

CHASE
BANK

2850 MANNHEIM RD | FRANKLIN PARK, IL



AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

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CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest

confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently

verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

ALL PARCEL LINES ON SITE PLAN AND AERIALS ARE APPROXIMATE.



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EXECUTIVE SUMMARY



THE OFFERING

CBRE's Net Lease Property Group is pleased to exclusively present the outstanding opportunity to acquire 100% fee interest in an Absolute NNN Chase Bank ground lease. The asset is located in Franklin Park, a northwest suburb approximately 20 miles from Chicago's Central Business District. The long-term lease has over 21 years of term remaining, zero landlord responsibilities, and 10% rental increases every five years.

Chase Bank is located at the northwest corner of Mannheim Road and Grand Avenue with combined daily traffic counts of about 74,800 vehicles per day. The asset is part of Franklin Marketplace, a brand-new shopping center which includes CVS, Starbucks, Sonic, Chipotle, T-Mobile and Pizza Hut. This intersection also boasts national and regional tenants such as Ace Hardware, Jewel-Osco, Big Lots, Family Dollar, and Forman Mills.

Chase is the U.S. consumer and commercial banking branch of JPMorgan Chase. Their consumer services include credit cards; home, auto and education finance; and insurance. Their commercial banking services include middle market, corporate, commercial real estate, and business credit. Parent company JPMorgan Chase (NYSE: JPM) is a leading global financial services firm with assets of \$2.6 billion and operations worldwide. The company is ranked #20 on the Fortune 500 list and has operations in over 60 countries. JPMorgan Chase currently has \$2.6 Trillion in assets which ranks it as the sixth largest bank in the world by total assets, and the largest in the United States.



FINANCIAL OVERVIEW

Offering Price:	\$5,556,000
Cap Rate:	4.90%
June 2020 Annual Rent:	\$272,250
Lease Type:	Absolute NNN Ground Lease
Building Size:	4,213 Square Feet
Parcel Size:	± 1.02 Acres 44,348 Square Feet
Year Built:	2010
Parking:	33 parking stalls 7.83 spaces per 1,000 SF of GLA

Tenant:	JP Morgan Chase Bank, N.A.
Term Remaining:	21 Years, 2 Months
Lease Term Commencement:	May 14, 2010
Lease Expiration:	May 31, 2040
Rental Increases:	10% every 5 years during the base term and option periods
Renewal Options:	Two, 10-Year Options
Landlord Responsibilities:	None
ROFR:	Tenant has one time, 30 day right of first refusal to purchase.



INVESTMENT HIGHLIGHTS



LONG TERM CORPORATE OPPORTUNITY: The opportunity to acquire 100% fee interest in a long term Absolute NNN Chase Bank ground lease. The corporate guaranteed lease has over 21 years of term remaining with zero landlord responsibilities and 10% bumps every 5 years.



INVESTMENT GRADE TENANT: Rated Aa3 by Moody's, Chase Bank is the U.S. consumer and commercial banking branch of JPMorgan Chase & Co. With over \$2.6 trillion in assets, JPMorgan Chase & Co. is a leading global financial services firm with operations in over 60 countries.



STRONG RETAIL INTERSECTION: The Property is part of Franklin Marketplace, a brand-new shopping center located at the northwest corner of Grand Avenue and Mannheim Road. Tenants within the center include Chase Bank, CVS, Starbucks, Sonic, Chipotle, T-Mobile and Pizza Hut. This intersection also boasts national and regional tenants such as Ace Hardware, Jewel-Osco, Big Lots, Family Dollar, and Forman Mills.



HIGH TRAFFIC LOCATION: Chase Bank is located just off the hard-corner of Mannheim Road and Grand Avenue with combined traffic counts of over 74,800 vehicles passing the site daily. The site is just south of Interstate 294 which sees nearly 200,000 vehicles each day.



OUTSTANDING ACCESS: Chase Bank is highly visible with no impeding outlots and benefits from positioning just off a signalized intersection of Grand Avenue and Mannheim Road. There are several additional access points via the surrounding shopping center which includes Starbucks, CVS, Sonic, and Pizza Hut.



RAPIDLY GROWING DEPOSITS: This branch has reported strong growth in their deposits among recent years. Since 2016, the deposits at this location have grown over 44% and are currently approximately \$60 million.



POWERFUL AREA DEMOGRAPHICS: The surrounding area has a dense and affluent demographic profile, with a stable customer base. Within three miles of the asset is a population of 108,174 residents with an average household income of \$70,478; within five miles is a population of 367,453 residents with an average income of \$86,662.



ROBUST CHICAGO MSA: Chase Bank is located approximately 20 miles northwest of downtown Chicago and less than five miles south of O'Hare International Airport. Chicago is home to the third largest economy and is the third most populous MSA in the nation (Chicago MSA Population: 9.68 million).

AERIAL VIEW LOOKING NORTH



O'HARE INTERNATIONAL AIRPORT

INTERSTATE 294
200,000 VPD

Metra
The way to really fly.
MANNHEIM STATION

MANNHEIM RD
45,300 VPD

AutoZone

T-Mobile
Pizza Hut

CHASE BANK

SONIC
America's Drive-In

Walgreens

STARBUCKS

KFC

Best Western

Advance Auto Parts

CITGO SUBWAY

White Castle

PNC BANK

FASHION OUTLETS (OVER 130 OUTLET & A VARIETY OF SERVICES)
FOREVER 21 Bath&BodyWorks
francesca's AMERICAN EAGLE OFF 5TH GAP OUTLET
GUESS NORDSTROM I RACK
BANANA REPUBLIC RALPH LAUREN
WHITE HOUSE BLACK MARKET MICHAEL KORS

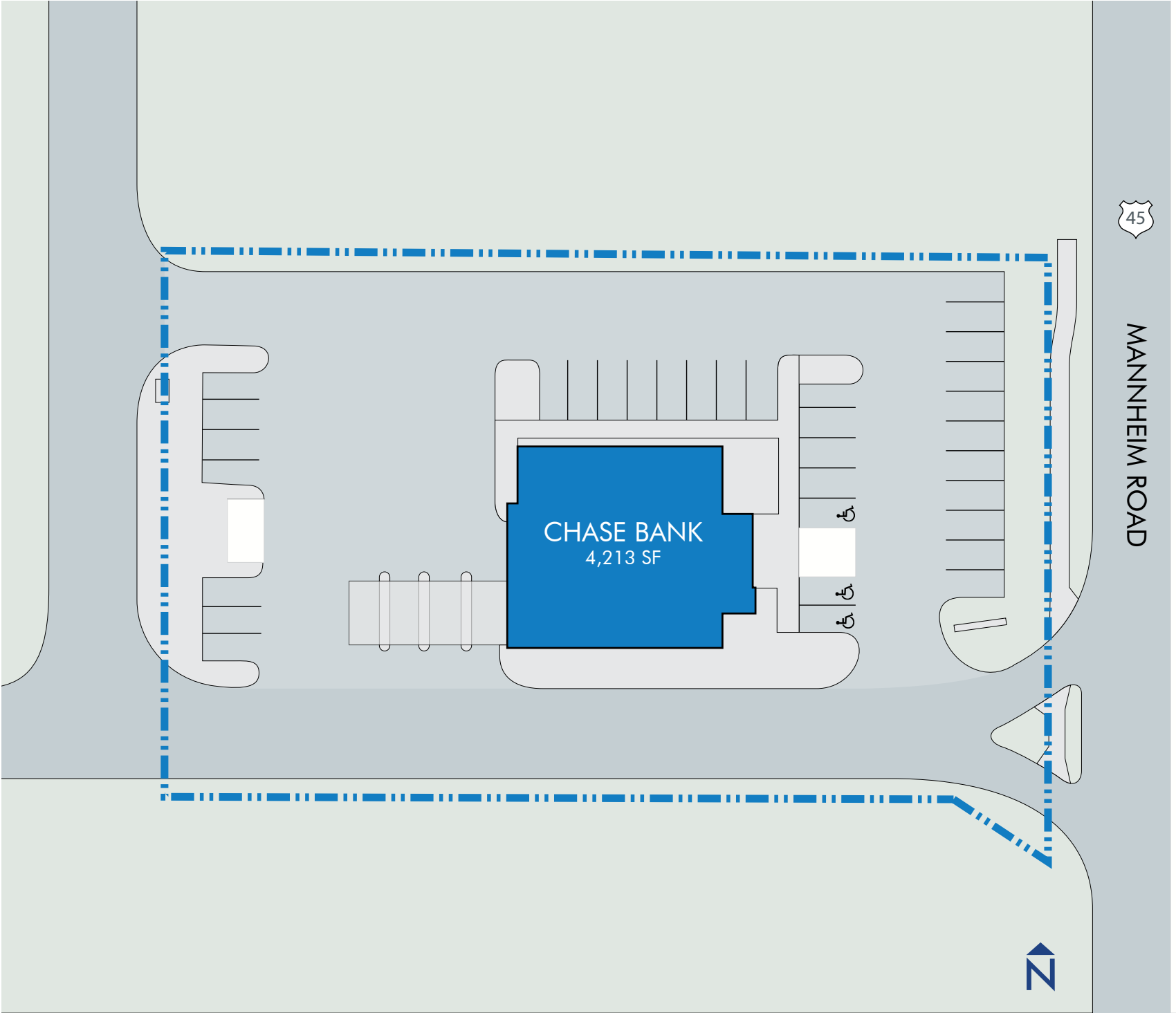
GRAND AVE
29,500 VPD



PROPERTY DESCRIPTION



SITE PLAN



PROPERTY HIGHLIGHTS

LOCATION

2850 Mannheim Road
Franklin Park (Cook County), IL 60131

GENERAL DESCRIPTION

One-story, single tenant bank building with drive-thru

GLA

4,213 Square Feet

LAND AREA

± 1.02 Acres / 44,348 Square Feet

PARCEL NUMBER

12-29-203-052-0000

ZONING

C-2 (General Commercial Services District)

PARKING

33 parking stalls; 7.83 spaces per 1,000 SF of GLA

FRONTAGE/VISIBILITY

Chase Bank is highly visible on the west side of Mannheim Road with ± 150 feet of frontage.

ACCESS

The site is located just northwest of the Mannheim Road and Grand Avenue fully signalized intersection. Direct access to the site is provided via ingress/egress point on Mannheim Road. The site is also easily accessible via access points off of Crown Road and Grand Avenue.

FLOOD ZONE

According to the flood hazard maps published by the FEMA, the site is within Zone X as indicated on Community Map Panel No. 17031C0367J dated August 19, 2008. Zone X, an area that is determined to be outside the 100-and 500-yearflood plains.

SURROUNDING USES

Generally surrounded by retail developments as well as residential neighborhoods.

TRAFFIC COUNTS

Mannheim Road — 45,300 VPD

Grand Avenue — 29,500 VPD



CHASE BANK CLOSE IN AERIAL VIEW



T-Mobile

CHIPOTLE MEXICAN GRILL

Pizza Hut

MANNHEIM RD
45,300 VPD

TENANT PROFILE

JPMORGAN CHASE BANK, N.A.

Chase Bank is the U.S. consumer and commercial banking business of JPMorgan Chase & Co. Chase serves nearly half of America’s households through more than 5,200 bank branches, 16,000 ATMs, mortgage offices, and online and mobile banking. Chase offers a broad range of financial services including personal banking, credit cards, mortgages, auto financing, investment advice, small business loans, and payment processing.

ABOUT PARENT COMPANY JPMORGAN CHASE & CO.

With about \$2.6 trillion in assets, JPMorgan Chase & Co. is a leading global financial services firm with operations in over 60 countries. It is one of the oldest financial institutions in the United States with a history dating back over 200 years. Today, JPMorgan Chase & Co. serves millions of consumers, small businesses, and many of the world’s most prominent corporate, institutional, and government clients. It also boasts formidable investment banking and asset management operations. The firm’s subsidiaries include the prestigious JPMorgan Private Bank and institutional investment manager JPMorgan Asset Management. JPMorgan Chase & Co. had a 2018 revenue of more than \$131.4 Billion.



5,200
Branches



#20 on the
Fortune 500



Stock Symbol
NYSE: JPM



Employees
256,000+



#48 on the
Fortune Global 500



S&P Rating
A+ / Stable

2017 Highlights & Accomplishments

- Consumer relationship with almost half of U.S. households
- #1 in primary bank relationships within its Chase footprint
- Consumer deposit volume has grown at more than twice the industry average since 2012
- #1 most visited banking portal in the U.S. — chase.com
- #1 in Retail Banking for five years in a row (Kantar TNS)
- #1 ATM network in the U.S.
- #1 credit card issuer in the U.S.
- #1 U.S. co-brand credit card issuer
- #1 in total U.S. credit and debit payments in volume
- #1 wholly-owned merchant acquirer
- #2 jumbo mortgage originator
- #3 bank auto lender
- 2017 Bank Brand of the Year (The Harris Poll)

MARKET
OVERVIEW





FRANKLIN PARK TRADE AREA OVERVIEW

Chase Bank is located in the northwest Chicago suburb of Franklin Park, IL, approximately 20 miles from downtown Chicago and less than five miles south of O'Hare International Airport. The property is located in Cook County. Because of its strategic location, Franklin Park has been attracting residents and businesses since the 1830s. The community has award-winning schools, superior public services and stable home prices. Residents and workers enjoy 19 public parks, 2 outdoor pools, an ice arena and access to over 10 square miles of Cook County forest preserves.

Franklin Park is easily accessible from the Eisenhower Expressway (I-290). Interstates 294 and 88 also serve the community. US Route 45 (Mannheim Rd.) travels north and south through town, while US Route 20 (Lake St.) travels east and west. Recent extensive renovations at the interchange at Route 45 and I-290 have enhanced the flow of traffic benefiting Franklin Park and surrounding communities. In addition, Franklin Park has three Metra stations: Belmont Avenue on Metra's North Central Service line which provides daily rail service between Antioch and Chicago as well as Franklin Park and Mannheim stations on the Milwaukee District West Line which connects Chicago Elgin.

Chase Bank is located at the northwest corner of Mannheim Road and Grand Avenue, approximately 3.5 miles northeast of the I-290/I-294 full access interchange. Mannheim Road is a major north-south thoroughfare through the west suburbs. Grand Avenue is a major east-west street in Chicago that runs through nearby DuPage County. Combined traffic counts at this signalized intersection exceeds 74,800 vehicles per day.

TRADE AREA

Chase Bank's primary trade area extends to a radius of approximately 3-miles. This trade area encompasses nearly all of Franklin Park and portions of Northlake, Schiller Park, Norridge, and Melrose Park.

- The three-mile trade area had an estimated 2018 population of 108,174 in 36,177 households.
- The area's average household income is \$70,478 and approximately 37% of households have an average household income above \$75,000 and 7% have an average household income above \$150,000.
- 58% of the households are owner occupied. Average and median home values are \$240,472 and \$217,462, respectively.
- Residents are well educated. 48% of residents age 25 and over have some college or higher, and 19% have a Bachelor's degree or higher.

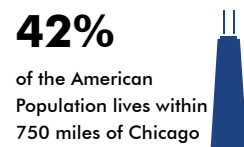
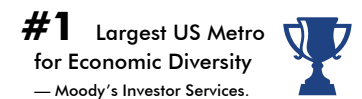
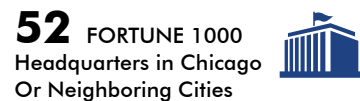
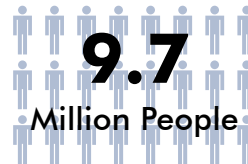
CHICAGO MSA OVERVIEW

Chicago is one of the most attractive and dynamic markets in the nation. Chicago boasts an attractive retail market, with the third largest economy in the nation and over \$123.5 billion in annual retail sales (2017 metro Chicago sales; Melaniphy). The market’s vibrant business climate, central geographic location, diversified economy and available human resources have helped Chicago achieve a prominent position as a world-class city in finance, international trade, manufacturing, transportation, culture and the arts.

The Chicago MSA has matured into a broad-based and diversified economy that was rated the #1 Largest US Metro for Economic Diversity

by Moody’s Investor Services. Chicago has one of the world’s largest economies with nearly 4.6 million employees and a gross regional product of more than \$640 billion, which places the Chicago economy as the 22nd largest in the world. Due to this economic diversification, Chicago Tends to experience fewer seasonal and cyclical peaks and valleys and is somewhat insulated against major downturns.

The Windy City, as it has been nicknamed, welcomes in over 52 million international and domestic visitors each year who come to see attractions including Chicago’s numerous parks, art galleries, architectural wonders, professional sports teams, universities, and more.



CHICAGO MSA OVERVIEW

DEMOGRAPHICS

The Chicago metropolitan statistical area is home to over 9.68 million residents, making it the third most populous MSA in the nation. The population is projected to grow 1.53% over the next five years to 9.83 million. Residents earn an average household income of \$92,004; more than 8% higher than the state average of \$84,983 and nearly 14% higher than the national average of \$80,675.

WHY CHICAGO?

- Chicago has a strong, globally diverse economy larger than that of many countries.
- Chicago's industry mix most closely matches that of the nation, with no single industry employing more than 20% of the workforce.
- Chicago is one of the most cost-effective cities in the world for doing business, ahead of New York and Los Angeles, according to KPMG.
- Chicago's affordable cost of living and world-class cultural and recreational opportunities make it an excellent value for the city's vibrant and diverse workforce.
- Chicago is a central transportation hub with direct flights between more than 200 cities worldwide, and direct connections to six major U.S. Interstates.
- Chicago is hub of international business activity, with more than 1,800 foreign-based companies and more than \$100 billion in foreign direct investment.

TRANSPORTATION

Chicago is one of the primary transportation hubs in the United States. Chicago is home to O'Hare International Airport, the 3rd busiest airport in the nation. According to the Chicago Department of Aviation, in 2016 the airport serviced nearly 78 million passengers to and from 208 destinations around the world via more than 48 passenger carriers. Chicago is also home to Midway International Airport, which serviced more than 22 million passengers via five passenger carriers to 75 destinations in the US, Mexico, Jamaica, the Dominican Republic and Canada.

Several major interconnected expressways and interstate highways pass through the Chicago area. Interstates 80, 88 and 290 are the main east/west routes. Interstates 55 and 57 provide access to the south and southwestern suburban areas. Communities to the north and northwest are accessed via Interstates 90 and 94. North/south travel between the western suburbs is facilitated by Interstates 294 and 355.



CHICAGO MSA OVERVIEW

DEEP AND EDUCATED LABOR POOL

The Chicago MSA is well education with 60 colleges and universities in the area. Chicago also has a higher population under the age of 24 than New York, San Francisco, Washington D.C., Los Angeles, Boston, and Philadelphia.

TOP 10 GRADUATE BUSINESS SCHOOLS

RANK	SCHOOL
1 (Tie)	Harvard University, Boston, MA
1 (Tie)	University of Chicago (Booth), Chicago, IL
3	University of Pennsylvania (Wharton), Philadelphia, PA
4	Stanford University, Standford, CA
5	Massachusetts Institute of Technology (Sloan), Cambridge, MA
6	Northwestern University (Kellogg), Evanston, IL
7 (Tie)	University of California-Berkley (Haas), Berkeley, CA
7 (Tie)	University of Michigan-Ann Arber (Ross), Ann Arbor, MI
9	Columbia University, New York, NY
10	Dartmouth College (Tuck), Hanover, NH

Source: US News & World Report, 2019

ALL LOCATED WITHIN THE CHICAGO MSA

LOYOLA UNIVERSITY CHICAGO
Preparing people to lead extraordinary lives

UIC UNIVERSITY OF ILLINOIS AT CHICAGO

DEPAUL UNIVERSITY

THE UNIVERSITY OF CHICAGO



#2 Best City to Get a College Degree
- The A.T. Kearney Global Cities Index



65,000
in downtown
Chicago alone



60 Colleges
or Universities in the
Chicago MSA

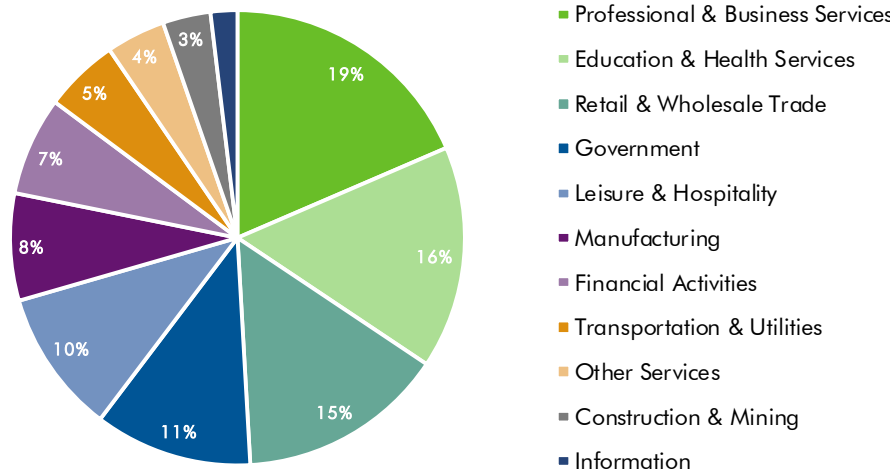


325,000
Students

CHICAGO MSA OVERVIEW



FEB 2018 ESTIMATED EMPLOYED POPULATION BY OCCUPATION



FORTUNE 500 COMPANIES IN THE CHICAGO MSA			
RANK	COMPANY	LOCATION	REVENUES (\$M)
19	Walgreens Boots Alliance	Deerfield, IL	\$118,214
27	Boeing	Chicago, IL	\$93,392
45	Archer Daniels Midland	Chicago, IL	\$60,828
65	Caterpillar	Deerfield, IL	\$45,462
79	Allstate	Northbrook, IL	\$38,524
81	United Continental Holdings	Chicago, IL	\$37,736
92	Exelon	Chicago, IL	\$33,531
110	AbbVie	North Chicago, IL	\$28,216
111	Abbott Laboratories	Abbott Park, IL	\$27,390
117	Mondelez International	Deerfield, IL	\$25,896
121	US Foods Holding	Rosemont, IL	\$24,147
131	McDonald's	Oak Brook, IL	\$22,820
172	Sears Holdings	Hoffman Estates, IL	\$16,702
189	CDW	Lincolnshire, IL	\$15,192
204	Illinois Tool Works	Glenview, IL	\$14,314
263	Discover Financial Services	Riverwoods, IL	\$11,545
283	Baxter International	Deerfield, IL	\$10,561
287	W.W. Grainger	Lake Forest, IL	\$10,425
300	LKQ	Chicago, IL	\$9,848
320	Tenneco	Lake Forest, IL	\$9,274
321	Conagra Brands	Chicago, IL	\$9,239
342	Navistar International	Lisle, IL	\$8,570
349	Univar	Downers Grove, IL	\$8,254
356	Jones Lang LaSalle	Chicago, IL	\$7,932
357	Anixter International	Glenview, IL	\$7,927
392	Dover	Downers Grove, IL	\$7,830
406	R.R. Donnelley & Sons	Chicago, IL	\$6,940
436	Packaging Corp. of America	Lake Forest, IL	\$6,445
443	Motorola Solutions	Chicago, IL	\$6,380
446	TreeHouse Foods	Oak Brook, IL	\$6,307
450	Old Republic International	Chicago, IL	\$6,263
454	Arthur J. Gallagher	Rolling Meadows, IL	\$6,160
471	Ulta Beauty	Bolingbrook, IL	\$5,885
478	Ingredion	Westchester, IL	\$5,832
486	Northern Trust	Chicago, IL	\$5,716

AERIAL VIEW LOOKING SOUTH



Advance Auto Parts | Food 4 Less
 Aaron's | FedEx Office
 Fifth Third Bank | T-Mobile

Metra
 The way to really fly.
 MANNHEIM STATION

THE HOME DEPOT

MENARDS

TONY'S Fresh Market | POPEYE'S
 HARBOR FREIGHT TOOLS | T.J. MAXX
 planet fitness | Stella's | PAPA JOHN'S
 Check 'n Go | Burlington

VETERANS PARK DISTRICT

MANNHEIM RD
 45,300 VPD

MANNHEIM MIDDLE SCHOOL

FORMAN MILLS | Jewel-Osco
 BIG LOTS! | JUST TIRES | SALLY BEAUTY SUPPLY | Domino's | THE SALVATION ARMY

Wendy's | F&W | White Castle
 FAMILY DOLLAR
 Little Caesars

ACE
 The helpful place.
 DUNKIN' DONUTS

STARBUCKS

SONIC
 America's Drive-In

GRAND AVE
 29,500 VPD

Walgreens

CITGO | SUBWAY

PNC BANK

CHASE BANK

Advance Auto Parts

T-Mobile

CHIPOTLE | PIZZA HUT



AERIAL VIEW LOOKING EAST



LAKE MICHIGAN



DOWNTOWN CHICAGO

INDIAN BOUNDARY GOLF COURSE

OAK PARK COUNTRY CLUB

GRAND AVE
29,500 VPD



MANNHEIM RD
45,300 VPD



STARBUCKS



CHASE BANK

AERIAL VIEW LOOKING WEST



WEST LEYDEN
HIGH SCHOOL

RIVER FOREST
GOLF CLUB

GRAND AVE
29,500 VPD

CHASE BANK

AutoZone

SONIC
America's
Drive-In

Walgreens

STARBUCKS

T-Mobile

PIZZA HUT

MANNHEIM RD
45,300 VPD

White
Castle

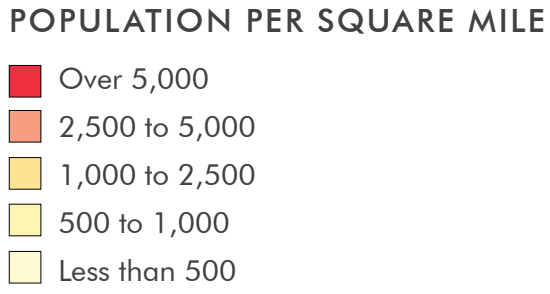
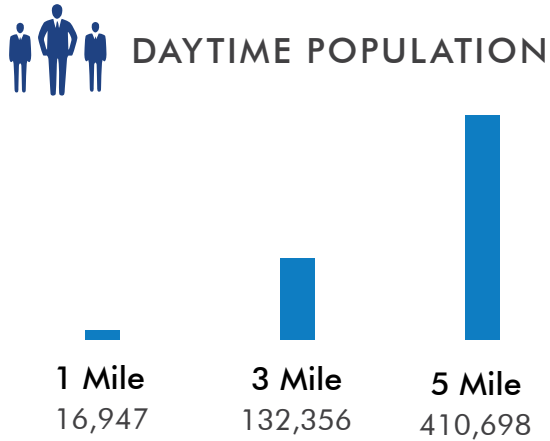
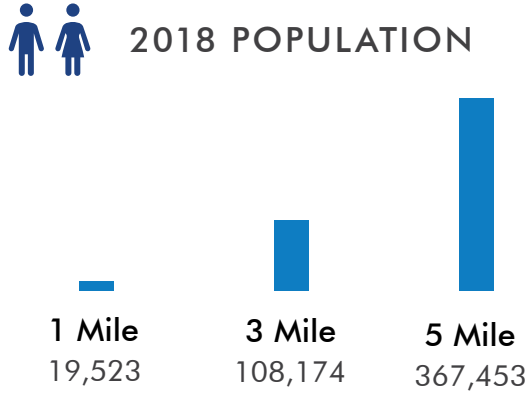
CITGO SUBWAY

Advance
Auto Parts

Best
Western



POPULATION CONCENTRATION



CHASE BANK

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