UPLAND REAL ESTATE GROUP, INC.

PROPERTY OVERVIEW

JPMorgan Chase Bank

Minneapolis, Minnesota

INVESTMENT SUMMARY

PRICE	$1,600,000
CAP	5.50%
NOI	$88,000
RENT/SF	$29.33
PRICE/SF	$533.33
RENT ADJUSTMENTS:	**10% Every 5 Years**
YEARS 6-10:	$88,000
YEARS 11-15:	$96,800

LEASE INFORMATION

LEASE TYPE	Modified NNN
RENT COMMENCEMENT	June 1, 2020
LEASE EXPIRATION	May 31, 2035
RENEWAL OPTIONS	Four 5-Year W/ 10% Increases

- Chase Bank has just under 10 years remaining on its original lease with 10% increases every 5 years.
- JPMorgan Chase Bank has an S&P Rating of AA- with over 4,700 branch locations and 15,000 ATMs.
- Bank Deposits of $25.4 Million as of 6/30/2024.
- Located near many Interstates and Highways seeing upwards of 183,000 vehicles per day.
- Excellent demographics with a 5-mile population of 521,389 and an average household income of $123,615
- Just a short distance away is downtown Minneapolis, offering a wealth of entertainment, dining, and cultural experiences, including museums, theaters, and sports venues.

LEASE NOTES:

Landlord responsible for structural replacement.

Bank deposits of $25.4 Million as of 6/30/2024.

7 Parking Stalls

PROPERTY INFORMATION

ADDRESS	1100 E Franklin Ave, Minneapolis, MN
BUILDING SIZE	3,000 SQ FT.
LOT SIZE	0.17 Acres
COUNTY	Hennepin
YEAR BUILT	1918
REMODELED	2019

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2026 POPULATION	50,815	275,189	521,389
2031 POPULATION	51,733	280,708	529,973
2026 MEDIAN HOUSEHOLD INCOME	$50,180	$72,754	$83,791
2026 AVERAGE HOUSEHOLD INCOME	$74,788	$106,688	$123,615

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2026 and 2031.

YEAR END	2024
PROPERTY	Chase Bank
TENANT	JPMorgan Chase Bank N.A.
REVENUES	$180.6 Billion
NET WORTH	$58.5 Billion
S&P RATING	AA-
WEBSITE	https://www.chase.com/
BANK DEPOSITS AT THIS LOCATION	$25.4 Million as of 6/30/2024

JPMorgan Chase Bank is the tenant on the lease with over 4,700 branch locations and 15,000 ATMs.

JPMorgan 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 bank and financial services holding company, JPMorgan Chase. JPMorgan Chase, through its Chase subsidiary, is one of the Big Four banks of the United States. JPMorgan Chase Bank currently sits as the largest financial institution in the United States with approximately $4.4 trillion in assets. Chase stands as one of the highest rated retail tenants commonly seen in the net lease market. Chase utilizes 7 different prototypes, depending on location and available site dimensions, with the bank branches ranging from 3,000 to 4,000 square feet. The company was formed by the merger of the Chase National Bank and the Bank of the Manhattan Company in 1955. It continued to be known as Chase Manhattan Bank until it merged with J.P. Morgan & Co. in 2000. Chase acquired the deposits and most of the assets.

PLEASE CONTACT THE BELOW TO RECEIVE FULL MARKETING PACKAGE WITH BUILDING PHOTOS & AERIALS.

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