



TRANSWESTERN[®]

National Net Lease | Sale Leaseback Group



FOR SALE

**700 N JANES AVENUE
BOLINGBROOK, ILLINOIS**

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- » Premier Tenant — Chase Bank is rated A+ by S&P
- » Dynamic Market — Vibrant retail hub at major interstate interchange. Nearby tenants include IKEA, Costco, Meijer, Walgreens, Macy's and more.
- » Dense and Affluent Area — Over 72,000 people with an average household income of over \$105,000 in a 3-mile radius
- » Armchair Investment — Absolute Net fee simple ground lease
- » High Performing Branch — over \$109M in deposits representing over 10% market share in zip code

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NATIONAL NET LEASE | SALE LEASEBACK GROUP



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THE OFFERING

Asking Price: \$7,100,000

Cap Rate: 4.01%

The Transwestern National Net Lease | Sale Leaseback Group is pleased to offer qualified investors the opportunity to purchase the fee simple interest in 700 N Janes Avenue, Bolingbrook, IL.

Developed as part of Promenade Bolingbrook, the property consists of a 1.04 acre parcel, improved with a 4,000 square foot building, occupied by Chase Bank. The improvements revert to the landlord upon lease termination. The investment grade credit, fantastic location and long remaining lease term make this a highly desirable investment.

JPMorgan Chase is the largest bank in the United States, the world's largest bank by market capitalization, and the fifth-largest bank in the world in terms of total assets, at \$3.7 Trillion.



INVESTMENT HIGHLIGHTS

- » **Outstanding Investment** — Absolute Net fee simple ground lease. 15 Years remaining lease term. Annual Rent Increases. High Performing Branch with over \$109,000 in deposits representing over 10% market share in zip code. Ideal 1031 replacement property.
- » **Dynamic Market** — Located at the major interchange of I-355 and Boughton Rd., in a dense retail market, Promenade Bolingbrook is a vibrant open-air, retail and entertainment destination. The center offers more than 60 shops and 12 restaurants with indoor and outdoor seating. The Promenade is anchored by Macy's, DSW, H&M, Barnes & Noble, and Bass Pro Shops.
- » **Dense and Affluent Area** — Over 72,000 people with an average household income of over \$105,000 in a 3-mile radius

EXECUTIVE SUMMARY



PROPERTY HIGHLIGHTS

TENANT	CHASE BANK
ADDRESS	700 N JANES AVENUE
CITY / STATE	BOLINGBROOK, ILLINOIS
COUNTY	WILL
BUILDING SIZE	4,000 SF
PARKING	35 SPACES
LAND SIZE	1.04 ACRES
YEAR BUILT	2007
TENANCY	SINGLE
DEPOSITS	\$109 MILLION
DRIVE THRU LANES	5
NOI	\$266,200* (\$66.55/SF)
ADDITIONAL RENT	\$18,695.61 FOR YEAR 16
TOTAL NET RENT	\$284,896*

*NOI as of 1/1/2023. Seller will credit the prorated difference at closing.

LEASE ABSTRACT

TENANT:	Chase Bank
BUILDING SIZE:	4,000
LEASE TERM:	30 Years
NOI:	\$284,896*
BASE RENT INCREASES:	10% every 5 years
ADDITIONAL RENT INCREASES:	3% annually
LEASE COMMENCEMENT:	December 13, 2007
LEASE EXPIRATION:	December 31, 2037
LEASE TYPE:	NNN Ground Lease
OPTIONS:	Four, 5-Year
RIGHT OF FIRST REFUSAL:	Yes, 15 Days
TENANT CREDIT RATING:	A+ (S&P)



YEAR	BASE RENT	ADDITIONAL RENT*	TOTAL NET RENT
1	\$200,000	\$12,000	\$212,000
2	\$200,000	\$12,360	\$212,360
3	\$200,000	\$12,731	\$212,731
4	\$200,000	\$13,113	\$213,113
5	\$200,000	\$13,506	\$213,506
6	\$220,000	\$13,911	\$233,911
7	\$220,000	\$14,329	\$234,329
8	\$220,000	\$14,758	\$234,758
9	\$220,000	\$15,201	\$235,201
10	\$220,000	\$15,657	\$235,657
11	\$242,000	\$16,127	\$258,127
12	\$242,000	\$16,611	\$258,611
13	\$242,000	\$17,109	\$259,109
14	\$242,000	\$17,622	\$259,622
15	\$242,000	\$18,151	\$260,151
16	\$266,200	\$18,696	\$284,896
17	\$266,200	\$19,256	\$285,456
18	\$266,200	\$19,834	\$286,034
19	\$266,200	\$20,429	\$286,629
20	\$266,200	\$21,042	\$287,242
21	\$292,820	\$21,673	\$314,493
22	\$292,820	\$22,324	\$315,144
23	\$292,820	\$22,993	\$315,813
24	\$292,820	\$23,683	\$316,503
25	\$292,820	\$24,394	\$317,214
26	\$322,102	\$25,125	\$347,227
27	\$322,102	\$25,879	\$347,981
28	\$322,102	\$26,655	\$348,757
29	\$322,102	\$27,455	\$349,557
30	\$322,102	\$28,279	\$350,381

* Property to be sold based on year 16 rent. Seller will credit the difference, prorated, through the next rent increase.

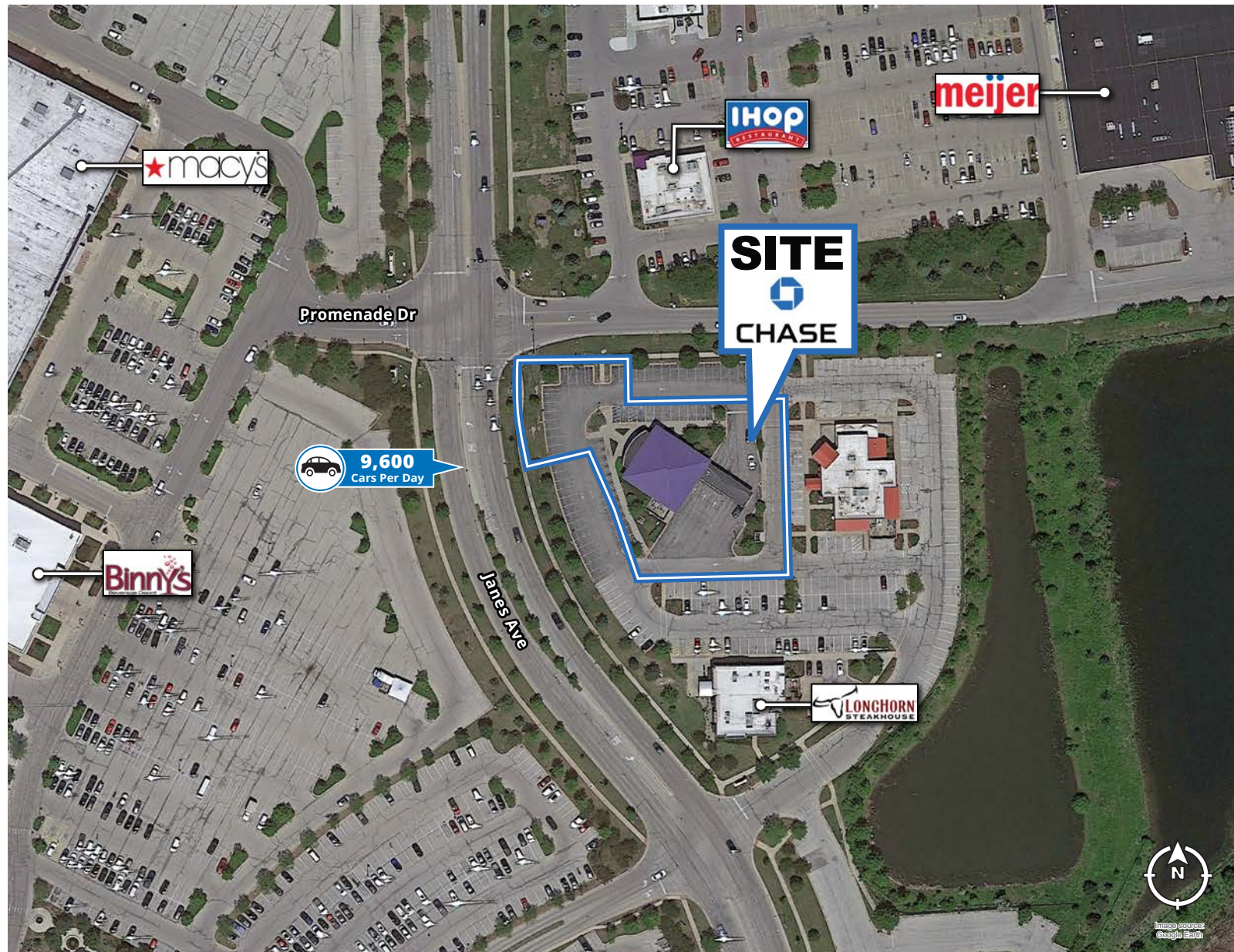
AREA OVERVIEW

MARKET AERIAL



AREA OVERVIEW

INTERSECTION AERIAL



TENANT OVERVIEW



JPMORGAN CHASE

JPMorgan Chase & Co. is an American multinational investment bank and financial services holding company headquartered in New York City and incorporated in Delaware. As of December 31, 2021, JPMorgan Chase is the largest bank in the United States, the world's largest bank by market capitalization, and the fifth-largest bank in the world in terms of total assets, with total assets of \$2.6 Trillion.

JPMorgan Chase, in its current structure, is the result of the combination of several large U.S. banking companies since 1996, including Chase Manhattan Bank, J.P. Morgan & Co., Bank One, Bear Stearns and Washington Mutual. Going back further, its predecessors include major banking firms among which are Chemical Bank, Manufacturers Hanover, First Chicago Bank, National Bank of Detroit, Texas Commerce Bank, Provident Financial and Great Western Bank. The company's oldest predecessor institution, The Bank of the Manhattan Company, was the third oldest banking corporation in the United States, and the 31st oldest bank in the world, having been established on September 1, 1799, by Aaron Burr.

TENANT	JPMORGAN CHASE
OWNERSHIP	PUBLIC
CREDIT RATING	S&P: A+
TICKET SYMBOL	NYSE: JPM
NUMBER OF LOCATIONS	4,800+ Bank Branches 16,000+ ATMs
ASSETS	\$3.7 TRILLION (2021)
REVENUE	\$121.6 BILLION (2021)
MARKET CAP	\$466+ BILLION
HEADQUARTERS	NEW YORK, NY
WEBSITE	www.jpmorganchase.com

\$3.7T
**APPROXIMATE
ASSETS (2021)**

#1
**LARGEST BANK
UNITED STATES**

4,800+
**BANK
BRANCHES**

16,000+
**ATMS
LOCATIONS**

S&P CREDIT RATING: A+

AREA OVERVIEW

BOLINGBROOK

Located 25 miles from Chicago, the Village of Bolingbrook is a relatively new suburb of Chicago, having been incorporated in 1965, thanks to the housing boom of the 1950s. It has now grown to 73,051 residents and is the state’s second largest village. Bolingbrook spans 24.257 square miles, which includes 0.207 square miles of water. The Village has two community centers, an indoor/outdoor aquatic park, a golf course, community sports complex, and 50 parks within their park district.

Major employers in the Bolingbrook/Joliet area include RR Donnelley, Bolingbrook Promenade, Provena St. Joseph Medical Center, Silver Cross Hospital, Hollywood Joliet Casino, and Caterpillar. Bolingbrook has been ranked in Money Magazine’s “Top 100 Places to Live” for several years.

Residents of Bolingbrook enjoy a diverse transportation infrastructure. It is located near I-55, I-355, US-66 and Rte 53. It can be accessed via the commuter rail Heritage Corridor and Burlington Northern- Santa Fe Metra lines. Residents are 26 minutes away from Midway Airport and 28 miles from O’Hare Airport. Clow International Airport is a small, public, non-commercial airport owned by the Village. The airport sees over 70,000 take-offs and landings annually, making it one of the most widely used general aviation airports in Illinois.

AREA SNAPSHOT

2021 Demographics	1 Mile	3 Miles	5 Miles
Total Population	10,771	75,592	207,697
Median Household Income	\$82,600	\$83,610	\$92,457
Median Age	39.4	38.8	40.1



PROMENADE BOLINGBROOK

CHICAGO MSA OVERVIEW

Chicago is the third largest metropolitan statistical area in the United States, and is a growing, vibrant, 24-hour metropolis that is home to over 9.5 million residents. Chicago has an impressive tradition of economic strength, diversity, growth and status as an international tourism and recreational destination.

The Chicago metropolitan area is recognized as one of the most important financial, industrial and cultural centers in the United States. The city's diverse economy, pro-business attitude and highly skilled workforce offer a compelling economic profile to employers while the city's high quality of life, low cost of living, comprehensive transportation system and culturally diverse population appeal to employees.

Anchored by its central location, skilled labor pool and overall quality of life, Chicago has one of the world's largest and most diversified economies and is one of the most influential cities in the world. Chicago MSA is home to more than 400 major corporate headquarters, including 33 Fortune 500 headquarters.

#1

METRO FOR CORPORATE INVESTMENT IN THE U.S.

- SITE SELECTION MAGAZINE

#1

**MOST DIVERSIFIED ECONOMY IN THE U.S. BY
INDUSTRY IN 2018**

- WORLD BUSINESS CHICAGO

#1

**U.S. CITY FOR FOREIGN DIRECT INVESTMENT
PROJECTS, FOR THREE CONSECUTIVE YEARS**

- IBM'S GLOBAL LOCATION TRENDS REPORT

#1

BEST BIG CITY IN THE U.S.

-CONDE NAST 2018, 2020, 2021

#1

TOP METRO FOR NEW & EXPANDING COMPANIES

-WORLD BUSINESS CHICAGO

CHICAGO-METRO STATISTICS

POPULATION & RANKINGS

9.5 MILLION
PEOPLE

3RD
LARGEST CITY IN THE U.S.

22ND
LARGEST METRO IN THE WORLD

CORPORATIONS

33+
FORTUNE 500 COMPANIES

MEDIAN AGE

30
YEARS

TRANSPORTATION

LARGEST
COMMUTER RAIL SYSTEM IN US



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