



107 CHALMERS RD
GREENVILLE, SC

**OFFERED
FOR SALE**
\$1,765,000 | 4.25% CAP



 **Atlantic**
CAPITAL PARTNERS™

CONFIDENTIAL
OFFERING MEMORANDUM

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Chase Bank Ground Lease in Greenville, SC. The Premises has a 15 year ground lease to Chase Bank that was built with the Tenant's newest prototypes. The Asset is well positioned in a major retail hub of Greenville, which is surrounded by high-income households and fronts the main commuter highway I-85 (86.4K VPD).



**15-YR
LEASE**



**POSITIONED IN
RETAIL NODE**



**HIGH GROWTH
GREENVILLE, SC**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$75,000
Rent Escalation	6-10	\$82,500
Rent Escalation	11-15	\$90,750
1st Option Term	16-20	\$99,825
2nd Option Term	21-25	\$109,808
3rd Option Term	26-30	\$120,788

NOI	\$75,000
CAP	4.25%
PRICE	\$1,765,000

ASSET SNAPSHOT

Tenant Name	Chase Bank
Address	107 Chalmers Rd, Greenville, SC 29605
Building Size (GLA)	2,500 SF
Land Size	0.75 Acres
Year Built/Renovated	2024
Signatory/Guarantor	JPMorgan Chase (Corporate)
Rent Type	Abs. NNN - GL
Landlord Responsibilities	None
Estimated Rent Commencement Date	11/2/2024
Estimated Lease Expiration Date	11/30/2039
ROFR	Yes - 30 Days
Rental Increases	10% Every 5 years and in Option Periods
Remaining Term	15 Years
Current Annual Rent	\$75,000

ACTUAL LOCATION



141,675 PEOPLE
IN 5 MILE RADIUS



\$114,016 AHHI
IN 3 MILE RADIUS



27,100 VPD
ON S PLEASANTBURG DR



STRONG LEASE FUNDAMENTALS

10% rent increase every 5 years and during options periods | Absolute NNN Ground lease providing no Landlord Responsibilities | Three (3) - Five (5) year option periods



INVESTMENT GRADE TENANT

Corporate Guaranty from Investment Grade Tenant - JP Morgan has a Market Cap of \$360B (NASDAQ: JPM) with over 5,600 locations across the country | S&P rating of AA1



OUTPARCEL TO TOP PERFORMING HOME DEPOT

Site is an outparcel to top performing Home Depot (3rd best in the state) and is strategically positioned just off I-85 with 86.4K VPD traffic | Over 726K SF of retail space within a 1-mile radius, featuring a remarkably low 0.1% vacancy rate | Nearby retailers include The Home Depot, ALDI, O'Reilly Auto Parts, and a variety of other national retail stores



LOCATED IN AFFLUENT GREENVILLE MSA

Over 48K people live in a 3-mile radius boasting an AHHI of \$114K | In 2023 the U.S. Census Bureau named Greenville, SC the fastest growing city in the country | Over the past few years the city of Greenville has grown by 1.6% annually with the average southern state growing by under 1% annually



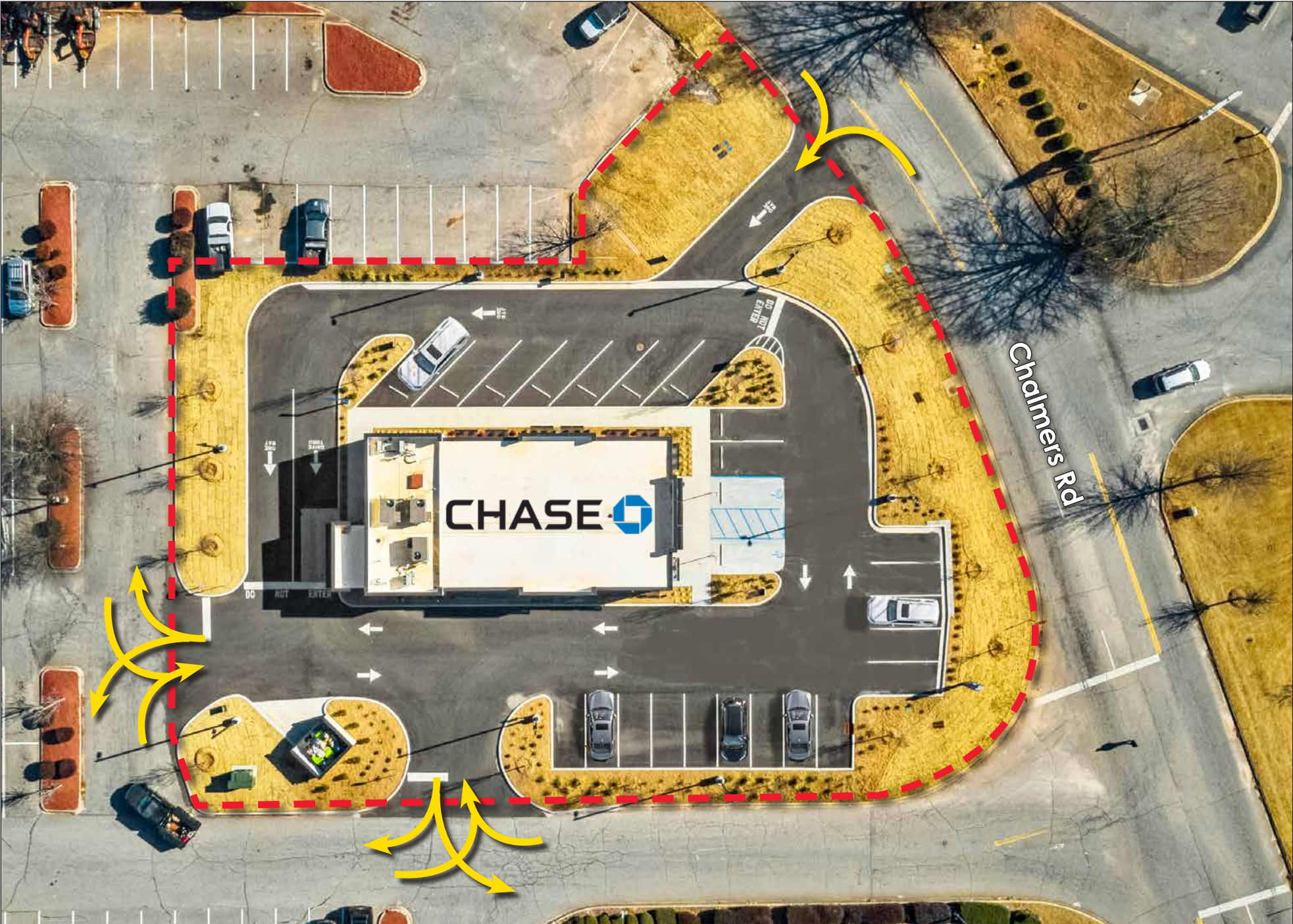
HIGH GROWTH UPSTATE SC AREA

Over 25+ colleges and university in the Upstate region providing ~28K graduates to the workforce each year | Greenville, SC has had \$11B of capital investment in the trailing 3 years | 13.5% population growth since 2014



NEW CONSTRUCTION

Tenant is building the building to with their newest store prototype to suit their operational needs





N Kings Road Industrial Corridor

Super Lodge

Confluence Outdoor

ReWa Water Discovery Lab



86,400 VPD

US Renal Care



3rd Busiest in SC (896K Visits/Yr)



Chalmers Rd





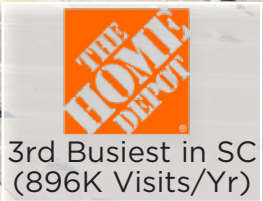
Westside Market



DOLLAR GENERAL

Greenville Inn & Suites

S Pleasantburg Dr (27,100 VPD)

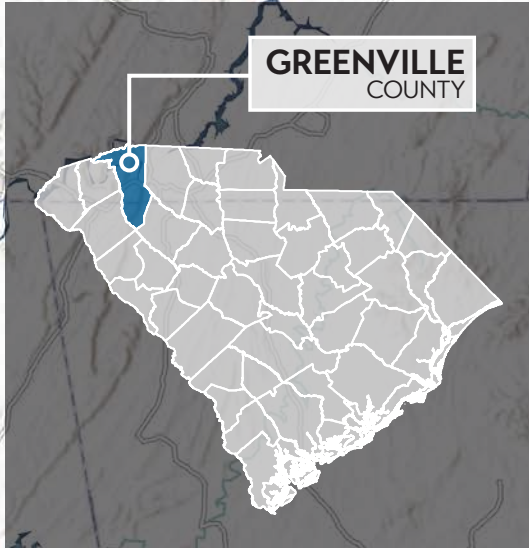


3rd Busiest in SC (896K Visits/Yr)



Chalmers Rd

GREENVILLE COUNTY



1 MILES

5,406
PEOPLE
\$97,980
AHHI
1,889
EMPLOYEES

3 MILES

48,773
PEOPLE
\$114,016
AHHI
36,600
EMPLOYEES

5 MILES

141,675
PEOPLE
\$99,641
AHHI
130,107
EMPLOYEES

Atlanta
134 Mi. | 2:25 Drive

Greenville

Charlotte
91 Mi. | 1:45 Drive

Columbia
94 Mi. | 1:35 Drive

Augusta

Situated within Greenville County, Greenville, SC stands as a vibrant suburban community renowned as the cultural hub for upstate SC. Boasting a dynamic economy, steady population growth, and diverse demographics, Greenville attracts residents and businesses alike. With a thriving mix of industries including manufacturing, healthcare, and technology, the city offers stability and resilience. Its strategic position in the upstate region ensures easy accessibility via major highways and an international airport, facilitating a broad customer base.

The presence of small businesses and community-oriented enterprises contributes to Greenville's economic stability and vibrancy. With its proximity to larger metropolitan areas like Atlanta and Charlotte, Greenville residents benefit from both suburban comfort and access to urban opportunities. In terms of real estate development, Greenville has seen measured expansion, with a balance between residential and commercial spaces. Local authorities prioritize maintaining the city's unique character while fostering responsible commercial growth to meet the needs of the community and sustain Greenville's appeal as a dynamic urban center in the upstate region of South Carolina.

JPMorgan Chase & Co. (NYSE: JPM) is a multinational banking and financial services holding company. Managing \$2.8 trillion in assets, JPMorgan Chase is the largest bank holding company in the United States. With over 288,000 employees, the Company is engaged in investment banking, financial services for consumers and small businesses, commercial banking, financial transaction processing and asset management. It offers non-interest-bearing deposits; and interest-bearing deposits, such as savings accounts, demand deposits, and time deposits. The company also provides consumer loans, such as residential mortgages, home equity loans / lines of credit, auto loans, business banking loans, student loans, home equity loans secured by junior liens, prime mortgage loans, and payment option loans. With more than 5,600 branches in nearly two dozen states and active in more than 100 countries, Chase is among the nation's top mortgage lenders and credit card issuers. It serves millions of consumers, small businesses and many of the world's prominent corporate, institutional, and government clients.

CHASE QUICK FACTS

Founded:	1799
Ownership:	Public (NYSE: JPM)
Market Cap:	\$360B
Credit Rating	AA1
# of Locations:	5,600+
Headquarters:	New York, New York
Guaranty:	Corporate

OFFERED FOR SALE

\$1,765,000 | 4.25% CAP

CHASE



107 CHALMERS RD GREENVILLE, SC

Exclusively Offered By



PRIMARY DEAL CONTACTS

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