

**CHASE BANK**  
**OFFERING MEMORANDUM**  
**160 BRIGHTON AVE, LONG BRANCH, NJ 07740**





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## CONFIDENTIALITY AGREEMENT

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 all Property (the "Owner"), to be all-inclusive or to contain all or part of the information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors being the control of the Owner and CBRE, Inc. 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. Neither the Owner or CBRE, Inc., nor any of their respectful directors, officers, Affiliates or representatives make an representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

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 CBRE, Inc. 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 CBRE, Inc. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

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## INVESTMENT CONTACTS:

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## SECTION 1

# INVESTMENT OVERVIEW

**CBRE**





PRICE:  
\$3,696,000



CAP RATE:  
5.50%



BASE TERM:  
4 YEARS

## VITAL DATA

Price	\$3,696,000
Cap Rate	5.50%
Price / SF	\$705.34
Rent / SF	\$38.79
Net Operating Income	\$203,280
Gross Leasable Area	5,240 SF
Year Built/Renovated	1952/2006
Lot Size	1.03 acres
Lease Type	NNN Ground



160 Brighton Ave,  
Long Branch, NJ 07740



118,503  
Five-Mile Population



\$111,318  
Average Household Income



\$94,094,000  
Total Branch Deposits

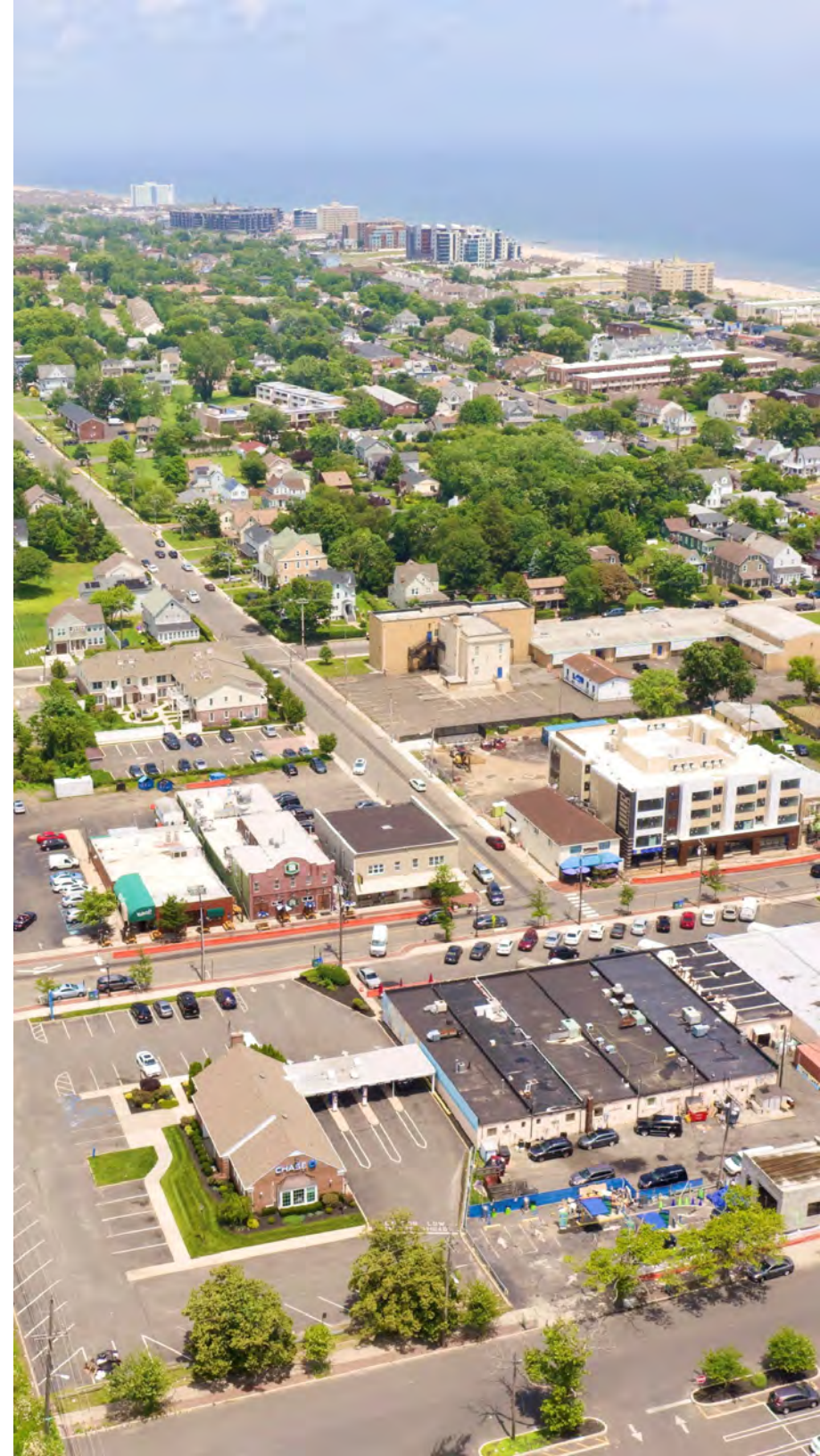


Positioned 1/2 Mile  
From Long Branch Beach/Boardwalk

The Iacono Team at CBRE is pleased to exclusively present a Chase Bank leased fee interest in Long Branch, New Jersey. The property is subject to a NNN lease with just under four years remaining on the base term and two five-year options. The lease calls for rental increases of 10% in each option period.

JPMorgan Chase (NYSE: JPM) is a leading global financial services firm with assets of \$3.39 trillion and operations worldwide. The company is the largest bank in the United States and seventh largest bank in the world by total assets. They have more than 4,700 U.S. branches and an investment grade rating of "A+" by Standard and Poor's. The company, headquartered in New York City, is a leader in investment banking, financial services for consumers, small business and commercial banking, financial transaction processing, asset management and private equity. A component of the Dow Jones Industrial Average, JPMorgan & 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.

The subject property is ideally positioned ½ mile from Long Branch Beach and Boardwalk which is famous for its premiere shops and restaurants. Long Branch is conveniently located about one hour from New York City and northern New Jersey making it a popular summertime beach destination. The property features multiple points of ingress and egress and four drive-thru lanes. Other traffic drivers in the immediate area include Long Branch High School and Monmouth University which have a combined student population of 7,800. Additionally, Monmouth Medical Center, a 513-bed facility, is located just one mile from the subject property. Long Branch is densely populated and affluent with the average household income exceeding \$111,000.





## INVESTMENT HIGHLIGHTS

- ✓ NNN Ground Lease
- ✓ Strong Deposits that Exceed \$94 Million
- ✓ Corporate Guarantee
- ✓ Investment Grade Tenant | S&P Rated A+
- ✓ Ideally Positioned ½ Mile from Long Branch Beach and Boardwalk
- ✓ Property Features a Four Lane Drive-Thru
- ✓ Excellent Demographics | Over 118,000 People in Five Miles
- ✓ Affluent Area | Average Household Income Exceeds \$111,000
- ✓ Located One Hour Outside of New York City

## Company Overview

JPMorgan Chase (NYSE: JPM) is a leading global financial services firm with assets of \$3.39 trillion and operations worldwide. The company is the largest bank in the United States and seventh largest bank in the world by total assets. The company, headquartered in New York City, is a leader in investment banking, financial services for consumers, small business and commercial banking, financial transaction processing, asset management and private equity. A component of the Dow Jones Industrial Average, JPMorgan & 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.

## Campaign to Open 400 New Branches

In June 2021, JPMorgan Chase & Co announced they are halfway through a campaign to open 400 new bank branches. They are closing in on being the first U.S. bank to have a brick-and-mortar presence in every state except Alaska and Hawaii. In 2018, the bank said it would open 400 branches in new markets to try to get more business from existing clients. JPMorgan has opened branches in 16 new states since October 2018, and it expects to have branches in 48 of the 50 U.S. states by the end of summer 2021. The initiative will result in the hiring of around 3,000 bank staffers for jobs.

Source: Reuters

The S&P logo, consisting of the letters "S&P" in white, bold, sans-serif font, centered within a black circle.

S&P

A+  
Investment Grade Rating



\$3.39 Trillion  
2020 Total Assets



255,351  
2020 Employees



4,700+  
Branches Nationally



## SECTION 2

# FINANCIAL OVERVIEW

CBRE



**OFFERING SUMMARY**

Property Address	160 Brighton Ave, Long Branch, NJ
Price	\$3,696,000
Cap Rate	5.50%
Net Operating Income	\$203,280
Price / SF	\$705.34
Rent / SF	\$38.79

**PROPERTY DESCRIPTION**

Year Built/Renovated	1952/2006
Gross Leasable Area	5,240 SF
Lot Size	1.03 acres
Ownership	Ground Lease

**ANNUALIZED OPERATING DATA**

Year	Annual Rent	Monthly Rent	Rent/SF	Cap Rate
Current – 6/30/2025	\$203,280	16,940	\$38.79	5.50%
Option 2	\$223,608	18,634	\$42.67	6.05%
Option 3	\$245,969	20,497	\$46.94	6.66%

**LEASE SUMMARY**

Property Subtype	Net Leased Bank
Tenant	JPMorgan Chase Bank
Lease Type	NNN Ground
Guarantor	Corporate
Lease Commencement	May 23, 2005
Lease Expiration	June 30, 2025
Base Term Remaining	4 Years
Options	Two 5-Year
Rent Increases	10% in each Option
Landlord Responsibility	General Liability Insurance*
Tenant Responsibility	Taxes, Maintenance, Insurance
Right of First Refusal	None

\*Landlord shall maintain general liability insurance of not less than \$2M per occurrence for bodily injury, personal injury, and property damage as well all-risk property insurance.



## SECTION 3

# LOCATION OVERVIEW

CBRE



1/2 MILE TO LONG BRANCH BEACH!



RENAISSANCE  
CONDOMINIUMS

HARBOR MANSION  
CONDOMINIUMS

OCEAN COVE  
CONDOMINIUMS

MONMOUTH  
UNIVERSITY  
BLUFFS HOUSING

DUNKIN'  
DONUTS

Dominio's  
Pizza

OCEAN  
CAFE  
FINE FOOD

TAK  
WATERMAN

JACK'S  
GOAL  
LINE STAND

Richard's

Surf Taco®  
Coastal Cuisine

Sergio's  
Restaurant & Burger

BRAZILIAN  
RESTAURANTS AND MORE

COURT  
LIQUORS

Stop&Shop®







# Monmouth County, NJ



**46 Miles**

Approximately 46 Miles to  
New York City

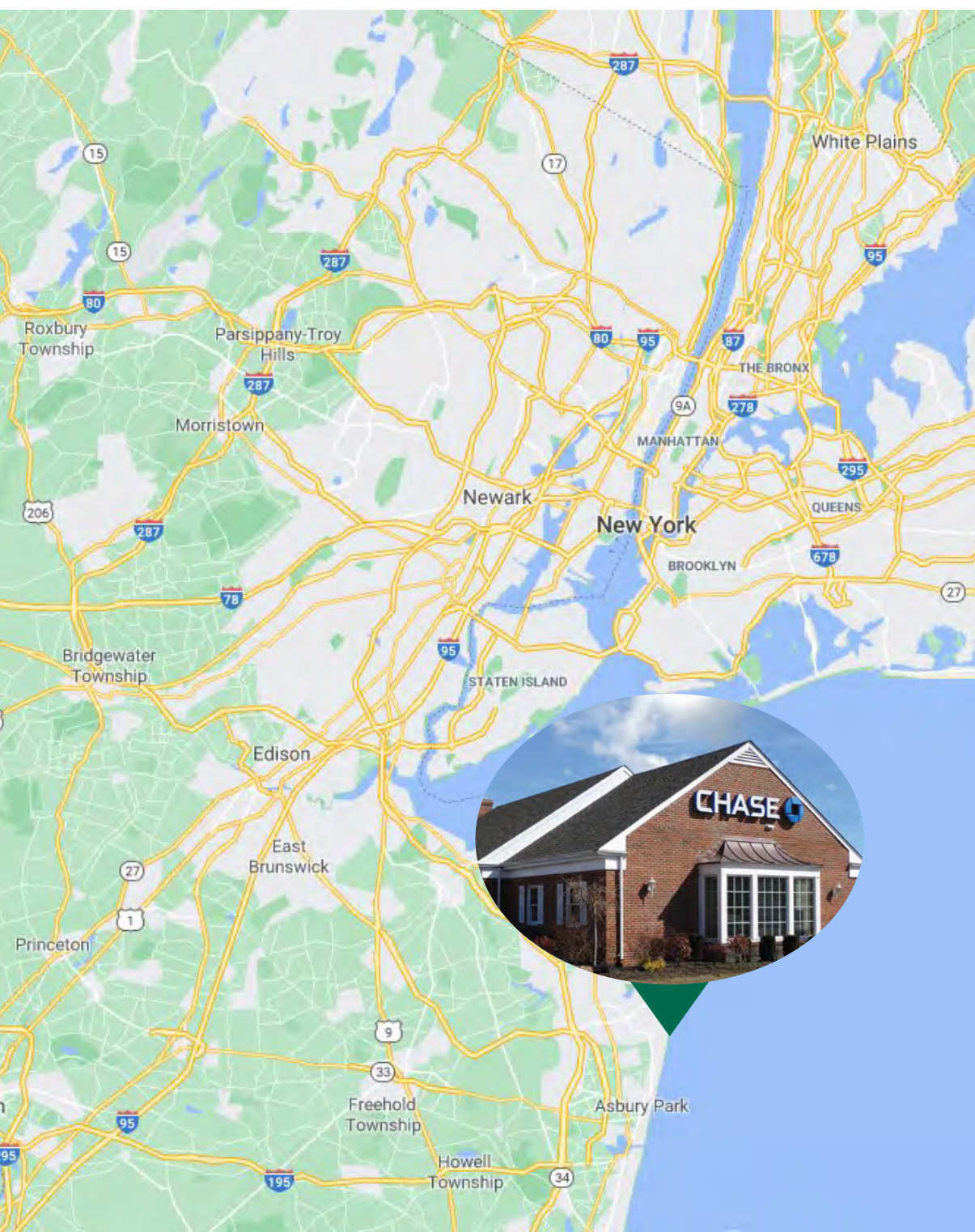
**8.9M**

Over 8.9 Million Visitors to  
Monmouth County in 2019

**\$2.6B**

Tourism in Monmouth County  
Generates over \$2.6 Billion





	1 Miles	3 Miles	5 Miles
POPULATION			
2025 Projection	12,903	53,317	118,446
2020 Estimate	12,969	53,551	118,503
2010 Census	13,146	52,916	116,632
2000 Census	13,527	54,306	121,328
INCOME			
Average	\$92,021	\$108,602	\$111,318
Median	\$58,477	\$74,321	\$73,748
Per Capita	\$36,165	\$39,963	\$43,936
HOUSEHOLDS			
2025 Projection	4,834	19,510	46,765
2020 Estimate	4,858	19,591	46,723
2010 Census	4,837	19,248	45,646
2000 Census	5,247	20,287	47,280
HOUSING UNITS			
2020 Estimate	6,062	23,272	54,135
PLACE OF WORK			
2020 Businesses	400	2,101	5,717
2020 Employees	7,933	24,326	60,107



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