



NET LEASE INVESTMENT OFFERING



CHASE BANK (GROUND LEASE)
13211 LA GRANGE ROAD
ORLAND PARK, IL 60462 (CHICAGO MSA)



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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 Orland Park, Illinois. Chase Bank has been operating at this location since 2007 which demonstrates commitment to the site and there are 15 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 \$231,201,000. JP Morgan Chase is an investment grade rated tenant with a Standard & Poor's rating of A+.

The 4,330 square foot building is strategically positioned along South La Grange Road which experiences over 37,600 vehicles per day. The property is also within proximity to 131st Street, an east-west thoroughfare with a traffic count of 13,800 vehicles per day. Retailers in the surrounding area include ALDI, DaVita Dialysis, Jewel-Osco, Walgreens, Dunkin', First Midwest Bank, Circle K, Buona Beef, and Francesca's. The Chase Bank property is also adjacent to Carl Sandburg High School which hosts 2,800+ students daily and fuels additional traffic to the area. There are 143,945 people living within five miles of the property earning an average annual household income of \$111,251.

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 2007 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 \$231,201,000 in 2021
- Located along South La Grange Road (37,600 VPD) and within proximity to 131st Street (13,800 VPD)
- 143,945 people live within five miles of the property earning an average annual household income of \$111,251
- Retailers in the area include ALDI, DaVita Dialysis, Jewel-Osco, Walgreens, Dunkin', First Midwest Bank, Circle K, Buona Beef, and Francesca's
- Adjacent to Carl Sandburg High School which hosts 2,800+ students daily



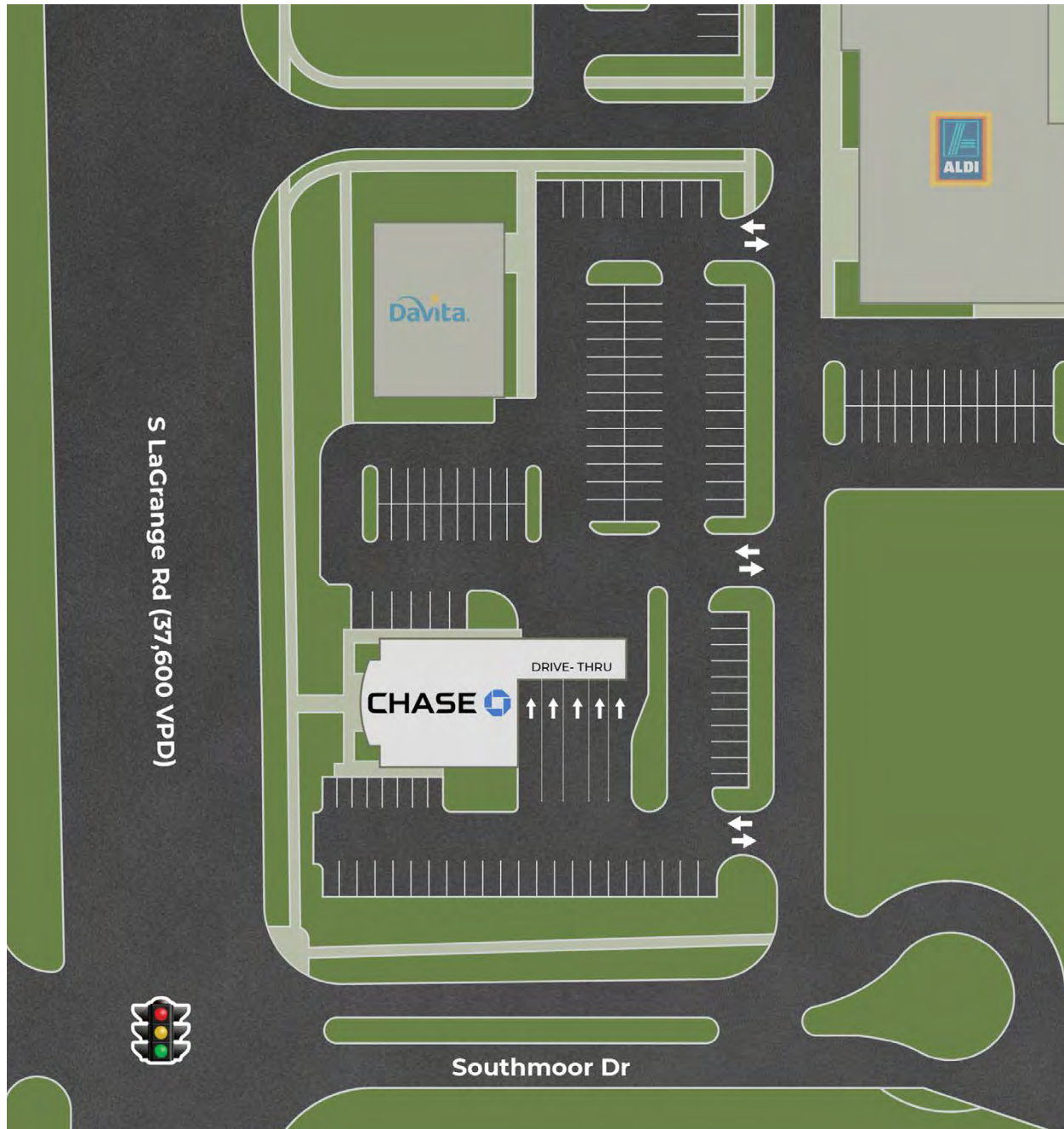
PROPERTY OVERVIEW

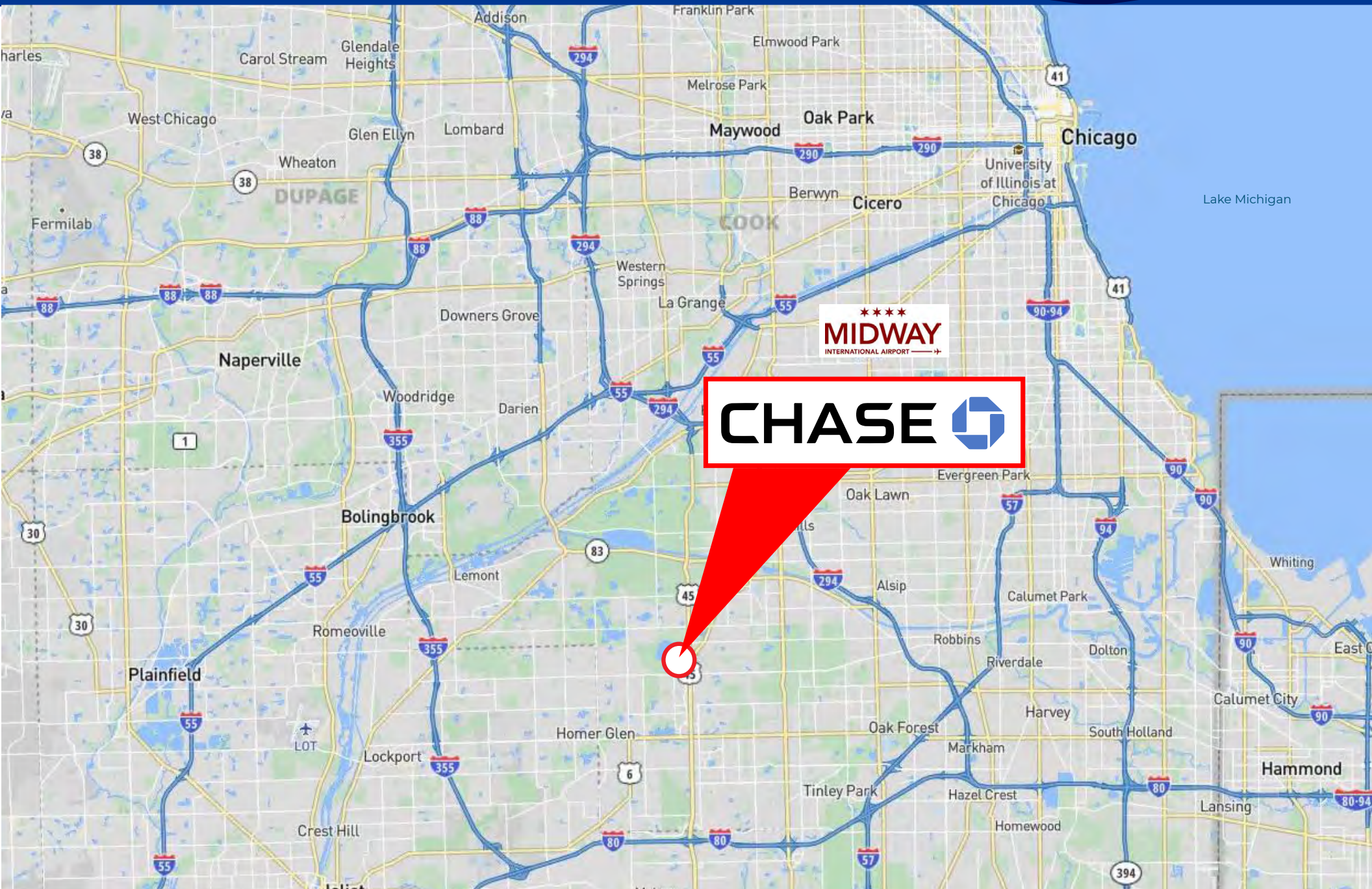
Price:	\$4,991,250
Cap Rate:	4.00%
Net Operating Income:	\$199,650
Tenant:	JPMorgan Chase Bank, National Association
Lease Expiration Date:	5/29/2037
Renewal Options:	Five 5-year
Rental Escalations:	10% every five years
Lease Type:	NNN – Ground Lease
Year Built:	2007
Building Size:	4,330 SF
Land Size:	1.48 AC
Deposits from old location:	\$231,201,000 (2021)











DEMOGRAPHICS

POPULATION

	1-Mile	3-Mile	5-Mile
Total Population:	4,311	47,322	143,945
Total Households:	1,796	18,353	55,312

INCOME

	1-Mile	3-Mile	5-Mile
Median Household Income:	\$99,318	\$99,299	\$86,175
Average Household Income:	\$129,633	\$126,688	\$111,251



VILLAGE OF ORLAND PARK, ILLINOIS

Orland Park is a village in Cook County, Illinois, United States, a suburb of Chicago, which in 2020 had a population of 58,703. 25 miles (40 km) southwest of Chicago, Orland Park is close to several interstate highways, with the I-80 east-west coast connector as its southern border. The Metra commuter rail system links it to the Chicago Loop and from there to O'Hare and Midway airports.

During the past 20 years, Orland Park has been one of the focal points for growth in the metropolitan region southwest of Chicago. Commercial growth has been dramatic, with Orland Square Mall and the surrounding blocks of business, especially along LaGrange Road (Route 45). The area is wholly oriented toward automobiles and its growth is supported by the continuing outward spread of residential subdivisions.

Although it is a classic example of the American automobile-based suburb, Orland Park has a town center next to a railroad commuter station. The center includes many of the early stores, a bank, and Twin Towers, formerly a Methodist church and Orland Park's only structure on the National Register of Historic Places. These are bordered by some of the village's original residential areas.

From such beginnings, Orland Park grew in population from 366 in 1900 to 51,077 in 2000. While retaining its old commercial and residential core, the village has built an innovative municipal facility that sits between the old and new sections.



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



JP MORGAN CHASE

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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:	www.jpmorganchase.com
Founded:	1799
Number of Locations:	5,100 branches & 16,000 ATMs
Headquarters:	New York, NY



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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.

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