

# OFFERING MEMORANDUM

Chase Bank | Woodbury, NJ (Philadelphia MSA)



Average Household Income is over \$106,000 within 3 miles of this site



*Rendering of Subject Property*

664 Mantua Pike, Woodbury, NJ



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## EXCLUSIVE REPRESENTATION

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## Disclaimer

This Offering Memorandum ("Memorandum") is intended solely for the use of prospective investors in determining whether or not to pursue the possible acquisition of the Property ("the Property") at **664 Mantua Pike, Woodbury, New Jersey**. This Memorandum is of a proprietary and confidential nature. Prospective investors and/or their advisors are expressly forbidden from sharing this information with any individuals or organizations that are not directly connected with the analysis of this investment opportunity. STREAM Capital Partners, LLC ("SCP") have been retained as the exclusive advisors for this investment opportunity. Any and all inquiries are to be directed to SCP.

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# TRANSACTION SUMMARY

664 Mantua Pike, Woodbury, NJ

<b>Purchase Price:</b>	<b>\$4,739,726</b>
<b>Cap Rate:</b>	<b>3.65%</b>
<b>Annual Rent:</b>	<b>\$173,000</b>



## Lease Summary

Tenant:	JP Morgan Chase Bank, NA
Lease Type:	Absolute NNN Ground Lease
Landlord Responsibilities:	None
Lease Term:	20 years
Lease Commencement:	April 2022
Option Increases:	10% every 5 years
Options to Renew:	Three, 5-year options

## Property Specifications

Address:	664 Mantua Pike, Woodbury, NJ
Building Size:	2,730 SF
Land Size:	42,611 SF



## Investment Highlights

- **Commitment** - Chase signed a 20-year lease that will commence in April 2022
- **Rent Growth** - Chase has committed to 10% rent increases every 5 years throughout the lease, providing a hedge against inflation
- **Location** - The Chase is located on Mantua Pike (Route 45) which is the main retail thoroughfare in Woodbury, NJ and will see over 30,000 vehicles per day
- **Demographics** - Population within 1 and 3 miles is 10,062 and 67,476 with an Average HH Income of \$100,000 within 1, 3 and 5 miles of the property
- **Trade Area** - The Chase is located in an excellent retail trade area that includes ACME Markets, ALDI, McDonald's, Starbucks, Dunkin, Wawa, etc.
- **Area Bank Deposits** - All branches on Mantua Pike have deposits in excess of \$150M
- **Proof of Concept** - This Chase Bank will be located in an area with tremendous branch deposits (see page 7)

# TENANT SUMMARY

JPMorgan Chase & Co. (NYSE: JPM) is a multinational banking and financial services holding company. With \$2.8 trillion in assets, JPMorgan Chase is the largest bank holding company in the United States. With over 250,000 employees, the Company is engaged in investment banking, financial services for consumers and small businesses, commercial banking, financial transaction processing and asset management. It offers non-interest-bearing deposits; and interest-bearing deposits, such as savings accounts, demand deposits, and time deposits.

The company also provides consumer loans, such as residential mortgages, home equity loans and lines of credit, auto loans, business banking loans, and student and other loans; and home equity loans secured by junior liens, prime mortgage loans, and payment option loans.

With more than 5,600 branches in nearly two dozen states and active in more than 100 countries, Chase is among the nation's top mortgage lenders and credit card issuers. It serves millions of consumers, small businesses and many of the world's most prominent corporate, institutional, and government clients.



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**\$2.8 Trillion**  
in Assets

**250,000+**  
Employees worldwide

**5,600**  
Branches nationwide

**100 Countries**  
Presence in 100 markets

**16,000+**  
ATM's nationwide

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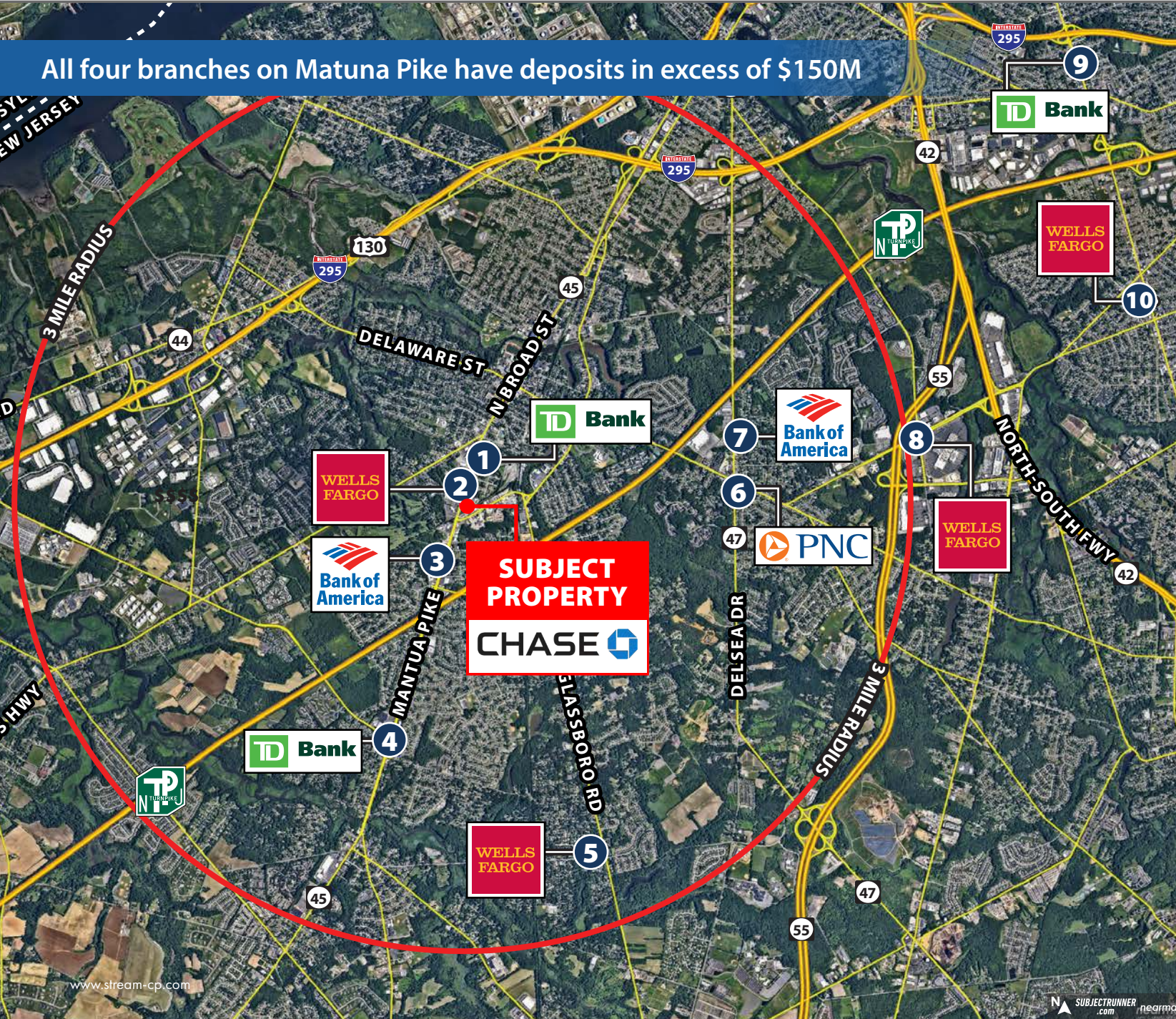


# AREA MAP



# BANK DEPOSITS AREA MAP

## All four branches on Matuna Pike have deposits in excess of \$150M

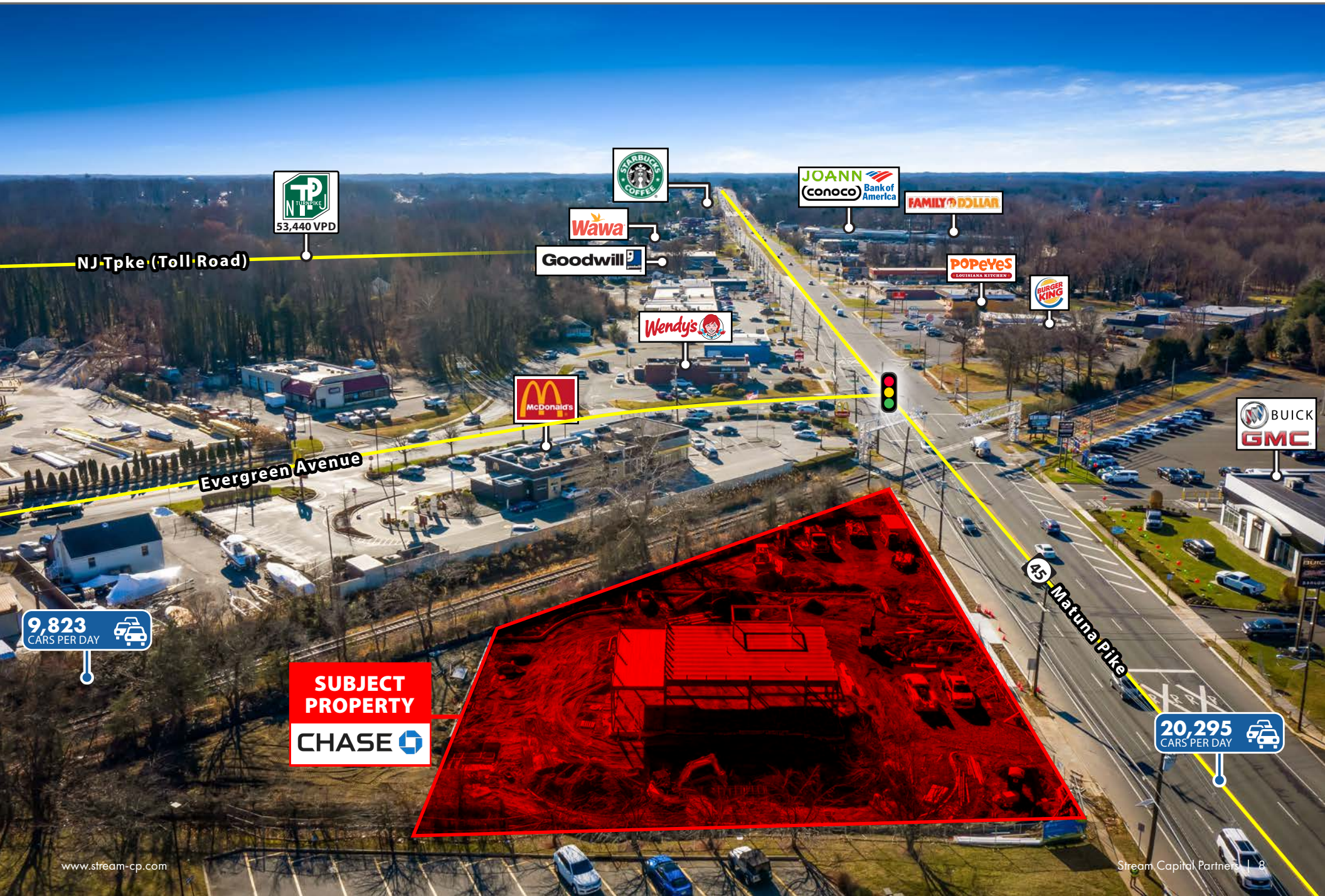


## Summary of Deposits

## By Branch

1. \$390 Million
2. \$170 Million
3. \$178 Million
4. \$274 Million
5. \$98 Million
6. \$148 Million
7. \$88 Million
8. \$79 Million
9. \$353 Million
10. \$69 Million

# AERIAL VIEW



**TP**  
53,440 VPD

**NJ Tpke (Toll Road)**

**Starbucks**  
**Wawa**  
**Goodwill**

**JOANN**  
**Conoco**  
**Bank of America**

**FAMILY DOLLAR**

**POPEYES**  
LOUISIANA KITCHEN

**BURGER KING**

**BUICK**  
**GMC**

**Evergreen Avenue**

**McDonald's**

**Wendy's**

**45**  
**Matuna Pike**

**9,823**  
CARS PER DAY



**SUBJECT PROPERTY**  
**CHASE**

**20,295**  
CARS PER DAY



# AERIAL VIEW



North East  
Bound on 45

Downtown Philadelphia

ACME

BUICK  
GMC

DODGE

WELLS  
FARGO

Ford

NISSAN

ALDI

RITE AID

T-Mobile

TD Bank

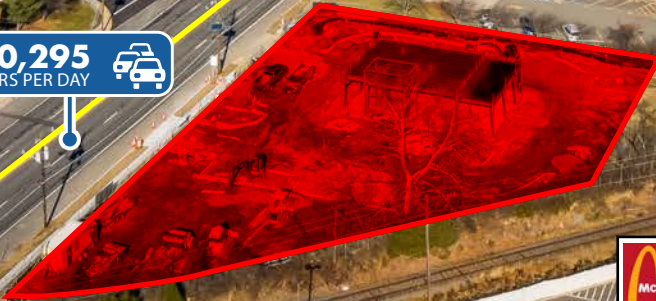
meineke  
car care center

Advance  
Auto Parts

Pizza Hut

DUNKIN'

20,295  
CARS PER DAY



SUBJECT  
PROPERTY  
CHASE

McDonald's

# AERIAL VIEW



TP  
NJ  
53,440 VPD

NJ Tpke (Toll Road)

STARBUCKS COFFEE

Wawa

Goodwill

Dollar Tree

Wendy's

McDonald's

45  
Matuna Pike

JOANN (conoco) Bank of America

FAMILY DOLLAR

MIDAS

POPEYES LOUISIANA KITCHEN

BURGER KING

BUICK GMC

9,823  
CARS PER DAY

Evergreen Avenue

SUBJECT  
PROPERTY  
CHASE

20,295  
CARS PER DAY

ACME

ACME  
PHARMACY

# AERIAL VIEW



The average household income exceeds \$106,000 within 3 miles of the Subject Property.



Evergreen Avenue

**SUBJECT  
PROPERTY**  
**CHASE**

9,823  
CARS PER DAY



NJ Tpke (Toll Road)

Patient First 40

20,295  
CARS PER DAY

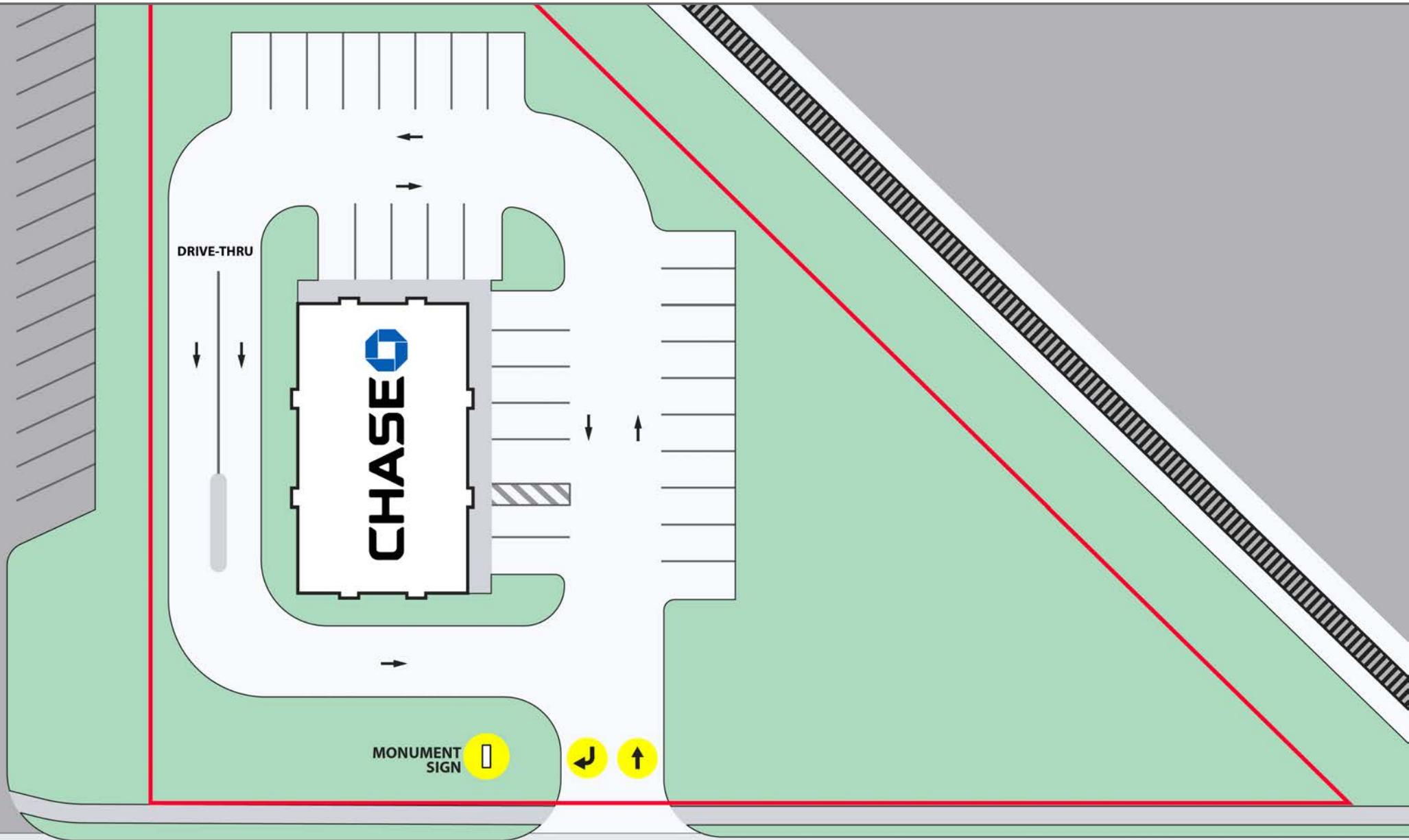


45 Matuna Pike

# AERIAL VIEW



# SITE PLAN

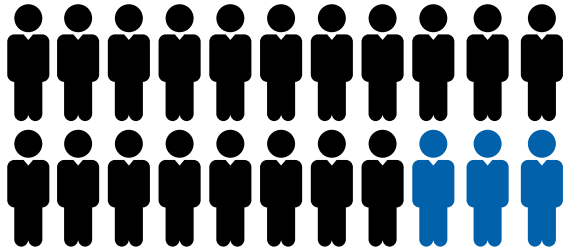


45

MANTUA PIKE

45

# PHILADELPHIA MARKET SNAPSHOT



## 5.7 MILLION

Philadelphia Metro Population

### Top destination in the world

Tourism and hospitality is one of the largest industries in the region and important to the vitality of Greater Philadelphia. The city is a sought-after destination for US and international travelers alike. Known for its arts, culture, cuisine, and colonial history, **attracting 46.5 million tourists** annually, generating an estimated \$12.3 billion in total economic impact from tourism generated in Greater Philadelphia.



## \$490 BILLION

Philadelphia Metro GDP, representing the eighth largest U.S. metropolitan economy

### Higher Education Powerhouse Destination

The Philadelphia area's many universities and colleges make it a top study destination as the city has evolved into an educational and economic hub, making the city one of the largest college towns in the U.S., with over **120,000** college and university students enrolled within the city limits and nearly **300,000** in the metropolitan area.



**33 Million Passengers** travel through Philadelphia International Airport annually, making it the 20th busiest airport in the United States

Philadelphia is the center of economic activity in Pennsylvania with the headquarters of fifteen area companies on the Fortune 500 list, representing two-thirds of U.S. GDP with **\$13.7 trillion** in revenues.



CROWN



NAVIENT



COMCAST

Campbell's

Toll Brothers



**Greater Philadelphia's large and robust healthcare industry has long been a vital economic asset.**

The city is one of the largest health education and research centers in the United States, accounting for roughly 365,670 jobs or 12.7 percent of the total regional workforce – one of the highest concentrations among major U.S. metropolitan regions. Greater Philadelphia's hospital systems alone account for roughly \$17.9 billion in direct economic impact.

[illegible]

Source: Landvision 2021



1 Mile	3 Miles	5 Miles
10,062	67,476	131,849



1 Mile	3 Miles	5 Miles
\$99,990	\$106,974	\$104,761



1 Mile	3 Miles	5 Miles
3,977	27,108	51,888



## EXCLUSIVELY LISTED BY:

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