

# OFFERING MEMORANDUM

Chase Bank | Woodbridge Township, New Jersey



*Rendering of Subject Chase Bank Property*

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## EXCLUSIVE REPRESENTATION

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# DISCLAIMER

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# TRANSACTION SUMMARY

<b>Purchase Price:</b>	<b>\$6,352,941</b>
<b>Cap Rate:</b>	<b>4.25%</b>
<b>Annual Rent:</b>	<b>\$270,000</b>

## Lease Summary

<b>Tenant:</b>	Chase Bank
<b>Lease Type:</b>	Absolute NNN Ground Lease
<b>Landlord Responsibilities:</b>	None
<b>Lease Term:</b>	20 years
<b>Rent Commencement:</b>	January 15, 2020
<b>Rent Increases:</b>	10% every 5 years
<b>Options to Renew:</b>	Four, 5-year options

## Property Specifications

<b>Location:</b>	576 Inman Avenue Colonia, New Jersey
<b>Building Size:</b>	3,022 SF
<b>Year Built:</b>	2020

## Highlights

Rare JP Morgan Chase 20-year lease with 10% rent increases every 5 years

Almost all retail bank branches in this market have excellent unit level deposits

Densely populated location with over 133,000 people within 3 miles with an average household income in excess of \$153,000



# TENANT SUMMARY

JPMorgan Chase & Co. (NYSE: JPM) is a multinational banking and financial services holding company. With \$2.8 trillion in assets, JPMorgan Chase is the largest bank holding company in the United States. With over 250,000 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 and lines of credit, auto loans, business banking loans, and student and other loans; and 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 most prominent corporate, institutional, and government clients.

**\$2.8 Trillion**  
in Assets

**2000**  
Year founded

**250,000+**  
Employees worldwide

**100 Countries**  
Presence in 100 markets

**5,600**  
Branches nationwide

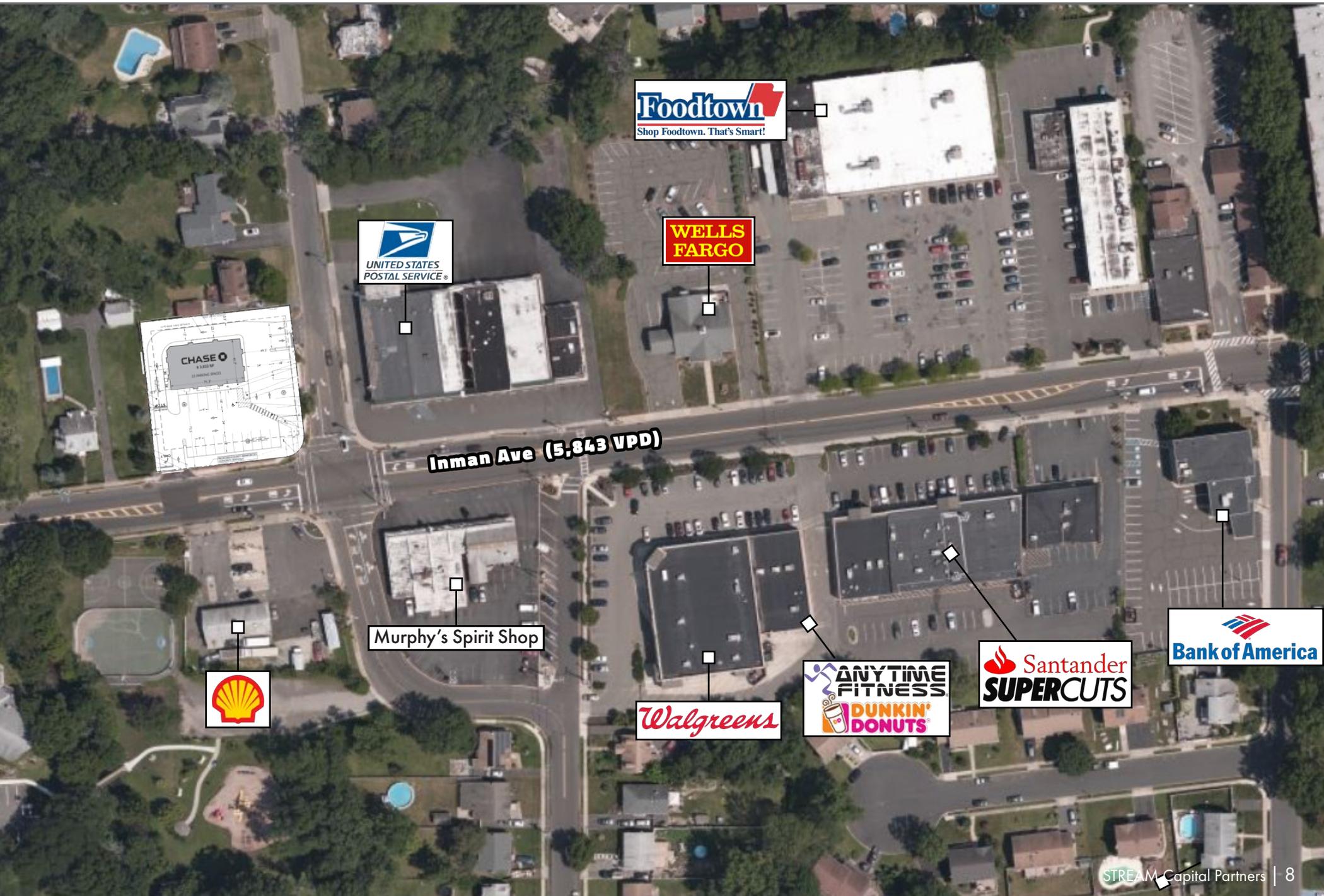
**16,000+**  
ATM's nationwide







# AREA MAP



**Foodtown**  
Shop Foodtown. That's Smart!

**UNITED STATES  
POSTAL SERVICE**

**WELLS  
FARGO**



**Inman Ave (5,843 VPD)**

**Murphy's Spirit Shop**



**Walgreens**

**ANYTIME  
FITNESS**  
**DUNKIN'  
DONUTS**

**Santander  
SUPERCUTS**

**Bank of America**



# MAJOR AREA EMPLOYERS

Numerous Fortune 500 and Global 500 companies have facilities in the nearby Raritan Center Business Park; it is home to FedEx's and UPS's regional shipping centers. Additionally, Johnson & Johnson's world headquarters are located in the community of Edison in the northern area of Middlesex County. Among major employers in the area are renowned healthcare/pharmaceutical institutions such as the Robert Wood Johnson University Hospital, Novo Nordisk, J.F.K. Medical Center, and Bristol-Myers Squibb.



# COLONIA, NEW JERSEY DEMOGRAPHICS

## POPULATION ESTIMATE

1-MILE

14,693

3-MILE

133,614

5-MILE

378,449

## ESTIMATED AVERAGE HOUSEHOLD INCOME

1-MILE

\$158,805

3-MILE

\$153,169

5-MILE

\$145,885



# CONTACT INFORMATION

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