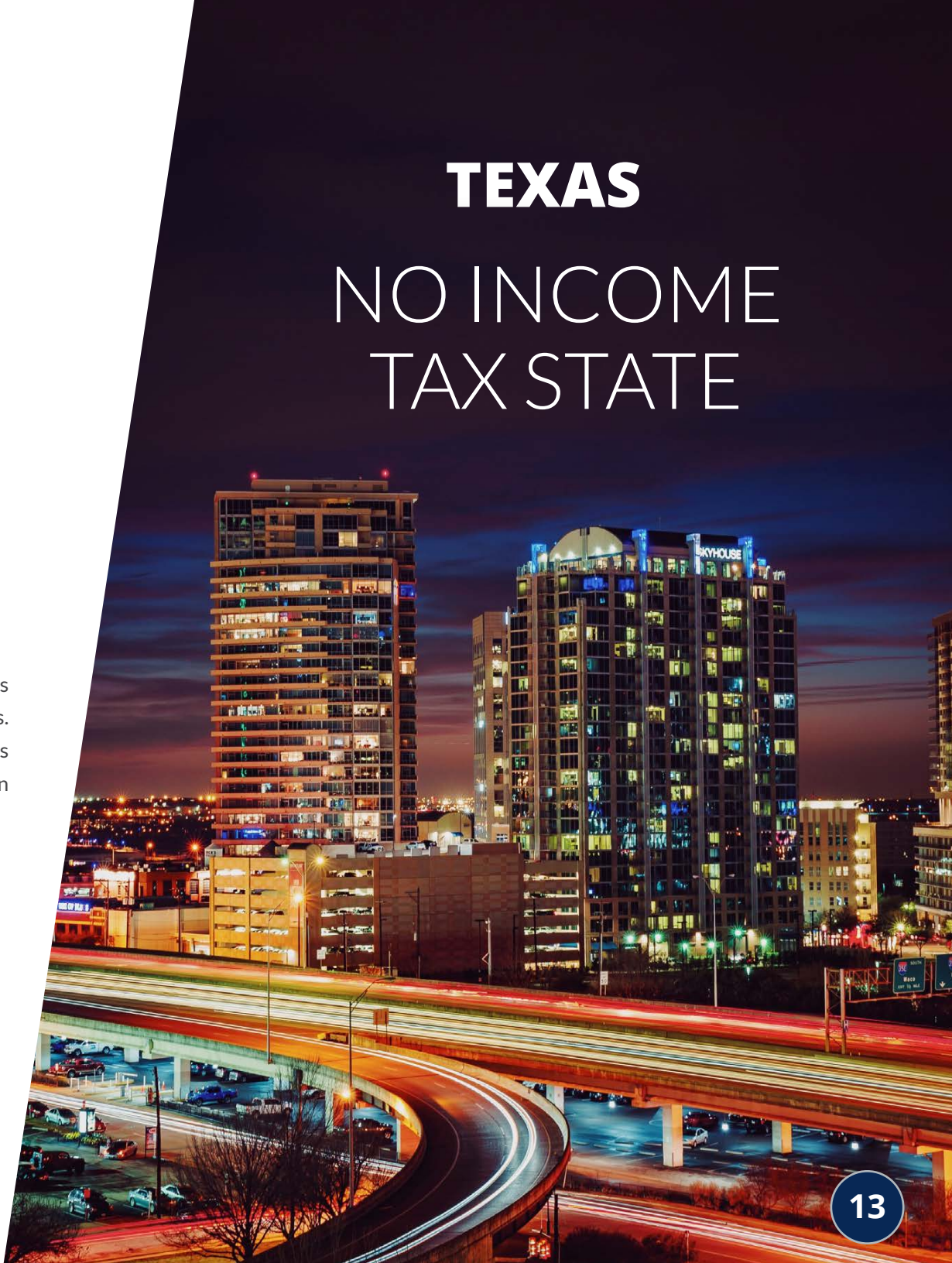
### **TEXAS & OKLAHOMA**

Outbound - \$72 Million  
Inbound Capital - \$1.5 Billion

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# **TEXAS**

## NO INCOME TAX STATE



POPULATION	1 Mile	3 Mile	5 Mile
2000 Population	16,091	126,848	245,274
2010 Population	11,656	116,938	251,467
2020 Population	12,348	125,511	273,823
2025 Population	12,358	127,520	281,368
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2000 Households	6,080	51,608	98,070
2010 Households	4,368	45,612	97,517
2020 Households	4,706	49,791	107,923
2025 Households	4,737	50,845	111,467
Average HH Size	2.55	2.46	2.51
Daytime Population	34,608	180,002	359,498
HOUSING UNITS	1 Mile	3 Mile	5 Mile
Median HH Income	\$37,689	\$46,333	\$50,092
Per Capita Income	\$19,888	\$27,433	\$27,713
Average HH Income	\$51,650	\$68,502	\$69,950

## POPULATION

In 2020, the population in your selected geography is 273,823. The population has changed by 11.64% since 2000. It is estimated that the population in your area will be 281,368 five years from now, which represents a change of 2.76% from the current year. The current population is 49.17% male and 50.84% female. The median age of the population in your area is 31.7, compare this to the entire US average which is 38.2. The population density in your area is 3,486.88 people per square mile.

## HOUSEHOLDS

There are currently 107,923 households in your selected geography. The number of households has changed by 10.05% since 2000. It is estimated that the number of households in your area will be 111,467 five years from now, which represents a change of 3.28% from the current year. The average household size in your area is 2.51 persons.

## INCOME

The current year per capita income in your area is \$27,713, compare this to the entire US average, which is \$34,935. The current year average household income in your area is \$69,950, compare this to the entire US average which is \$90,941.

## EDUCATION

The highest level of 2020 educational attainment in your selected area is as follows: 8.66% percent graduate degree, 17.04% percent bachelor's degree, 6.55% percent associate degree, 23.42% percent some college, 24.71% percent high-school graduate, 9.82% percent some high school and 9.81% percent elementary.

## HOUSING

In 2000, there were 38,486 owner occupied housing units in your area and there were 59,584 renter occupied housing units in your area. The median rent at the time was \$541.

## EMPLOYMENT

In 2020, there are 146,250 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 63.14% of employees are employed in white-collar occupations in this geography, and 36.80% are employed in blue-collar occupations. In 2020, unemployment in this area is 4.55%. In 2000, the average time traveled to work was 27.1 minutes.

## HUGE DAYTIME POPULATION

The daytime population surges 31% to 359,498 within a five-mile radius.









**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW** (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH – INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o That the owner will accept a price less than the written asking price;
  - o That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interest of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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