



NET LEASE INVESTMENT OFFERING



**CHASE BANK (GROUND LEASE)**  
13458 S CICERO AVENUE  
CRESTWOOD, IL 60445 (CHICAGO MSA)





## TABLE OF CONTENTS

### OFFERING SUMMARY

Executive Summary .....	1
Investment Highlights .....	2
Property Overview .....	3

### LOCATION OVERVIEW

Photographs .....	4
Location Aerial .....	5
Site Plan .....	6
Location Map .....	7

### MARKET OVERVIEW

Demographics .....	8
Market Overviews .....	9

### TENANT SUMMARY

Tenant Profile .....	11
----------------------	----





## EXECUTIVE SUMMARY

The Boulder Group is pleased to exclusively market for sale a single tenant ground leased Chase Bank property located in the Chicago MSA in Crestwood, Illinois. Chase Bank has been operating at this location since 2006 which demonstrates commitment to the site and there are over 14 years remaining on the primary lease term. The triple net ground lease presents zero landlord responsibilities and features 10% rental escalations every five years. Deposits at this location in 2021 were \$139,086,000. JP Morgan Chase is an investment grade rated tenant with a Standard & Poor's rating of A+.

The 3,974 square foot building is strategically located at the hard corner of Cicero Avenue (44,200 VPD) and 135th Street (18,200 VPD). The area a dense retail corridor the hosts tenants such as Target, Kohl's, Menard's, AMC Theaters, Walgreens, ALDI, Dollar Tree, OfficeMax, Burlington, Bath & Body Works, and many more. Restaurants in the area include Chick-Fil-A, Applebee's, WingStop, Chipotle, Wendy's, and Culver's. The property is also within proximity to Interstate 294 (104,700 VPD) which is a primary thoroughfare for the Chicagoland area. There are 277,817 people living within five miles of the property earning an average annual household income of \$87,527.

JPMorgan Chase & Co. is an American multinational investment bank and financial services holding company headquartered in New York City. JPMorgan Chase is ranked by S&P Global as the largest bank in the United States and the sixth largest bank in the world by total assets, with total assets of \$2.687 trillion. It is also the world's most valuable bank by market capitalization. JPMorgan Chase is incorporated in Delaware.



## INVESTMENT HIGHLIGHTS

- Positioned within the Chicago MSA – Ranked #3 in the United States for population size
- JP Morgan Chase Bank is an investment grade rate company (S&P: A+)
- Chase Bank has been operating at this location since 2006 and signed a 30-year lease which demonstrates commitment to the site
- Triple net ground lease presents zero landlord responsibilities
- 10% rental escalations every five years
- Deposits at this location were \$139,086,000 in 2021
- Located at the hard corner of Cicero Avenue (44,200 VPD) and 135th street (18,200 VPD)
- Within proximity to Interstate 294 (104,700 VPD)
- Located in a dense retail corridor with tenants such as Target, Kohl's, Menard's, AMC Theaters, Walgreens, ALDI, Dollar Tree, OfficeMax, Burlington, Bath & Body Works, and many more
- Restaurants in the area include Chick-Fil-A, Applebee's, Wingstop, Chipotle, Wendy's, and Culver's
- 277,817 people live within five miles of the property earning an average annual household income of \$87,527





## PROPERTY OVERVIEW

Price:	\$4,492,125
Cap Rate:	4.00%
Net Operating Income:	\$179,685
Tenant:	JPMorgan Chase Bank, National Association
Lease Expiration Date:	9/4/2036
Renewal Options:	Four 5-year
Rental Escalations:	10% every five years
Lease Type:	NNN – Ground Lease
Year Built:	2006
Building Size:	3,974 SF
Deposits from old location:	\$139,086,000 (2021)



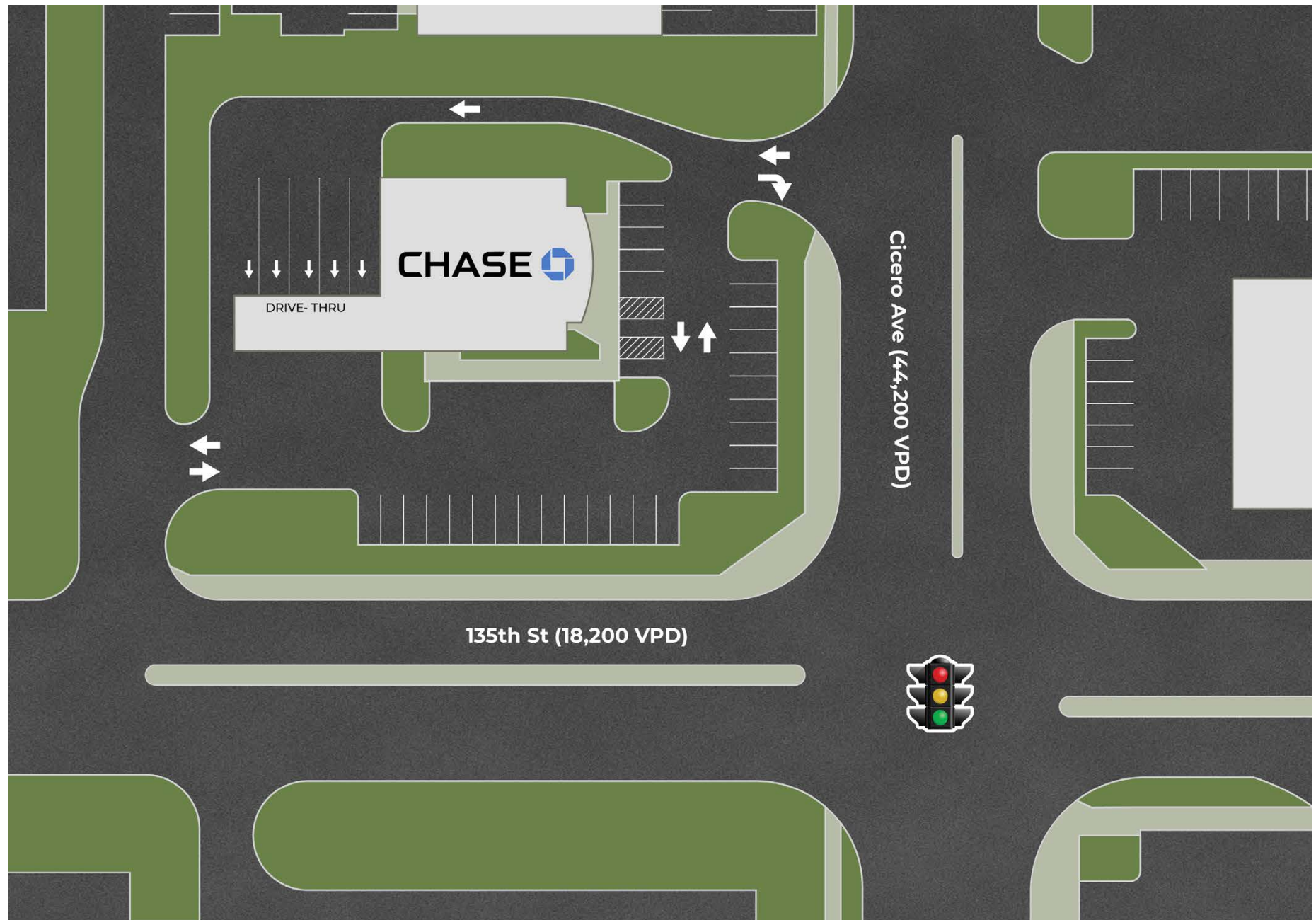


















## DEMOGRAPHICS

### POPULATION

	1-Mile	3-Mile	5-Mile
Total Population:	10,570	82,054	277,817
Total Households:	4,622	31,075	105,150

### INCOME

	1-Mile	3-Mile	5-Mile
Median Household Income:	\$58,696	\$62,988	\$66,642
Average Household Income:	\$69,322	\$80,100	\$87,527





## VILLAGE OF CRESTWOOD, ILLINOIS

The Village of Crestwood is located in Cook County, Illinois, 17 miles south of Chicago's Loop. The village was incorporated in 1928 with a population of 400 people. Crestwood experienced significant residential growth in the 1960s and 1970s. Its population grew from 1,213 in 1960 to 10,852 in 1980, with little change in the two decades after that. As of the 2000 census, the population is 11,251 people.

The village is a total of 3.1 square miles, bounded on the north by the Calumet-Saganski Channel, Pulaski Avenue to the east, Central Avenue to the west and 143rd Street to the south.

If you are a new or longtime resident or business owner, you already know that our convenient location and thoughtful planning continue to attract prime business, hospitality, and industrial development, providing an unrivaled quality of life. Our strong local economy—a diverse mix of retail, office, industrial and entertainment businesses—has benefited both our residents and companies who have chosen to make Crestwood their home. The entertainment opportunities in our area are endless. From sports activities, amusement aspects and a wide variety of dining, we have it all and everything in between. There is something for everyone. Our very own Minor League, semi pro baseball team is Fun, Affordable and Electric, a great choice for a family fun night. We have Hollywood Park for the kids to an off-track betting parlor for our adults gives plenty of excitement to be had. We host a variety of different stores from clothes, videos, hardware and appliances to a pet store that allows your pet to shop with you! We are certain that you will enjoy our Village.





## CITY OF CHICAGO, ILLINOIS

---

Chicago is the most populous city in the Midwestern United States and the third most populous city in the United States with 2,700,000 residents. Chicago is the county seat of Cook County, the second largest county in the United States. The Chicago MSA is the third most populated metropolitan area in the United States with 9,580,567 residents. The MSA covers over 1,300 square miles and six counties. Chicago has many nicknames, the best-known being the Windy City.

The Chicago metropolitan area is home to the corporate headquarters of 57 Fortune 1000 companies, including Boeing, McDonald's, Motorola, Discover Financial Services and United Airlines. Chicago is a major hub for industry, telecommunications and infrastructure and O'Hare International Airport is the second busiest airport in the world in terms of traffic movement.

The metro is a major financial center in North America, and is home to the largest futures exchange in the United States, the CME Group. Chicago is third in the world on the Global Financial Centers Index which ranks the competitiveness of financial centers based on people, business environment, market access, infrastructure and general competitiveness. As of 2016, Chicago had the third largest gross metropolitan product in the United States at \$630.3 billion.

The city of Chicago also hosts 12 Fortune Global 500 companies and 17 Financial Times 500 companies. The city claims one Dow 30 company: aerospace giant Boeing, which moved its headquarters from Seattle to the Chicago Loop in 2001. Two more Dow 30 companies, Kraft Foods and McDonald's are in the Chicago suburbs, as are Sears Holdings Corporation and the technology spin-offs of Motorola. The headquarters of United Continental Holdings, are in the United Building and its operations center and its United Airlines subsidiary are in the Willis Tower in Chicago.

In 2014, Chicago attracted 50.17 million domestic leisure travelers, 11.09 million domestic business travelers and 1.308 million overseas visitors. These visitors contributed more than \$13.7 billion to Chicago's economy. Upscale shopping along the Magnificent Mile and State Street, thousands of restaurants, as well as Chicago's eminent architecture, continue to draw tourists. The city is the United States' third-largest convention destination. A 2011 study by Walk Score ranked Chicago the fourth most walkable of fifty largest cities in the United States.

[www.cityofchicago.org](http://www.cityofchicago.org)





## JP MORGAN CHASE

JPMorgan Chase & Co. is an American multinational investment bank and financial services holding company headquartered in New York City. JPMorgan Chase is ranked by S&P Global as the largest bank in the United States and the sixth largest bank in the world by total assets, with total assets of US\$2.687 trillion. It is also the world's most valuable bank by market capitalization. JPMorgan Chase is incorporated in Delaware.

As a “Bulge Bracket” bank, it is a major provider of various investment banking and financial services. It is one of America’s Big Four banks, along with Bank of America, Citigroup, and Wells Fargo. JPMorgan Chase is considered to be a universal bank and a custodian bank. The J.P. Morgan brand is used by the investment banking, asset management, private banking, private wealth management, and treasury services divisions. Fiduciary activity within private banking and private wealth management is done under the aegis of JPMorgan Chase Bank, N.A.—the actual trustee. The Chase brand is used for credit card services in the United States and Canada, the bank’s retail banking activities in the United States, and commercial banking. Both the retail and commercial bank and the bank’s corporate headquarters are currently located at 383 Madison Avenue in Midtown Manhattan, New York City, while the prior headquarters building directly across the street, 270 Park Avenue, is demolished and replaced with a new building. The current company was originally known as Chemical Bank, which acquired Chase Manhattan and assumed that company’s name. The present company was formed in 2000, when Chase Manhattan Corporation merged with J.P. Morgan & Co.

As of 2019, the asset management arm of the bank has US\$2.988 trillion in assets under management, while its investment and corporate bank arm holds US\$25.45 trillion in assets under custody. At US \$45.0 billion in assets under management, the hedge fund unit of JPMorgan Chase is the third largest hedge fund in the world

Type:	Public
Credit Rating (S&P):	A+
Website:	<a href="http://www.jpmorganchase.com">www.jpmorganchase.com</a>
Founded:	1799
Number of Locations:	5,100 branches & 16,000 ATMs
Headquarters:	New York, NY





## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

### EXCLUSIVELY LISTED BY:



**RANDY BLANKSTEIN**  
President  
847-562-0003  
[randy@bouldergroup.com](mailto:randy@bouldergroup.com)

**JIMMY GOODMAN**  
Partner  
847-562-8500  
[jimmy@bouldergroup.com](mailto:jimmy@bouldergroup.com)

The Boulder Group  
3520 Lake Avenue, Suite 203  
Wilmette, Illinois 60091

[www.bouldergroup.com](http://www.bouldergroup.com)