



FIRST REPUBLIC BANK



CHASE

300 S US HIGHWAY 1 | JUPITER, FL 33477





TABLE OF CONTENTS

PROPERTY OVERVIEW..... 3

FINANCIAL OVERVIEW..... 7

AREA OVERVIEW 9

EXCLUSIVELY LISTED BY



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INVESTMENT HIGHLIGHTS

- **Tenant Strength:** J.P. Morgan is one of the top leaders in investment banking, commercial banking, financial transaction processing and asset management, having an enterprise value of \$652.46 billion.
- **Absolute NNN:** Zero Landlord Responsibilities
- **High Net Worth Area:** Average household income \$122,403 and 23,649 Households within a 3-mile radius.
- **Strategic Location:** Frontage On US Highway 1 with easy Ingress and Egress into the 2.31 Acre parcel. Boast an impressive traffic count of +-30,000 VPD. The property is outside of the Jupiter Yacht Club Marina and must be passed through to get into the Marina.
- **Development Upside:** If the tenant decides to leave early, they must pay a termination fee equal to 12 months base rent and pro-rata share of operating cost which provides significant cash for any redevelopment plan or new tenant.
- **Barrier to Entry:** Jupiter, FL is one of the most sought-after markets in South Florida and the barrier to enter this market remains very high.
- **Annual Rent Bumps:** Rent increases 3.5% Annually.
- **Robust Deposit:** In 2022 the branch accumulated \$55,930,000 in deposits.
- **Tax Free State:** Florida is one of nine (9) Income Tax Free States in the U.S.









ATLANTIC
OCEAN
± 1 MILE AWAY

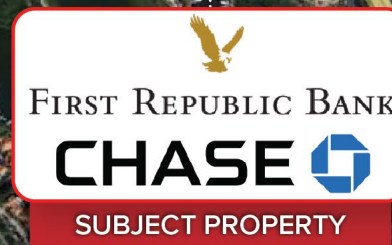
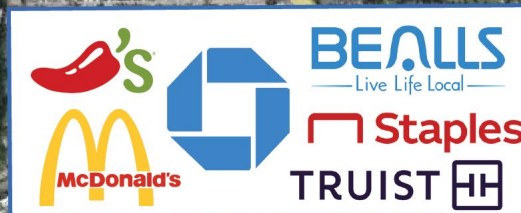
Guanabanas Restaurant

Lighthouse Cove Golf Course

Ocean Trails Condos

Carlin Park

Jonathan's Landing Golf Club



CALIBER
COLLISION

N CENTRAL BLVD ± 31,000 VPD

W INDIANTOWN RD ± 45,000 VPD

N US HWY 1 ± 26,500 VPD

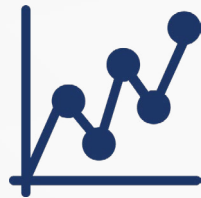
FINANCIAL OVERVIEW



\$6,286,640
LIST PRICE



\$314,332
NOI



5.00%
CAP RATE



±9,648 SF
GLA



±2.31 AC
LOT SIZE





LEASE SUMMARY

Tenant	JP Morgan
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Original Lease Term	10 Years
Term Remaining	±3.8 Years
Roof and Structure	Tenant Responsibility
Increases	Annual 3.5%
Options	None

RENT ROLL

TENANT	LEASE START	LEASE END	SQFT	% OF GLA	YEAR	MONTH	RECOVERY STRUCTURE
JP Morgan	6/01/2018	05/31/2028	9,648 SF	100%	\$314,332	\$26,194	NNN

ANNUALIZED OPERATING DATA

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	RENT PSF
06/01/2024 - 05/31/2025	\$26,186	\$314,332	\$32.58
06/01/2025 - 05/31/2026	\$27,111	\$325,331	\$33.72
06/01/2026 - 05/31/2027	\$28,060	\$336,715	\$34.90
06/01/2027 - 05/31/2028	\$29,041	\$348,486	\$36.12



TENANT PROFILE

J.P.Morgan

OVERVIEW

J.P. Morgan Bank, one of the most influential financial institutions globally, boasts a rich history and a formidable presence in the world of banking and finance. Founded by J. Pierpont Morgan in the 19th century, the bank has evolved into a powerhouse, playing a pivotal role in shaping the financial landscape. With its headquarters in New York City, J.P. Morgan is renowned for its comprehensive range of financial services, including investment banking, asset management, and private banking. The bank has been a key player in facilitating major mergers and acquisitions, underwriting significant public offerings, and providing strategic financial advice to corporations and governments alike. Known for its commitment to innovation and technological advancements, J.P. Morgan has embraced modern financial technologies to enhance its services and maintain its position as a leader in the ever-changing global financial markets. The institution's enduring legacy, marked by a commitment to excellence and integrity, continues to influence the dynamics of the financial industry on a global scale.

HEADQUARTERS

New York, NY

YEAR FOUNDED

1871

OF EMPLOYEES

240,000+

LOCATIONS

100+

AREA OVERVIEW

JUPITER, FL

Jupiter, Florida is a coastal town renowned for its scenic beauty, vibrant community, and outdoor recreational opportunities. Located in Palm Beach County, along the southeastern coast of the state, Jupiter offers a mix of upscale residential areas, cultural attractions, and natural wonders. The town is known for its pristine beaches, such as Jupiter Beach and Juno Beach, attracting both residents and visitors seeking sun, sand, and ocean activities. Jupiter is also home to the iconic Jupiter Inlet Lighthouse and Museum, providing a glimpse into the area's maritime history. With a warm climate and a range of parks and nature reserves, including Jonathan Dickinson State Park, outdoor enthusiasts can enjoy hiking, bird-watching, and water sports. Additionally, the town has a thriving arts and culture scene, diverse dining options, and a sense of community that makes it an appealing place to live and visit in the Sunshine State.

ATTRACTIONS

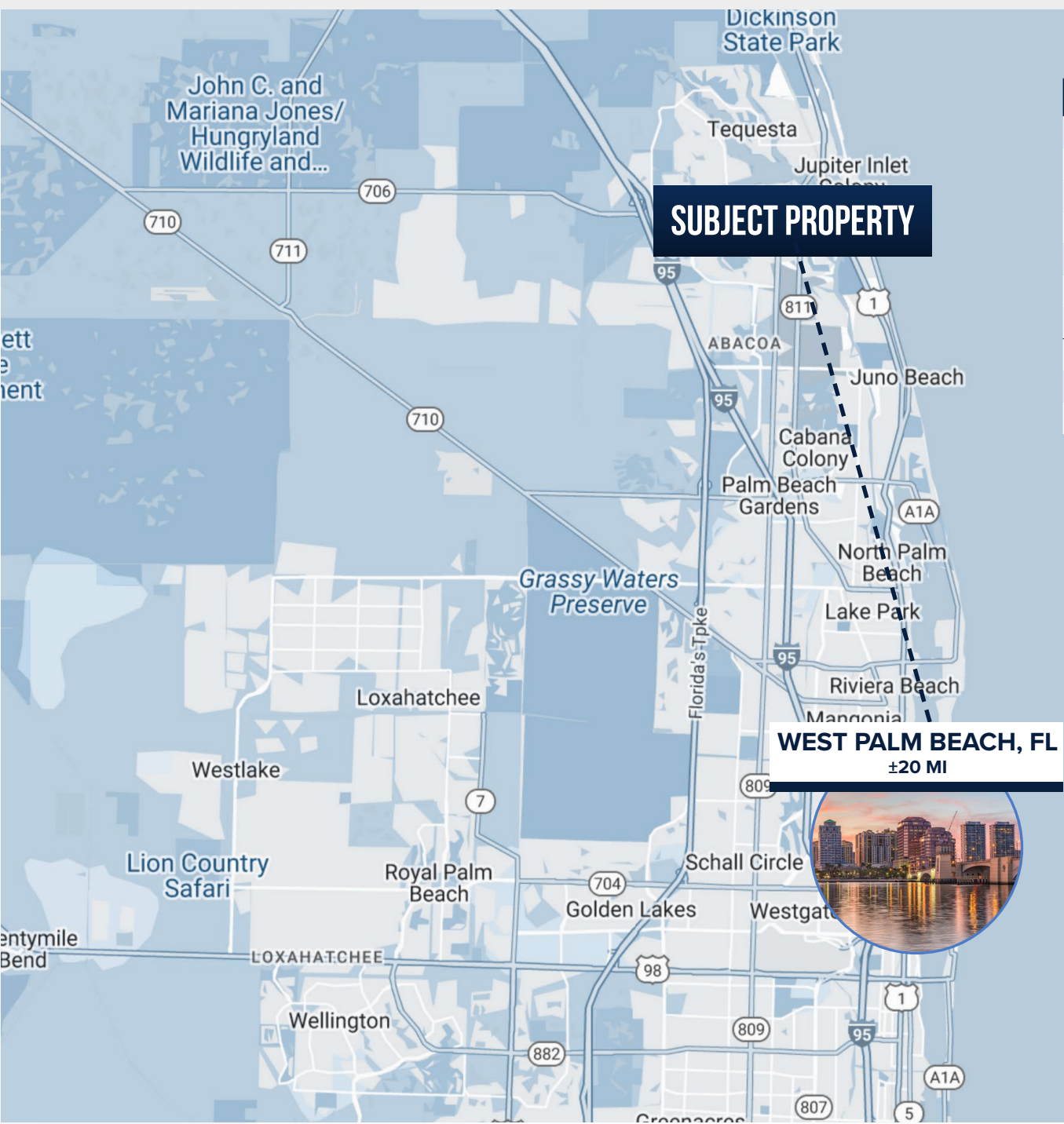
Jupiter boasts a variety of attractions that cater to residents and visitors alike. The town's most iconic landmark is the Jupiter Inlet Lighthouse and Museum, where visitors can climb to the top for breathtaking views of the coastline. Nature enthusiasts can explore the stunning beauty of Jupiter at places like Riverbend Park, offering hiking and biking trails along the Loxahatchee River, and the Busch Wildlife Sanctuary, a refuge for injured and orphaned animals. The town's pristine beaches, including Jupiter Beach and Juno Beach, are popular for sunbathing, swimming, and water sports. For those interested in maritime history, the Florida History Center and Museum provides insights into the region's rich nautical past. Sports enthusiasts can catch a spring training baseball game at the Roger Dean Chevrolet Stadium, shared by two Major League Baseball teams during the spring season. With a vibrant cultural scene, excellent dining options, and an overall laid-back atmosphere, Jupiter, FL, offers a diverse range of attractions for everyone to enjoy.

ECONOMY

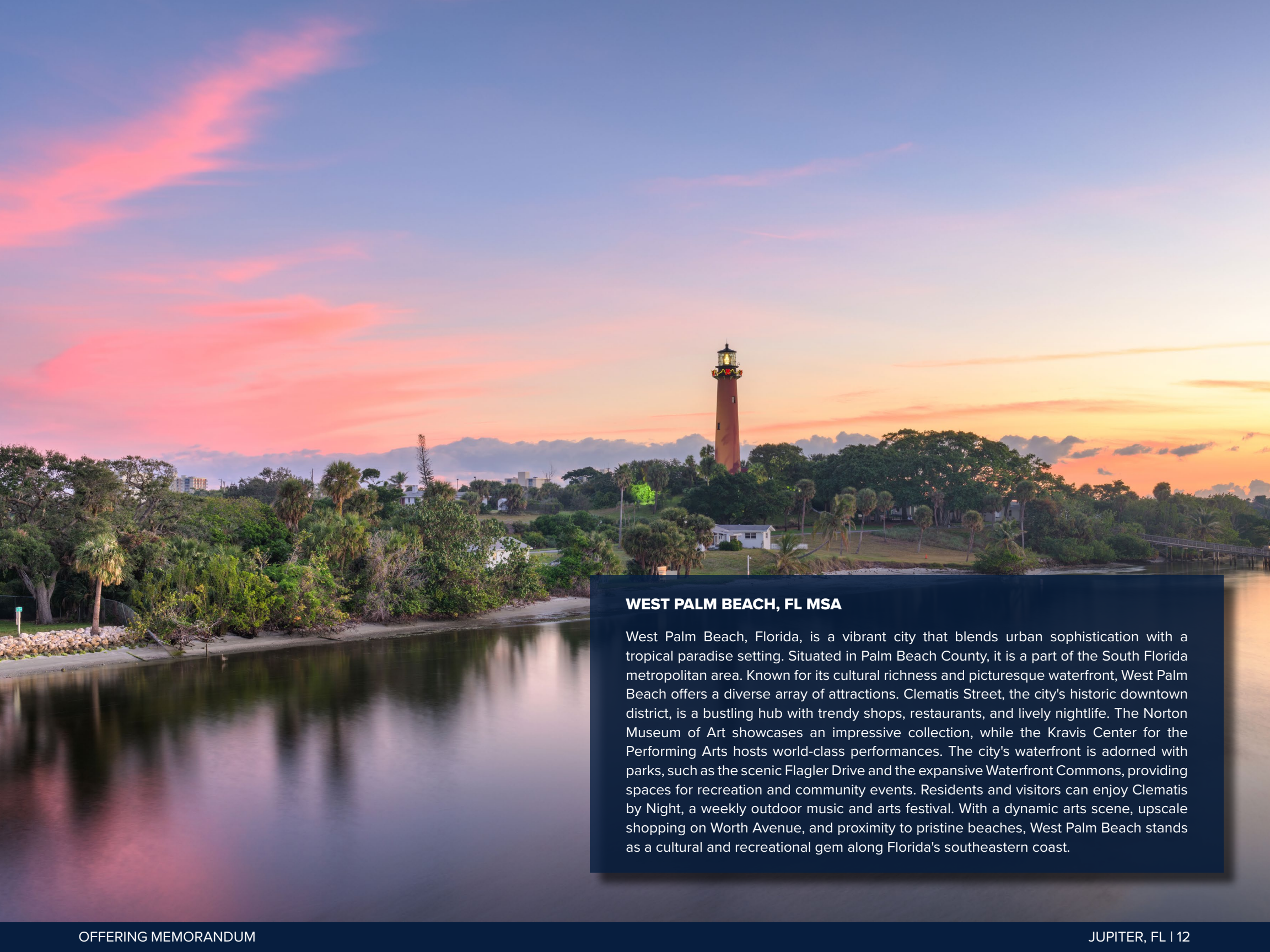
Jupiter, Florida, is known for having a robust and diversified economy. The town benefits from its proximity to major urban centers, such as Palm Beach and West Palm Beach, while maintaining a distinct identity. The economy of Jupiter is characterized by a mix of industries, including tourism, real estate, healthcare, and marine-related businesses. The presence of biotechnology and research firms contributes to the town's reputation as a center for innovation. Additionally, Jupiter's scenic waterfront and outdoor amenities attract tourists, supporting a thriving hospitality sector. The real estate market in the area, including upscale residential developments, also plays a significant role in the local economy. With a focus on preserving its natural beauty and fostering a high quality of life, Jupiter's economy is influenced by both its business-friendly environment and its commitment to environmental sustainability.



PROXIMITY MAP



DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	12,171	51,463	102,967
2023 Estimate	11,421	51,085	102,203
2020 Census	6,304	45,556	90,887
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	6,761	23,649	44,702
2023 Estimate	6,345	23,436	44,396
2020 Census	3,512	20,695	39,675
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$126,299	\$122,403	\$130,372



WEST PALM BEACH, FL MSA

West Palm Beach, Florida, is a vibrant city that blends urban sophistication with a tropical paradise setting. Situated in Palm Beach County, it is a part of the South Florida metropolitan area. Known for its cultural richness and picturesque waterfront, West Palm Beach offers a diverse array of attractions. Clematis Street, the city's historic downtown district, is a bustling hub with trendy shops, restaurants, and lively nightlife. The Norton Museum of Art showcases an impressive collection, while the Kravis Center for the Performing Arts hosts world-class performances. The city's waterfront is adorned with parks, such as the scenic Flagler Drive and the expansive Waterfront Commons, providing spaces for recreation and community events. Residents and visitors can enjoy Clematis by Night, a weekly outdoor music and arts festival. With a dynamic arts scene, upscale shopping on Worth Avenue, and proximity to pristine beaches, West Palm Beach stands as a cultural and recreational gem along Florida's southeastern coast.

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **300 S Us Highway 1, Jupiter, FL 33477** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Retail Group Inc.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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