



CHASE BANK GROUND LEASE

860 North Lapeer Road | Oxford, MI | 48371

Keith A. Sturm, CCIM | 612-376-4488 | keith@upland.com
Amanda C. Leathers | 612-436-0045 | amanda@upland.com
Deborah K. Vannelli, CCIM | 612-376-4475 | deb@upland.com

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50 South 6th Street | Suite 1418
Minneapolis, MN | 55402

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The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While 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.

All information, including price change and withdrawal from the market, is subject to change without notice.

By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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- **S&P A+ Rating**
- **8+ Years remaining on Ground Lease with four 5-year renewal options along with 10% every 5 years.**
- **JPMorgan Chase Bank currently has over 4,700 branch locations and over 16,000 ATMs across the United States.**
- **Located on an outparcel to Meijer grocery store.**
- **High- Visibility from North Lapeer Road, traffic counts average over 20,923 per day.**
- **Oxford, Michigan is located among metropolitan Detroit's affluent northern suburbs.**
- **Average Household Income over \$114,692 in a 5-mile radius.**

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INVESTMENT SUMMARY

PRICE	\$2,750,000
CAP	5.50%
NOI	\$151,250.00
PRICE/SF	\$653.36
RENT/SF	\$35.93
RENT ADJUSTMENTS: 10% Every 5 Years	
YEARS 11-15	\$151,250.00
YEARS 16-20	\$166,375.00
OPTION 1	\$183,012.50
OPTION 2	\$201,313.75
OPTION 3	\$221,445.13
OPTION 4	\$243,589.64

LEASE INFORMATION

LEASE TYPE	Ground
LEASE TERM	20 Years
RENEWAL OPTIONS	Four 5-Year
RENT COMMENCEMENT	02/01/2010
LEASE EXPIRATION	01/27/2030



LEASE NOTES:

Ground Lease. Landlord shall maintain commercial general liability insurance.

PROPERTY INFORMATION

ADDRESS	860 N Lapeer Road Oxford, MI 48371
BUILDING SIZE	4,209 SQ FT.
LOT SIZE	1.45 Acres
COUNTY	Oakland
YEAR BUILT	2009

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2021 POPULATION	1,659	20,004	43,077
2026 POPULATION	1,694	20,534	44,006
2021 MEDIAN HOUSEHOLD INCOME	\$73,240	\$84,487	\$92,255
2021 AVERAGE HOUSEHOLD INCOME	\$93,952	\$106,401	\$114,692

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2021 and 2026.

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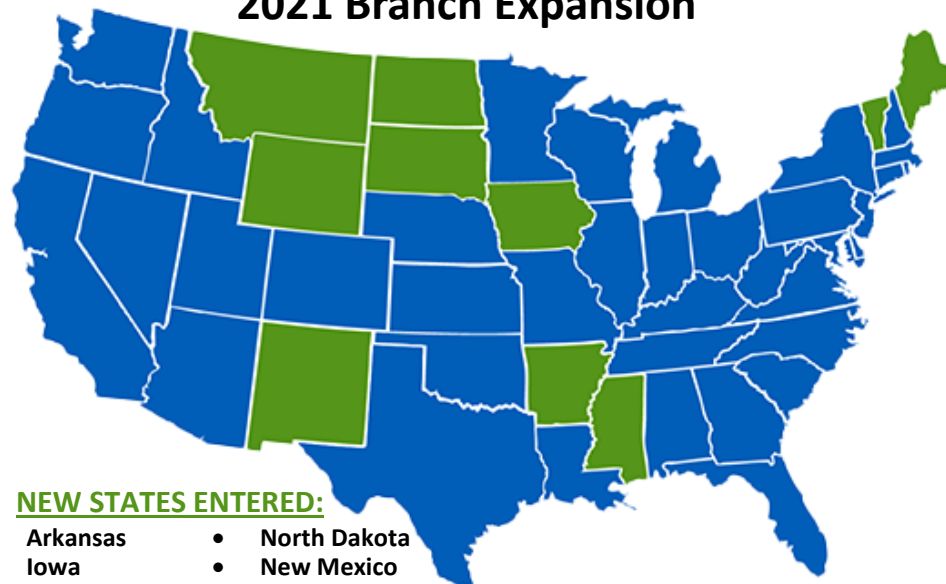


PROPERTY	Chase Bank
TENANT	JPMorgan Chase Bank
REVENUES	\$119.5 Billion
NET WORTH	\$279.35 Billion
S&P RATING	A+

JPMorgan Chase Bank is the tenant on the lease with over 4,700 branch locations and 16,000 ATMs.

JPMorgan Chase Bank is a national bank headquartered in Manhattan, New York City, that constitutes the consumer and commercial banking subsidiary of the U.S. multinational bank and financial services holding company, JPMorgan Chase. JPMorgan Chase, through its Chase subsidiary, is one of the Big Four banks of the United States. JPMorgan Chase Bank currently sits as the largest financial institution in the United States with approximately \$3.4 trillion in assets. Chase stands as one of the highest rated retail tenants commonly seen in the net lease market. Chase utilizes 7 different prototypes, depending on location and available site dimensions, with the bank branches ranging from 3,000 to 4,000 square feet. The company was formed by the merger of the Chase National Bank and the Bank of the Manhattan Company in 1955. It continued to be known as Chase Manhattan Bank until it merged with J.P. Morgan & Co. in 2000. Chase acquired the deposits and most of the assets.

JPMorgan Chase 2021 Branch Expansion



NEW STATES ENTERED:

- Arkansas
- Iowa
- Maine
- Mississippi
- Montana
- North Dakota
- New Mexico
- South Dakota
- Vermont
- Wyoming

Chase Expands Retail Branches to All Lower 48 States

*Bank becomes the first to have branches in entire contiguous United States
More than halfway through plan to open 400 new branches and hire 3,000 employees by the end of 2022.*

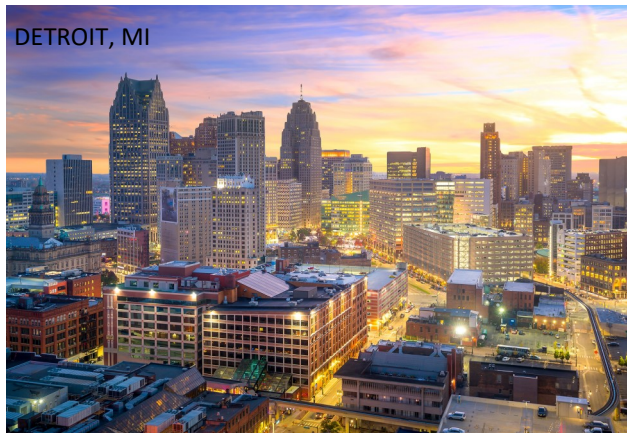
Billings, Mont., August 4, 2021 – Chase today announced that it has officially opened bank branches in all of the lower 48 states, marking an important milestone in its expansion plans and as the first national bank to have a retail presence in the contiguous United States. The bank opened its first branch in Billings, Montana earlier this week following openings in Arkansas, Iowa, Maine, Mississippi, New Mexico, North and South Dakota, Wyoming and Vermont in July [CLICK HERE TO CONTINUE READING](#)



This Chase Bank is located on an outparcel to Meijer grocery store along North Lapeer Road where traffic counts average over 20,500 vehicles per day. Retailers in the nearby area include: McDonalds, Tim Hortons, Great Clips, PetValu, Tropical Smoothie Café, and many more. With the bustling M-24 corridor running through the heart of it, the Charter Township of Oxford (which includes the Village of Oxford) is home to more than 20,000 residents, ranging from career-oriented singles, young families to empty nesters and retirees.

Oxford, Michigan is located 30 miles north of Detroit and part of Metro Detroit, a major metropolitan area that has one of the largest metropolitan economies in America. Metro Detroit is home to seventeen Fortune 500 companies and a workforce of more than 2.1 million. Metro Detroit is known for its automotive heritage, arts, entertainment, popular music, and sports. The area includes a variety of natural landscapes, and parks, with a recreational coastline linking the Great Lakes.

Oxford is in Oakland County and one of the best places to live in Michigan. Living in Oxford offers residents a dense suburban feel along with a revitalized, walkable downtown district that is loaded with dining, shopping, and entertainment options. Oxford's business community is quite diverse. It includes a thriving manufacturing sector that designs, develops, and makes products for a domestic and global markets. A variety of industries are served by Oxford firms, including automotive, medical, defense, alternative energy, food production, sports equipment, retail and aerospace / nuclear. Oxford has 500 acres of public parkland spread across four township parks: Seymour Lake, Stony Lake, Powell Lake, and Oakwood Lake. Passing through Oxford is the Polly Ann, a 16.9-mile linear park that was designated as a Pure Michigan Trail in 2019. The Polly Ann Trail is part of Michigan's Iron Belle Trail, which stretches from the Upper Peninsula to Belle Isle in Detroit.



DETROIT, MI



STONY LAKE



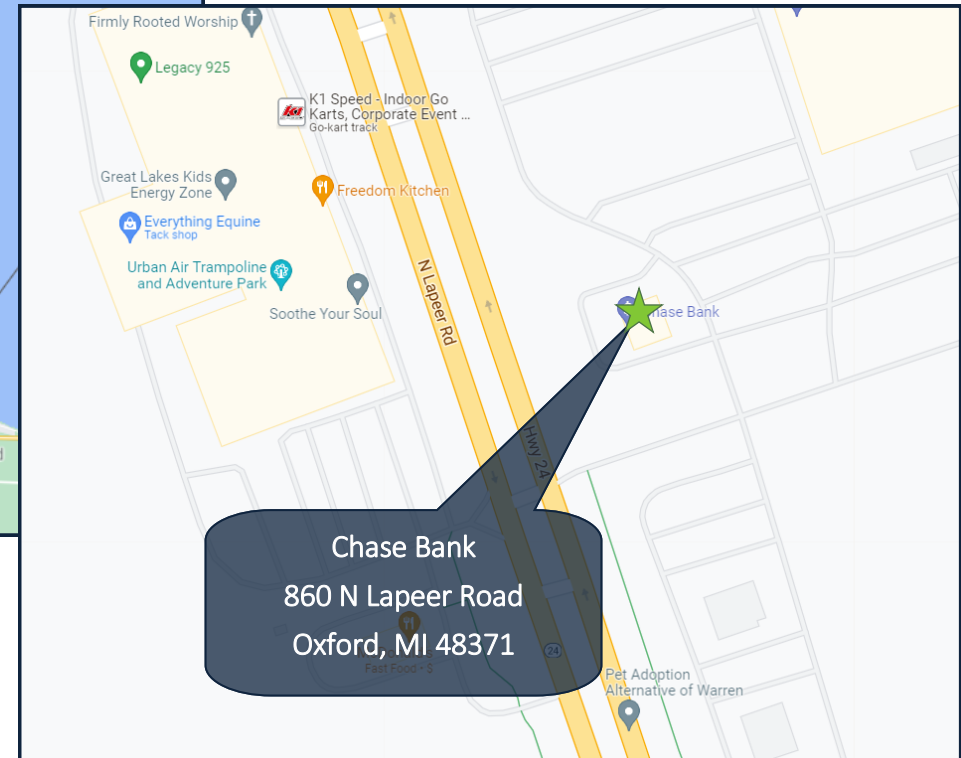
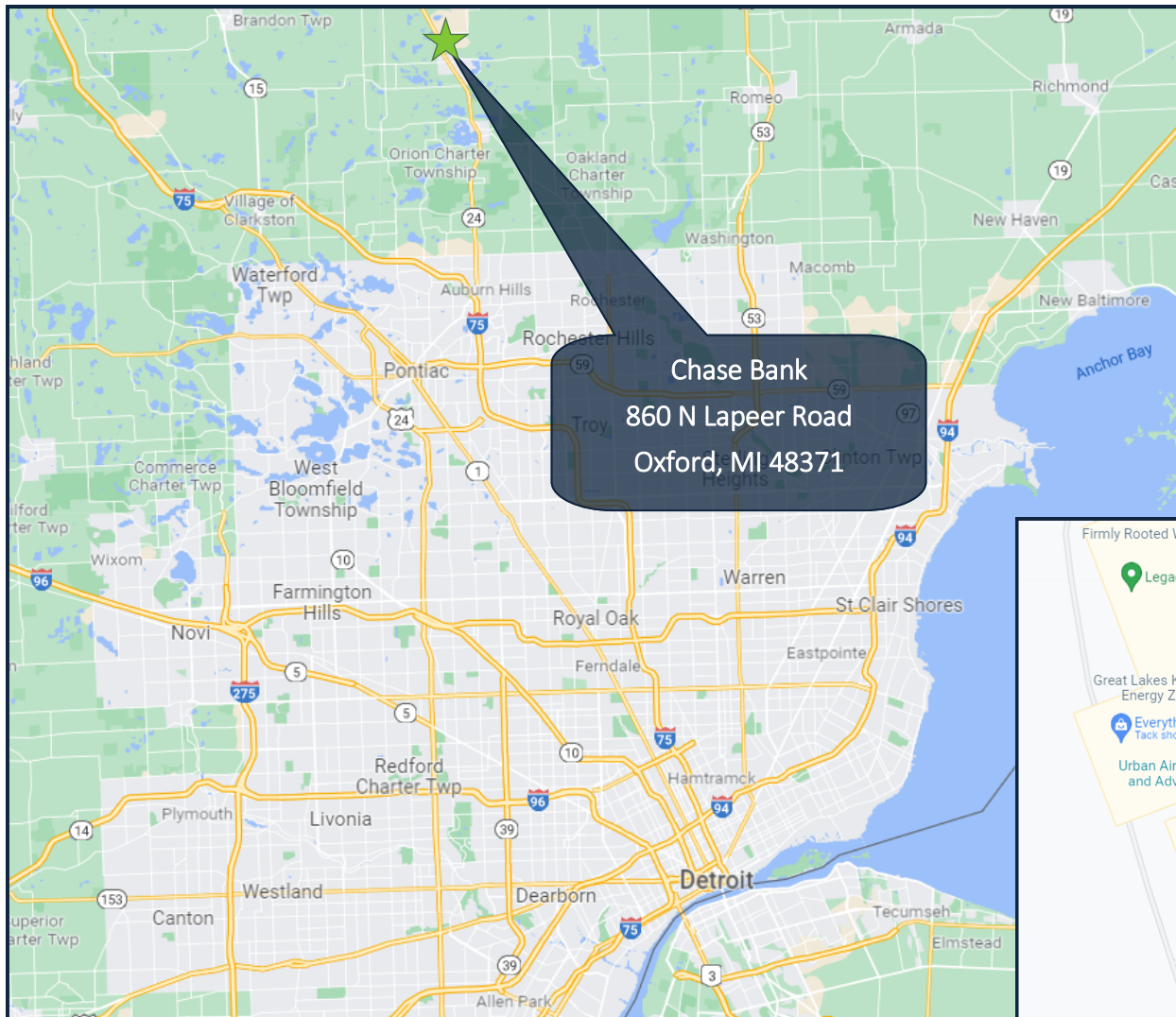
POLLY ANN TRAIL

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Boulder Pointe Golf Course is ranked #1 public golf course in the metro Detroit area. There are three 9-hole courses, each with its own distinct feel and challenges. These courses are located on the site of a reclaimed gravel mine, which has 15 sparkling blue-green lakes. The Boulder Pointe Golf Club is an elegant and expansive event venue. The luxurious Grand Ballroom offers an amazing view of the idyllic golf course. Adjacent to the Grand Ballroom, there is a walk-out veranda where guests can enjoy the amazing landscapes and breathtaking sunsets, adding to the charm of a perfect fairytale evening. This 26,000 square-foot conference center can seat over 400 people and was designed for weddings, off-site meetings, family reunions, anniversaries, retirement parties and much more.

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THE UPLAND ADVANTAGE

Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate, brokerage, and investment company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

BENEFITS OF WORKING WITH UPLAND

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

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PROVEN SUCCESS RECORD

- Completed in excess of 800 net leased sales transactions totaling over \$2.1 billion
- Combined sales experience of over 60 years
- Specialized in NNN investment market for more than 20 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

7-Eleven	Dollar General	O'Reilly Auto Parts
Advance Auto	Family Dollar	Petco
Applebee's	Gander Mountain	Sherwin Williams
Arby's	Goodwill	Starbucks
BJ's Wholesale	Jack in the Box	Taco Bell
Bridgestone/Firestone	Jiffy Lube	Tires Plus
Buffalo Wild Wings	KinderCare Learning Center	Tractor Supply
Burger King	Kohl's	Trader Joe's
Camping World	McDonald's	Valvoline
CVS Pharmacy	National Tire & Battery	Walgreens



L to R: Emily Marsh; Larissa Jackson; Amanda Leathers; Keith Sturm, CCIM; & Deb Vannelli, CCIM