



NEWMARK



FEE SIMPLE | 10 YEAR LEASE | U. OF ARKANSAS
608 W. DICKSON STREET | FAYETTEVILLE, AR



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AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

Newmark's Net Lease Practice Group (the "Agent") has been engaged as the exclusive sales representative for the sale of (the "Property") by 'Ownership' (the "Seller").

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

EXECUTIVE SUMMARY



PROPERTY

608 W. Dickson St.
Fayetteville, Arkansas
+/- 3,194 SF
+/- 0.24 AC

Price: \$2,794,750
4.00% Cap Rate

10%
Rent Increase

PROPERTY USE

Bank Branch

INTEREST

Fee Simple - Land & Building

Walking Distance from
University of Arkansas

Investment Grade
Credit



FRED W. SMITH
FOOTBALL CENTER

STARBUCKS

ARKANSAS
RAZORBACKS
OUTDOOR
PRACTICE FIELD

Chick-fil-A

Domino's
BOLDER COFFEE

HARPS
HOMETOWN FRESH

redbox.
metro
by T-Mobile
DOLLAR
GENERAL
conoco

DONALD W. REYNOLDS
RAZORBACK STADIUM

UNIVERSITY OF
ARKANSAS

ELLA'S TABLE

CHASE

BURKA
PIZZA

Kappa Delta
SORORITY

BOONIE
COOKIES
MARLEY'S
PIZZERIA

THEO'S
BAR & DINING ROOM

THEO'S
BAR & DINING ROOM

HARMON FIELD

PLOMO
Auntie Anne's

CHIPOTE
MEXICAN GRILL

Puritan
COFFEE & BEER

S UNIVERSITY AVE

FAYETTEVILLE
PUBLIC LIBRARY

Walton Arts Center

W DICKSON ST

GRUB'S

Rolando's
MEXICAN RESTAURANT

POWERHOUSE
Scotch, Steak & Pasta

lululemon

Farrell's
BAR & GRILL

Farrell's
BAR & GRILL

Vegetarian





Rep. Photo

PRICE/CAP RATE

Purchase Price \$2,794,750

Cap Rate 4.00%

EXECUTIVE SUMMARY

Address 608 W. Dickson St. | Fayetteville, AR

Tenant JPMorgan Chase Bank, N.A.

Acreage +/- 0.24 AC

Rentable Building Area +/- 3,194 SF

Expense Structure NNN

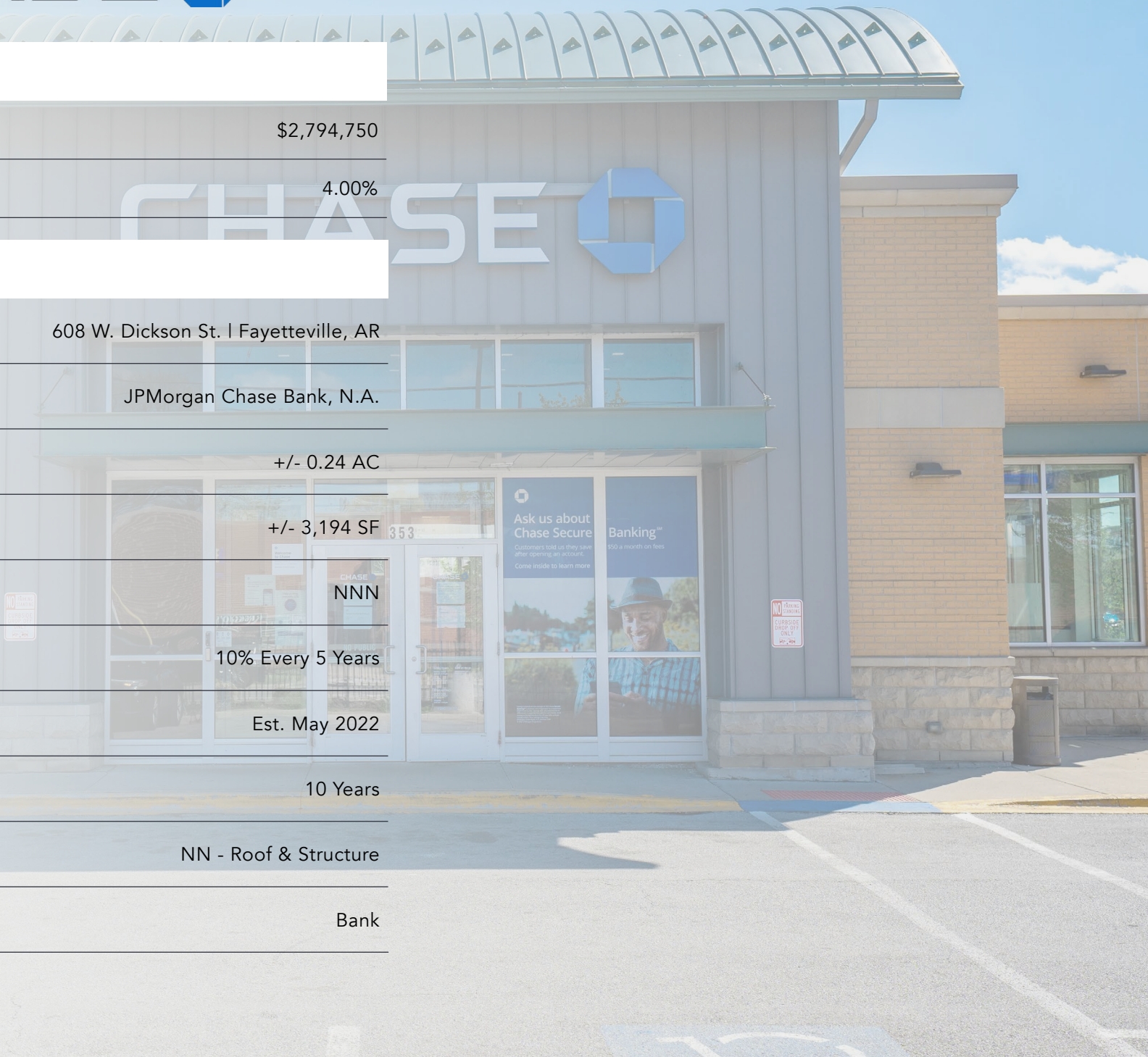
Rent Increases 10% Every 5 Years

Lease Commencement Est. May 2022

Lease Term 10 Years

Lease Type NN - Roof & Structure

Use Bank



INVESTMENT HIGHLIGHTS



INVESTMENT GRADE CREDIT TENANT

This property is fully leased and guaranteed by JP Morgan Chase Bank (Standard & Poor's: A+). Founded in 1799, JPMorgan Chase sits at #19 in the Fortune 500 with over 270,000 employees. Today, JPMorgan Chase has TTM Revenues of \$121.7 Billion, Gross Profit of 59.56 Billion, and Net Income of \$48.3 Billion.



10-YEAR LEASE TERM WITH RENTAL INCREASES

Chase Bank is operating under a long-term lease with minimal landlord obligations. There are 10 years remaining on the primary lease term with three (3), five (5) year options. The lease also has rent increases of 10% every 5 years.



EXCEPTIONALLY WELL LOCATED ON DICKSON STREET WITHIN THE FAYETTEVILLE MARKET

The property is strategically located on Dickson Street in Fayetteville, Arkansas. Dickson Street is located in the heart of Downtown Fayetteville and is a hub and popular spot for students attending the University of Arkansas, with the campus being just a few minutes away. Dickson Street is lined with restaurants, retail stores, bars and has a very vibrant nightlife. Dickson Street is the most popular entertainment districts in the state of Arkansas.



COMPLETE INTERIOR BUILDOUT

The building was built in 1988, however in 2022 the tenant, JPMorgan Chase, paid for improvements to the subject building which include a complete interior buildout along with an ATM machine on the Subject Property.



LEASE

Price	\$2,794,750
Cap Rate	4.00%
Annual Rent	\$111,790
Address	608 W. Dickson St., Fayetteville, AR
Tenant/Guarantor	JPMorgan Chase Bank, N.A.
Rent Commencement	Est. May 1, 2022
Lease Expiration	April 30, 2032
Lease Term	10 Years
Option Periods	Three (3), Five (5) Year Options
Rent Increases	10% Every 5 Years
Lease Type	NN - Roof & Structure
Utilities	Tenant
Taxes	Tenant
Insurance	Tenant
Acreage	+/- 3,194 SF
Rental Building Area	+/- 0.24 AC
Interest	Fee Simple - Land & Building

TENANT OVERVIEW



Rep. Photo

Chase Bank is an American national bank headquartered in New York City, that constitutes consumer and commercial banking. Chase Bank is a subsidiary of the U.S. multinational banking and financial services holding company, JPMorgan Chase. Chase Bank offers more than 5,100 branches and 17,000 ATMs nationwide and operates in more than 100 countries. Chase Bank 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.

JPMorgan Chase & Co., the parent company of Chase Bank, is an American multinational investment bank and financial services holding company founded in 1799 and headquartered in the United States. JPMorgan Chase & Co. has over 270,000 employees and as of September 30, 2021, JPMorgan Chase is the largest bank in the United States and the world's largest bank by market capitalization. JPMorgan Chase Bank boasts an impressive S&P credit rating of A+ and sits at #19 in the Fortune 500 with over 270,000 employees. JPMorgan Chase has TTM Revenues of \$121.7 Billion, Gross Profit of \$59.56 Billion, and Net Income of \$48.3 Billion.

CHASE



STOCK SYMBOL: JPM
Exchange: NYSE



YEAR FOUNDED
1799



HEADQUARTERS
New York City, New York



EMPLOYEES
270,000

#19 on Fortune 500



TTM REVENUE
\$121.69 Billion

TTM GROSS PROFIT
\$59.56 Billion

NET WORTH
\$48.30 Billion



WEBSITE
www.jpmorganchase.com

FAYETTEVILLE, ARKANSAS

[Fayetteville](#) is the second-largest city in the state of Arkansas, the county seat of Washington County, and the biggest city in Northwest Arkansas. The city has a population of almost 100,000 and the four-county Northwest Arkansas Metropolitan Statistical Area is ranked 105th in terms of population in the United States with 546,725. Fayetteville is the fastest growing city in Arkansas.

Fayetteville's culture is a combination of a Southern city, college town, and the fast-growing Northwest Arkansas metro area. Fayetteville is home to the state's flagship University, the University of Arkansas. The university has close to 30,000 students with thousands of Arkansas Razorback fans and alumni traveling to Fayetteville to attend football, basketball, and baseball games. Fayetteville was named the fourth best place to live in the United States in 2021 and one of the best places to retire in the South. Forbes also ranked Fayetteville as the 40th-best city for business and careers in 2021.

[Dickson Street](#), the most popular entertainment district in the state of Arkansas, is located in the heart of Downtown Fayetteville. Dickson Street is a hub and popular spot for students attending the University of Arkansas, with the campus being just a few minutes away. Dickson Street is lined with restaurants, retail stores, bars and has a very vibrant nightlife. New apartments and condos continue to expand on Dickson Street as popularity of the area continues to grow.

FAYETTEVILLE TOP EMPLOYERS

University of Arkansas	11,673
Washington Regional Medical Center	2,000
Veterans Administration Medical	1,350
Washington County Government	1,300
Fayetteville School District	1,212
Superior Industries	880
City of Fayetteville	756
Arvest Bank	275
Ayrshire Electronics	214
Arkansas Western Gas	207



DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
POPULATION SUMMARY:			
2010 Total Population	50,796	80,672	173,977
2021 Total Population	59,846	99,428	211,550
2026 Total Population	64,783	108,044	228,823
2021-2026 Annual Rate	1.60%	1.68%	1.58%
2021 Total Daytime Population	76,077	117,992	220,021
2021 Households	25,976	41,657	79,552
2026 Households	28,362	45,449	86,232
MEDIAN HOUSEHOLD INCOME:			
2021	\$35,692	\$44,853	\$50,489
2026	\$38,283	\$48,612	\$54,737
MEDIAN HOME VALUE:			
2021	\$227,157	\$233,289	\$206,376
2026	\$265,540	\$267,379	\$249,286
MEDIAN AGE:			
2021	27.3	29.7	31.7
2026	27.5	29.8	32.1
2021 POPULATION BY RACE/ETHNICITY:			
White Alone	78.8%	80.1%	73.7%
Black Alone	7.6%	6.7%	4.1%
American Indian Alone	1.2%	1.2%	1.1%
Asian Alone	4.1%	3.6%	2.7%
Pacific Islander Alone	0.4%	0.4%	3.4%
Some Other Race Alone	3.5%	3.9%	11.4%
Two or More Races	4.4%	4.0%	3.6%
Hispanic Origin	8.4%	8.8%	19.6%



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