



Chase Bank

75 Main St., Pine Bush, NY

Alan Cafiero

First Vice President Investments
Director
Cell: (201) 240-7367
Office: (201) 742-6118
Alan.Cafiero@marcusmillichap.com



Matthew Leszyk

Investment Associate
National Retail Group
Cell: (917) 518-4139
Office: (201) 742-6171
Matthew.Leszyk@marcusmillichap.com

Marcus & Millichap is pleased to present a single-tenant net lease Chase Bank located at 75 Main Street in Pine Bush, Orange County, New York. The subject property offers 5% rental increases in every option period, providing investors with an excellent hedge against inflation.

INVESTMENT HIGHLIGHTS

- ♦ Single-Tenant Chase Bank with Drive-Thru
- ♦ Investment Grade Credit Rating – S&P Rated A+
- ♦ NN Lease – Limited Landlord Responsibility
- ♦ Rent Increases Every 5 Years – Hedge Against Inflation
- ♦ Strong Deposits: Over \$46 Million
- ♦ Recent Area Developments – Legoland (Goshen, NY opening 2020), Angry Orchard Brewery (Walden, NY) and World Resorts Casino (Monticello, NY)
- ♦ Limited Competition: Only one FDIC-insured bank and one credit union in town.
- ♦ Potential Upside in Structuring Additional Options

The Offering

Property Address	75 Main St. Pine Bush, NY
Type of Ownership	Fee Simple

Rent Schedule

Years 1-5	\$36,444
Years 6-10 (Option 1)	\$38,268

Site Description

Parcel Size	0.87 AC
Rentable Square Feet	2,725 SF

Building Description

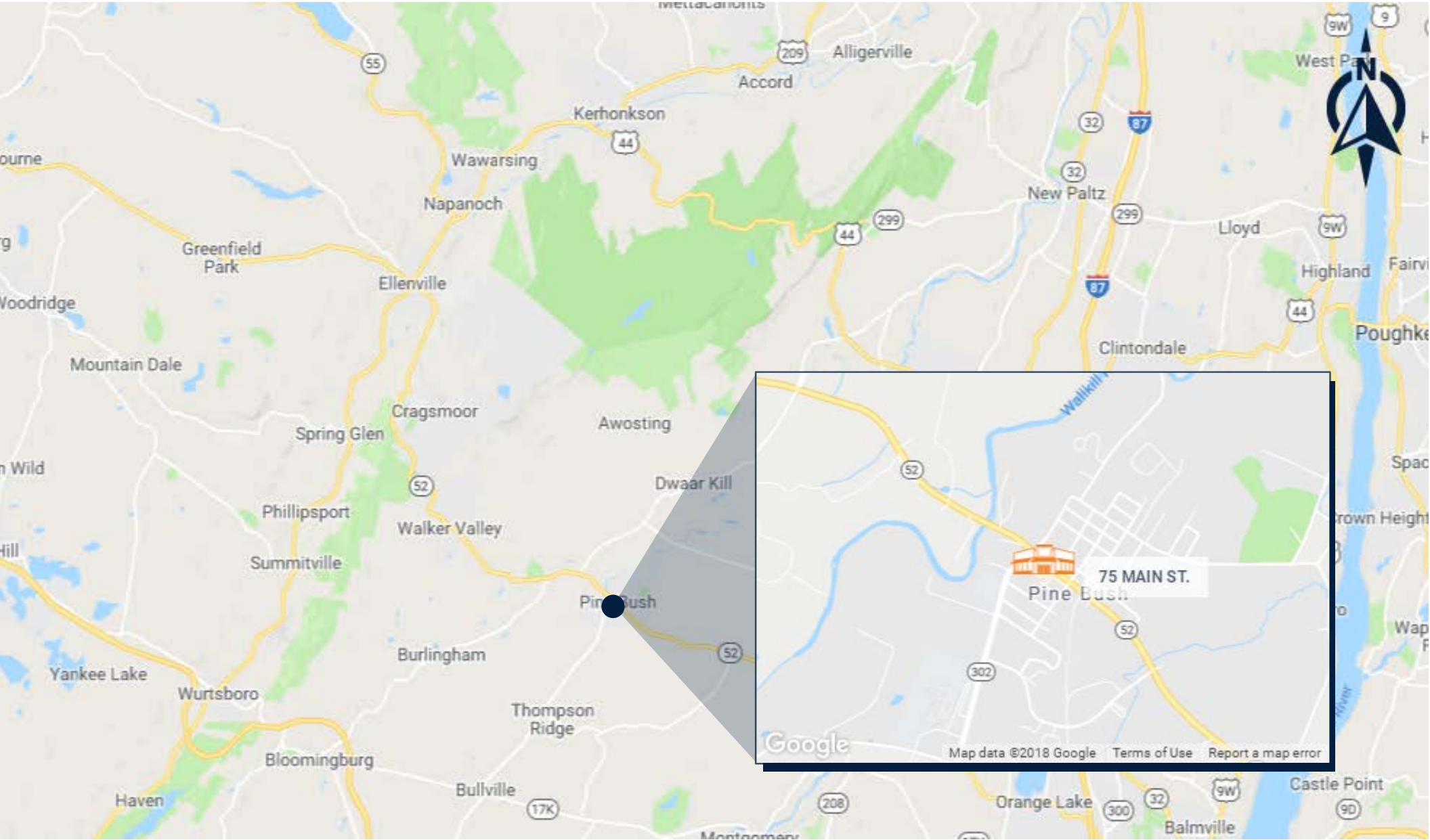
Number of Stories	1
Drive-Thru	Yes
Parking	27 Spaces
Parking Ratio	6.73/1,000



JPMorgan Chase Bank, N.A., doing business as **Chase Bank**, is a national bank headquartered in Manhattan, New York City, that constitutes the consumer and commercial banking subsidiary of the U.S. multinational banking and financial services holding company, JPMorgan Chase & Co. The bank was known as Chase Manhattan Bank until it merged with J.P. Morgan & Co. in 2000. Chase Manhattan Bank was formed by the merger of the Chase National Bank and The Manhattan Company in 1955. The bank has been headquartered in Columbus, Ohio since its merger with Bank One Corporation in 2004. The bank acquired the deposits and most assets of Washington Mutual.

Chase offers more than 5,100 branches and 16,000 ATMs nationwide. JPMorgan Chase & Co. has 250,355 employees (as of 2016) and operates in more than 100 countries. JPMorgan Chase & Co. had assets of US\$2.49 trillion in 2016.

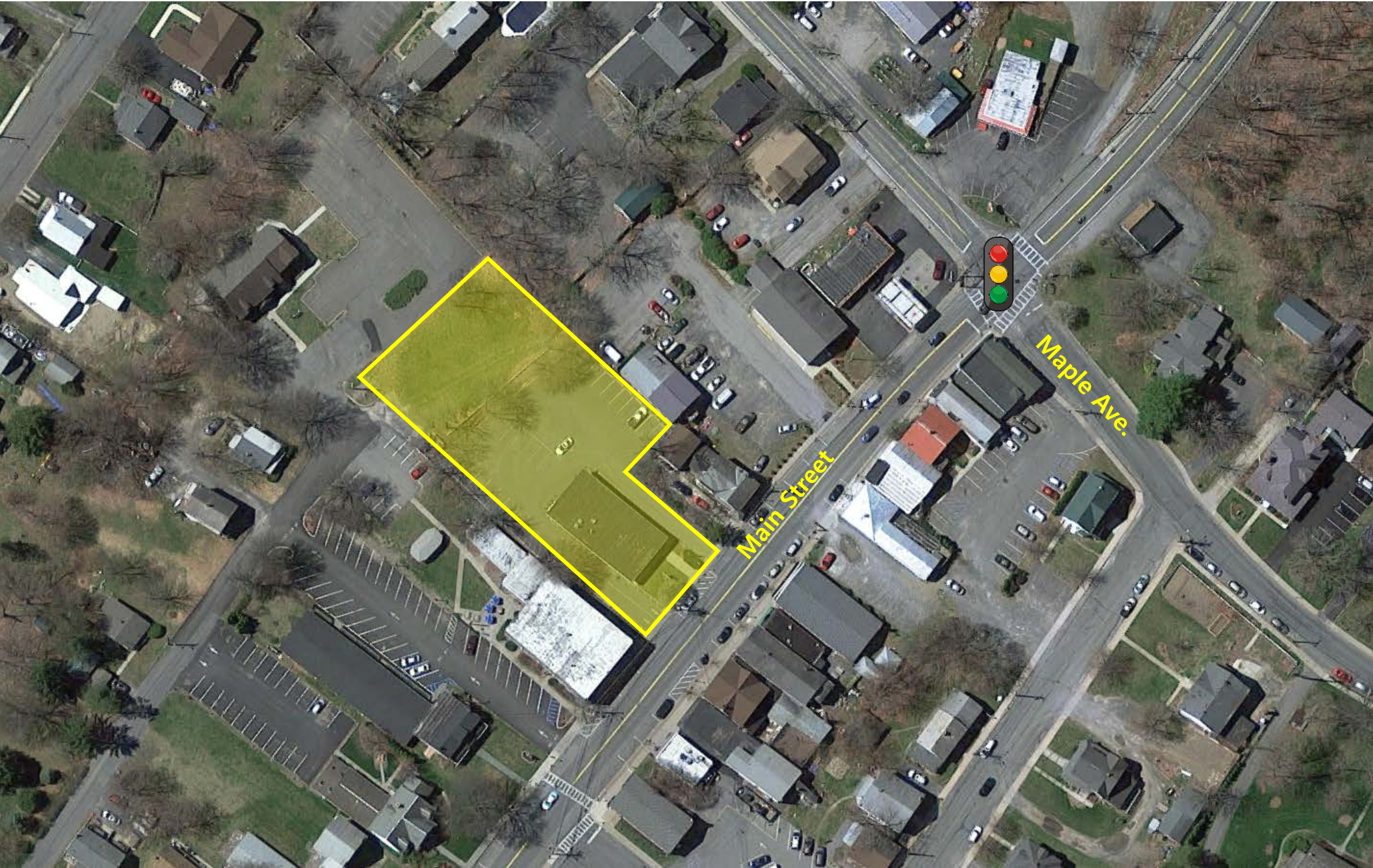
JPMorgan Chase, through its Chase subsidiary, is one of the Big Four banks of the United States.



LOCATION HIGHLIGHTS

75 Main St.









OFFERING SUMMARY

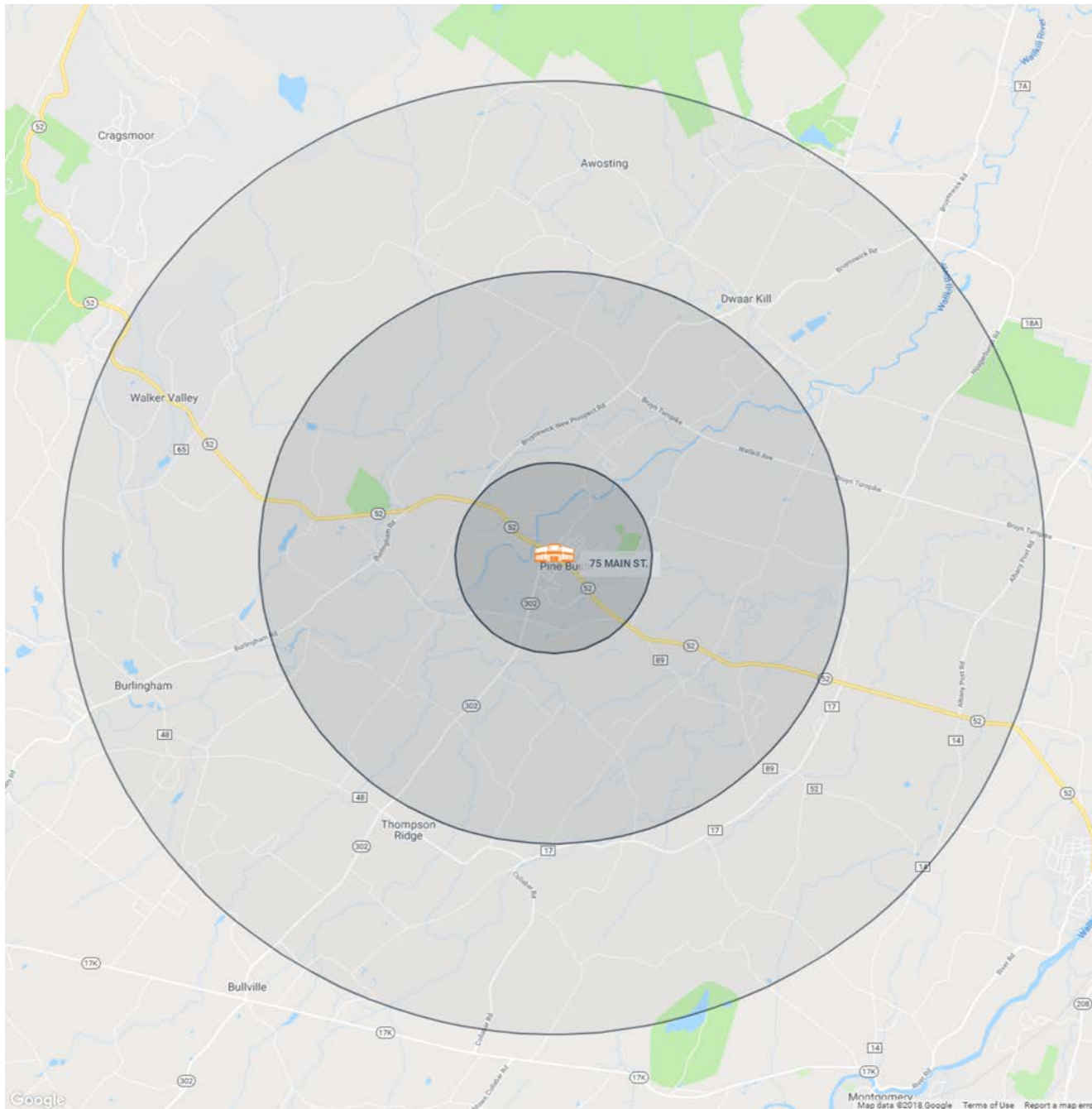
Price	\$750,000
Cap Rate – Current	4.86%
Cap Rate – 3/1/2020	5.10%
NOI - Current	\$36,447
NOI – 3/1/2020	\$38,268
Rent/SF	\$187.03
Lease Type	NNN
Lease Expiration Date	3/31/2020
Increases	5% In First Option
Options	One 5-Year
Guarantor	Corporate

PROPERTY DETAIL

Square Footage	2,725 SF
Land Size	0.87 AC
Drive/Thru	Yes
Parking	27 Spaces

TENANT OVERVIEW

Tenant Trade Name	JPMorgan Chase & Co.
Ticker Symbol	JPM (NYSE)
Credit Rating/Agency	AAA+
Net Revenue (2017)	99.62 B
Locations	5,100+ National
Headquarters	New York, NY
Website	www.chase.com
Year Founded	2000



POPULATION

	1 Miles	3 Miles	5 Miles
2022 Projection	2,360	8,191	19,157
2017 Estimate	2,202	7,773	18,073
2010 Census	2,205	7,781	17,812
2000 Census	1,949	6,151	14,015

INCOME

	1 Miles	3 Miles	5 Miles
Average	\$86,760	\$95,520	\$98,997
Median	\$71,336	\$78,674	\$82,389
Per Capita	\$40,091	\$33,586	\$32,073

HOUSEHOLDS

	1 Miles	3 Miles	5 Miles
2022 Projection	1,003	2,680	5,963
2017 Estimate	908	2,481	5,536
2010 Census	906	2,470	5,421
2000 Census	810	2,155	4,571

HOUSING

	1 Miles	3 Miles	5 Miles
2017	\$236,658	\$254,731	\$270,434

EMPLOYMENT

	1 Miles	3 Miles	5 Miles
2017 Daytime Population	5,378	8,672	12,995
2017 Unemployment	8.52%	10.60%	9.40%
2017 Median Time Traveled	34	34	36

RACE & ETHNICITY

	1 Miles	3 Miles	5 Miles
White	87.17%	87.70%	88.75%
Native American	0.20%	0.10%	0.06%
African American	4.03%	4.74%	4.40%
Asian/Pacific Islander	2.38%	2.52%	2.19%

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