

ABSOLUTE NET GROUND LEASE INVESTMENT OFFERING



**CHASE**   
Columbia, South Carolina

 **CYPRESS**  
Commercial & Investment Real Estate

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## ADDRESS

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# Company Overview

Cypress Real Estate Partners, LLC d/b/a Cypress Commercial & Investment Real Estate is an investment real estate brokerage firm that exclusively represents buyers and sellers of single-tenant income producing properties and shopping centers in the Carolinas and southeastern United States.

With over 80 years of investment real estate experience, Cypress has emerged as one of the top boutique investment real estate firms. Cypress' brokerage team prides itself on delivering superior client service while offering the most current and advanced marketing techniques in today's marketplace. Cypress has sold over \$1 billion in investment properties throughout the Carolinas and eastern half of the United States, representing both buyers and sellers in both metropolitan and rural marketplaces.

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## DISCLAIMER

It is the prospective purchaser's responsibility to conduct its own due diligence. The information contained in this brochure does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Additional information and an opportunity to inspect the property will be made available to interested, qualified prospective purchasers. Owner and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of this information, and no legal commitments or obligations shall rise by reason of the contents herein. Cypress Real Estate Partners d/b/a Cypress Commercial & Investment Real Estate represents the Seller in this transaction.

The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest by any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this information or making an offer to purchase subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner.



# Investment Overview

## HIGHLIGHTS

- Absolute NNN Ground Lease with zero landlord responsibilities
- A+ S&P Credit Rating for JP Morgan Chase Bank, N.A.
- Strong retail location with excellent frontage on 2 major thoroughfares
- Renovation of former bank to be complete late 2023/Jan. 2024
- 15 year Lease w/ a 10% rental increase in year 6 and year 11
- Three (5) year options w/ 10% increases
- Close proximity to Downtown Columbia, University of South Carolina, USC Medical School and Midlands Technical College
- High Traffic: Garners Ferry: 44,300 VPD
- Retail area has limited availability and low vacancy
- Perfect 1031 exchange property or passive investment opportunity for any investor

# Property Highlights



## PROPERTY

Chase Bank

## LOCATION

4800 Garners Ferry Road, Columbia, SC 29205

## COUNTY

Richland

## ZONING

GC (General Commercial)

## CONSTRUCTION

Brick Exterior- Newly Renovated former bank

## INFORMATION

Directly accross from McDonalds, Mattress Firm and Advance Auto. Surrounded by National Credit Retail- Target, Whole Foods, Michaels, Marshalls, Bottles, PetSmart, Food Lion and many more. Midlands Technical College within walking distance to the property with 16,000 students.



3,700

Square Feet  
3,700 +/-



0.75

0.75+/- Acres



20

Parking Spaces



## Sales Summary

PURCHASE PRICE  
**\$3,950,000**

CAP RATE  
**4%**

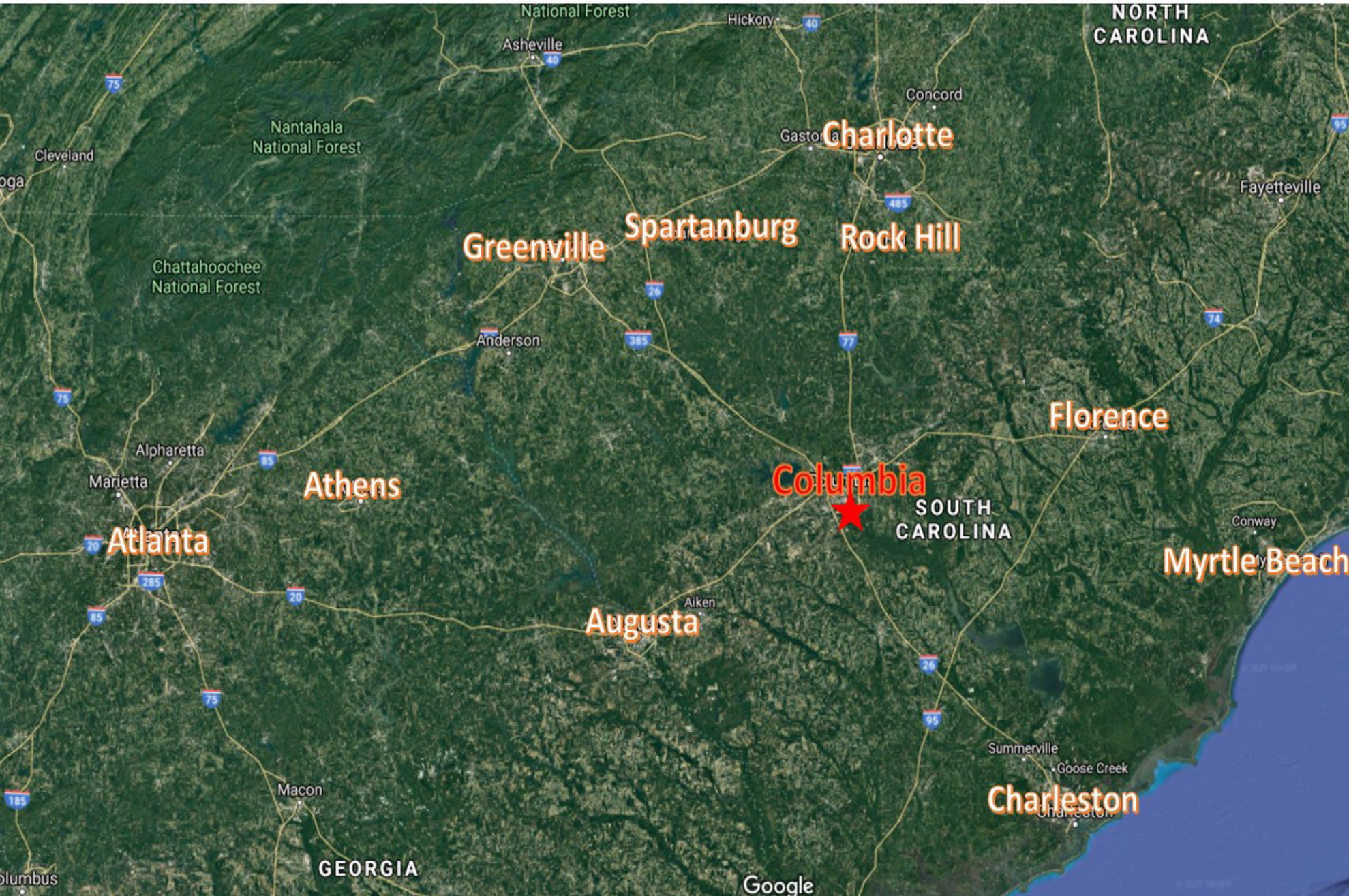
## Lease Information

TENANT	Chase Bank, N.A.
ANNUAL RENT	\$158,000
RENT START DATE	January 28, 2024
LEASE EXPIRATION DATE	January 27, 2039
ORIGINAL LEASE TERM	15 YRS
RENEWAL OPTIONS	Three (3) @ 10% increases
LEASE TYPE	Absolute NNN Ground Lease
LANDLORD RESPONSIBILITIES	None

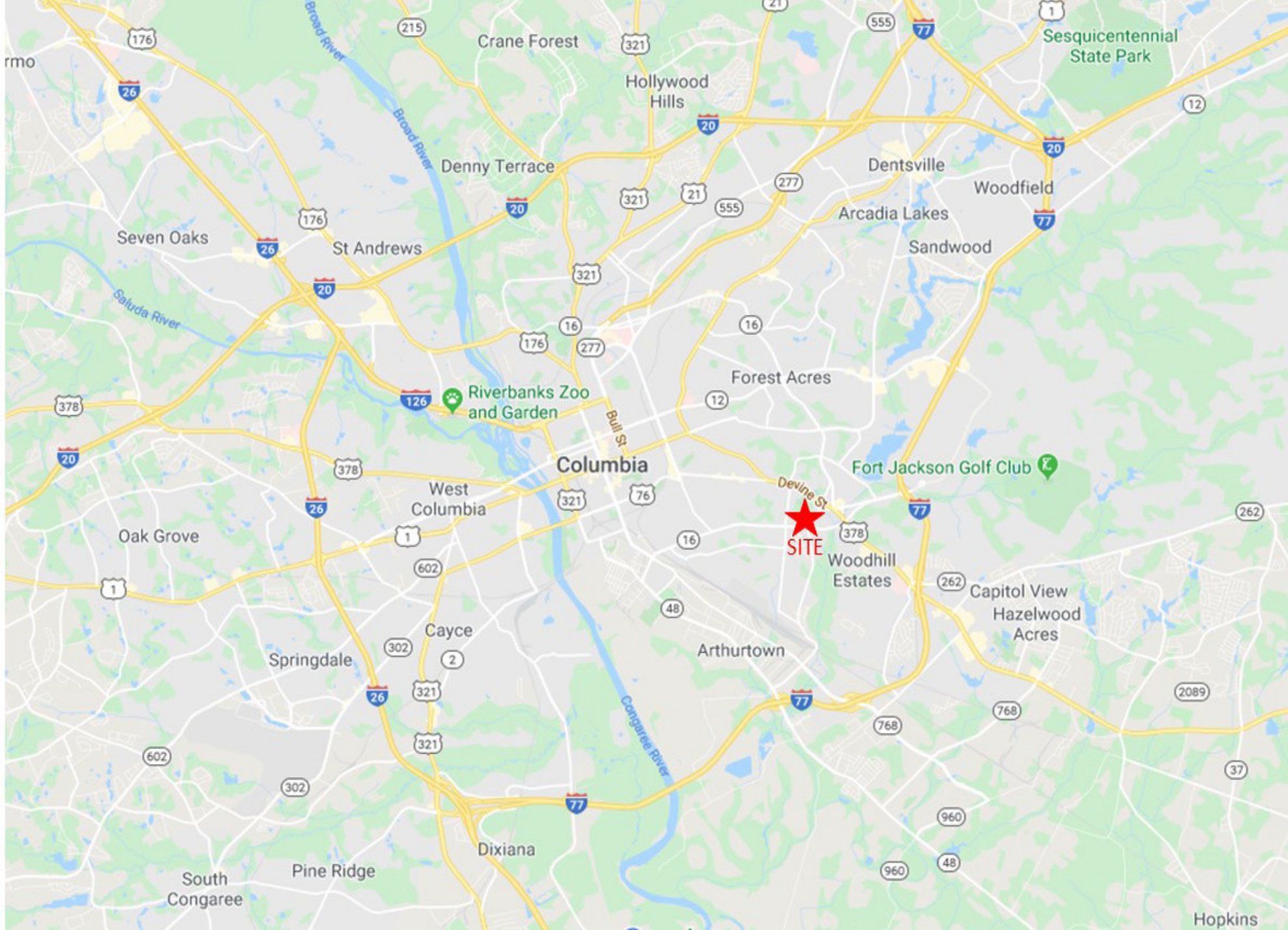
## Rent Schedule

LEASE YEAR	START	END	ANNUAL RENT	% INCREASE
YEARS 1-5	1/28/2024	1/31/2029	\$158,000	
YEARS 6-10	2/1/2029	1/31/2034	\$173,800	10%
YEARS 11-15	2/1/2034	1/27/2039	\$191,180	10%
OPTION 1	2/1/2039	1/31/2044	\$210,298	10%
OPTION 2	2/1/2044	1/31/2049	\$231,327.80	10%
OPTION 3	2/1/2049	1/31/2054	\$254,460.58	10%

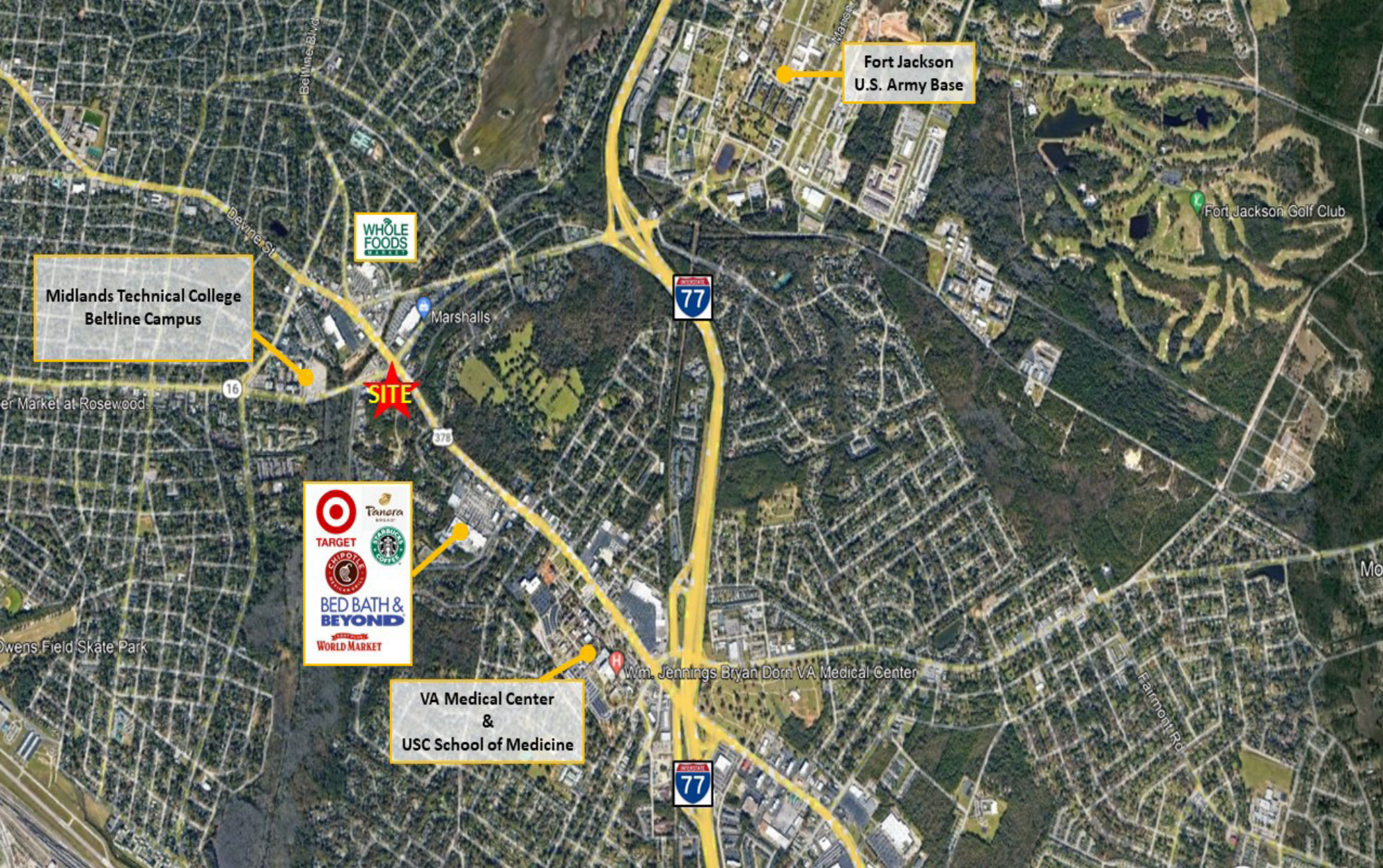




















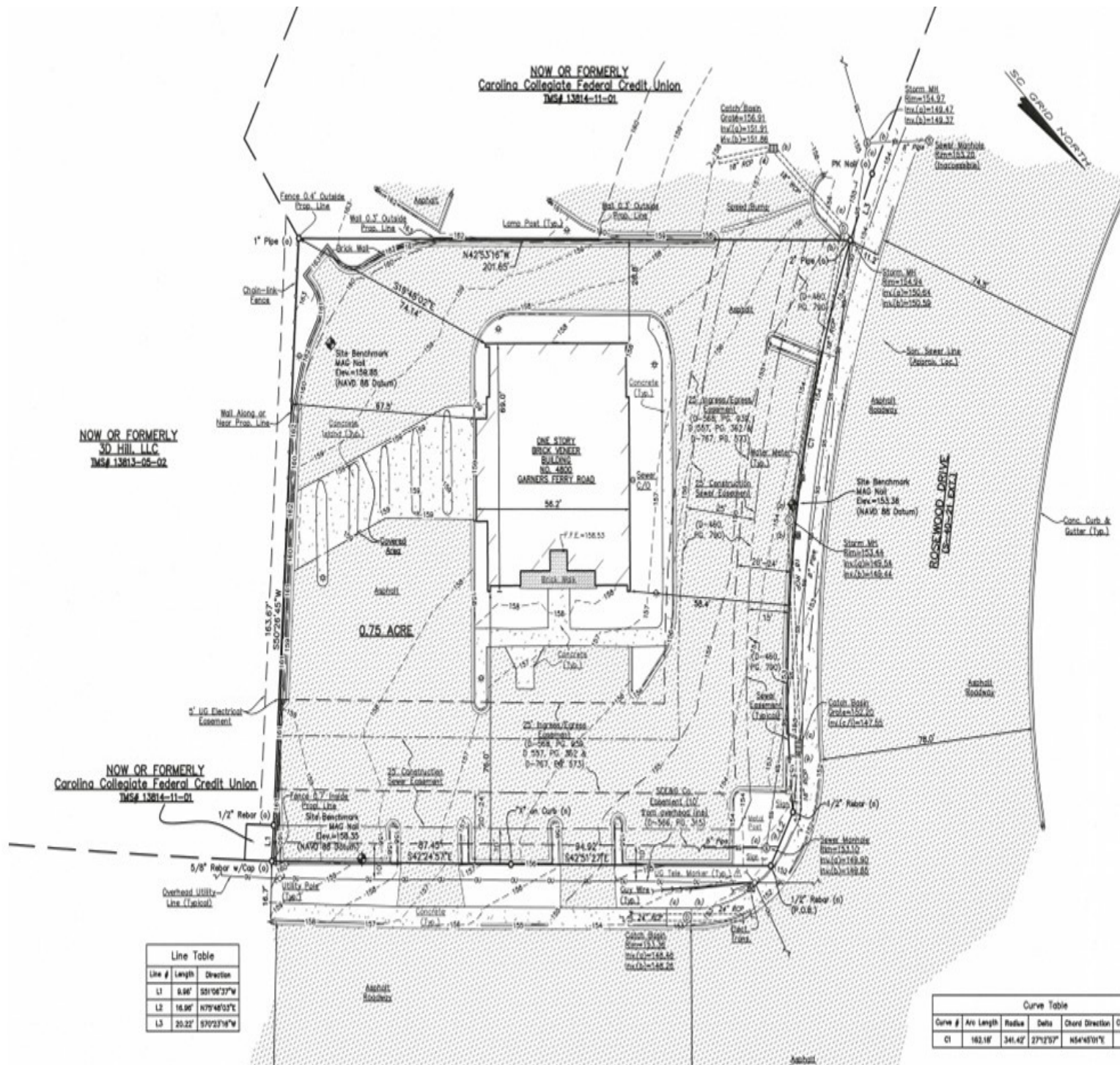














# COLUMBIA

## SOUTH CAROLINA

Columbia is the state capital and second most populated city in South Carolina with an MSA population of roughly 832,000 people. Columbia is the county seat of Richland County and located in the middle of the state at the junctions of Interstates 20, 77 and 26. The city was built on a strong foundation of state government (capital), the nation's largest Army training facility (Fort Jackson) and six major universities, most notably the University of South Carolina (34,000 students).

### TRANSPORTATION & CONNECTIVITY

Columbia is nationally ranked among the top five cities for highway connectivity with immediate access to I-77, I-26, I-20 and is a short drive from I-95. This provides convenient access to all of the bigger markets surrounding Columbia such as Charlotte, Charleston, Augusta, Atlanta, Greenville and more.

Columbia Metropolitan Airport (CAE) is the main commercial airport for the city and is located just 5 miles southwest of Columbia in Lexington County. The airport also serves as the southeast region cargo hub for UPS Airlines. Commercial rail service to Columbia is provided by both CSX and Norfolk Southern which maintains nearly 1,800 miles of track throughout the state. Passenger rail service is provided by Amtrak which has a station located on Pulaski Street near the Innovista District.



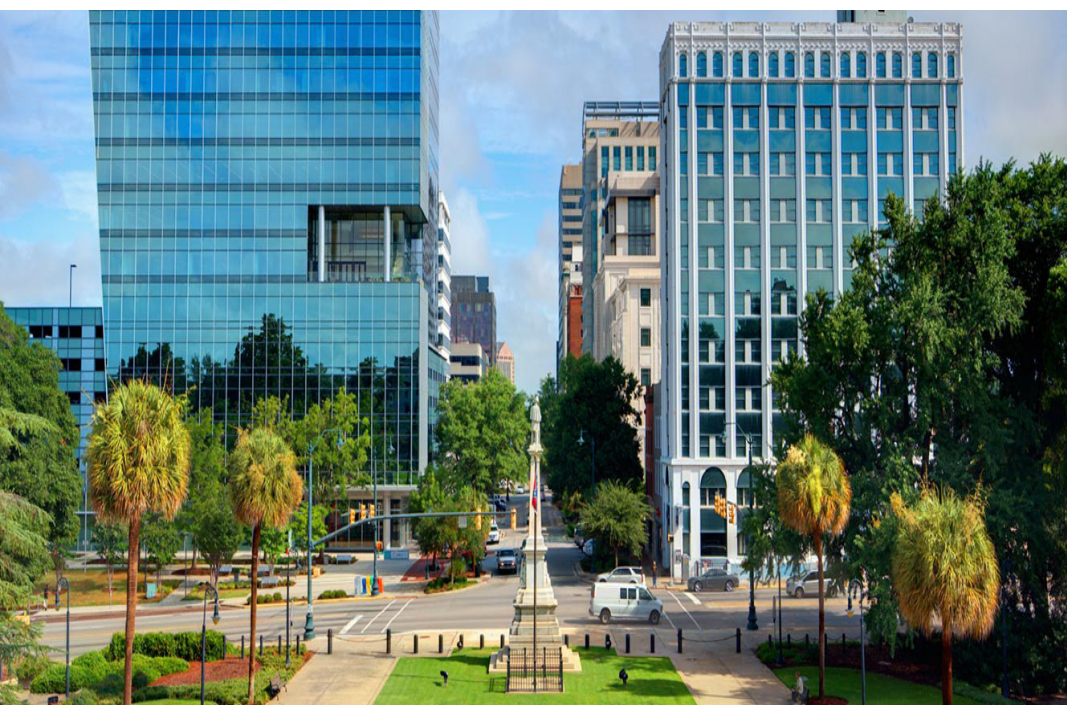
Small-Town  
Charm



Convenient  
Location



Family  
Friendly





# Demographics

## Population

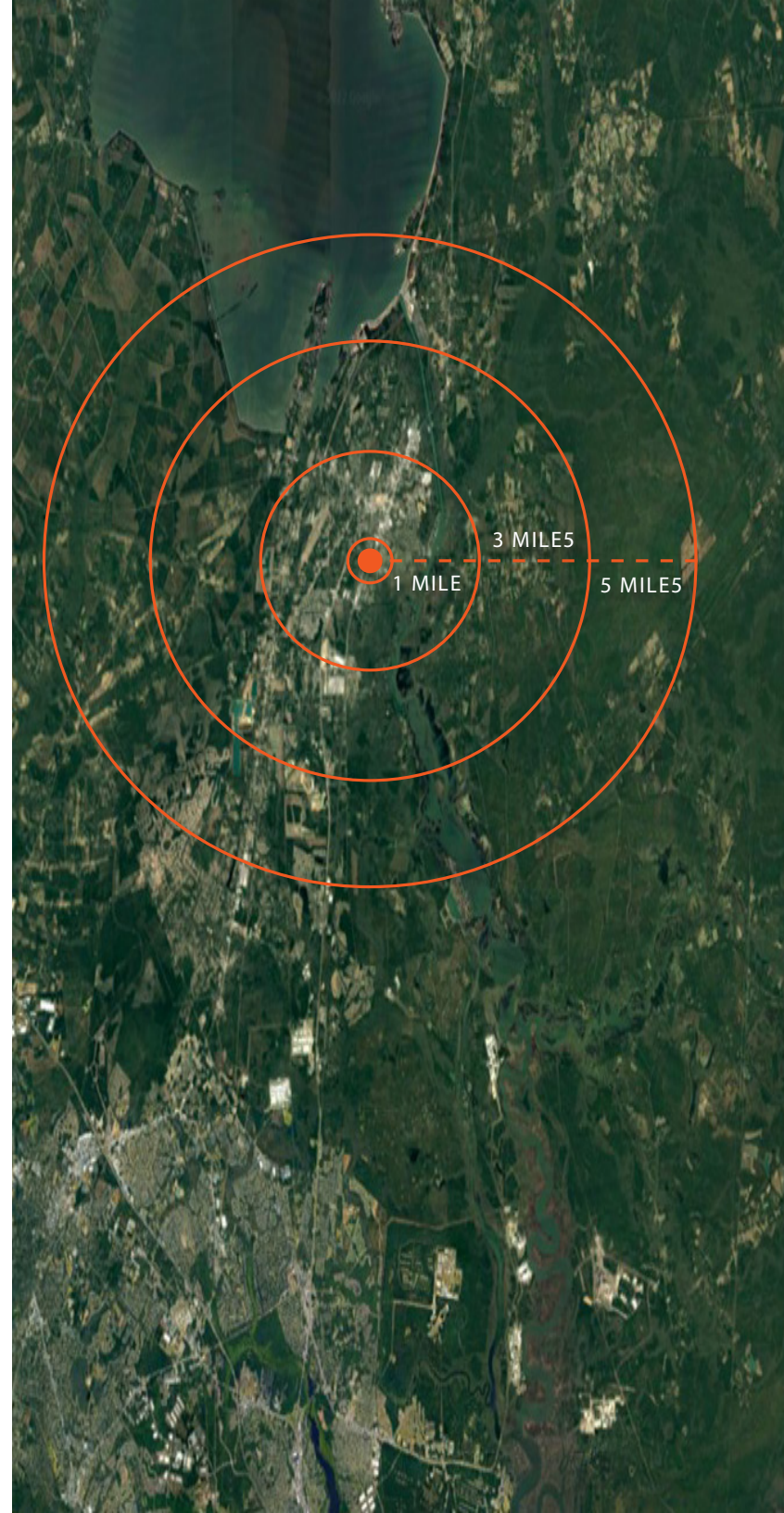
POPULATION	1 MILE	3 MILES	5 MILES
2027 Projection	8,575	69,359	148,309
2022 Population	8,545	67,977	144,876
2020 Population	8,530	65,877	141,426
2010 Population	8,151	67,738	140,422
Growth Rate 2010-2020	0.46%	-0.28%	0.07%
Growth Rate 2020-2022	0.08%	1.40%	1.08%
Growth Rate 2022-2027	0.07%	0.40%	0.47%

## Households

2022 Total Households	4,357	29,887	59,566
2027 Projected Total Households	4,395	30,670	61,517
2010-2020 Annual Rate	0.57%	0.41%	0.94%
2020-2022 Annual Rate	0.41%	1.61%	1.41%
2022-2027 Annual Rate	0.17%	0.52%	0.65%

## Average Income

2022 Median Household Income	\$58,366	\$59,716	\$50,556
2022 Average Household Income	\$100,988	\$103,197	\$87,210





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Website: [www.chase.com](http://www.chase.com)

Credit Rating: A+ (S&P)

Headquarters: New York, NY

# of locations: 5,100+

Parent Company: JP Morgan Chase & Co.

Assets: \$3.7 Trillion

J.P. Morgan Chase Bank, N.A. is a national bank based out of New York City doing business as Chase Bank. It is the U.S. consumer and commercial banking business of J.P. Morgan Chase & Co., currently the largest financial institution in the United States with \$3.7 Trillion in assets worldwide. Chase has approximately 5,100 branches, 17,000 ATMs nationwide, 18.5 million checking accounts and 25 million credit card users.

J.P. Morgan Chase & Co. is a leader in investment banking, financial services for consumers and small businesses, commercial banking, financial transaction processing and asset management. A component of the Dow Jones Industrial Average, JP Morgan Chase & Co. serves millions of customers in the United States and many of the world's most prominent corporate, institutional and government clients under its J.P. Morgan and Chase brands.



