



107 CHALMERS RD  
GREENVILLE, SC

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





## 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   |

|              |                    |
|--------------|--------------------|
| <b>NOI</b>   | <b>\$75,000</b>    |
| <b>CAP</b>   | <b>4.25%</b>       |
| <b>PRICE</b> | <b>\$1,765,000</b> |

## 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

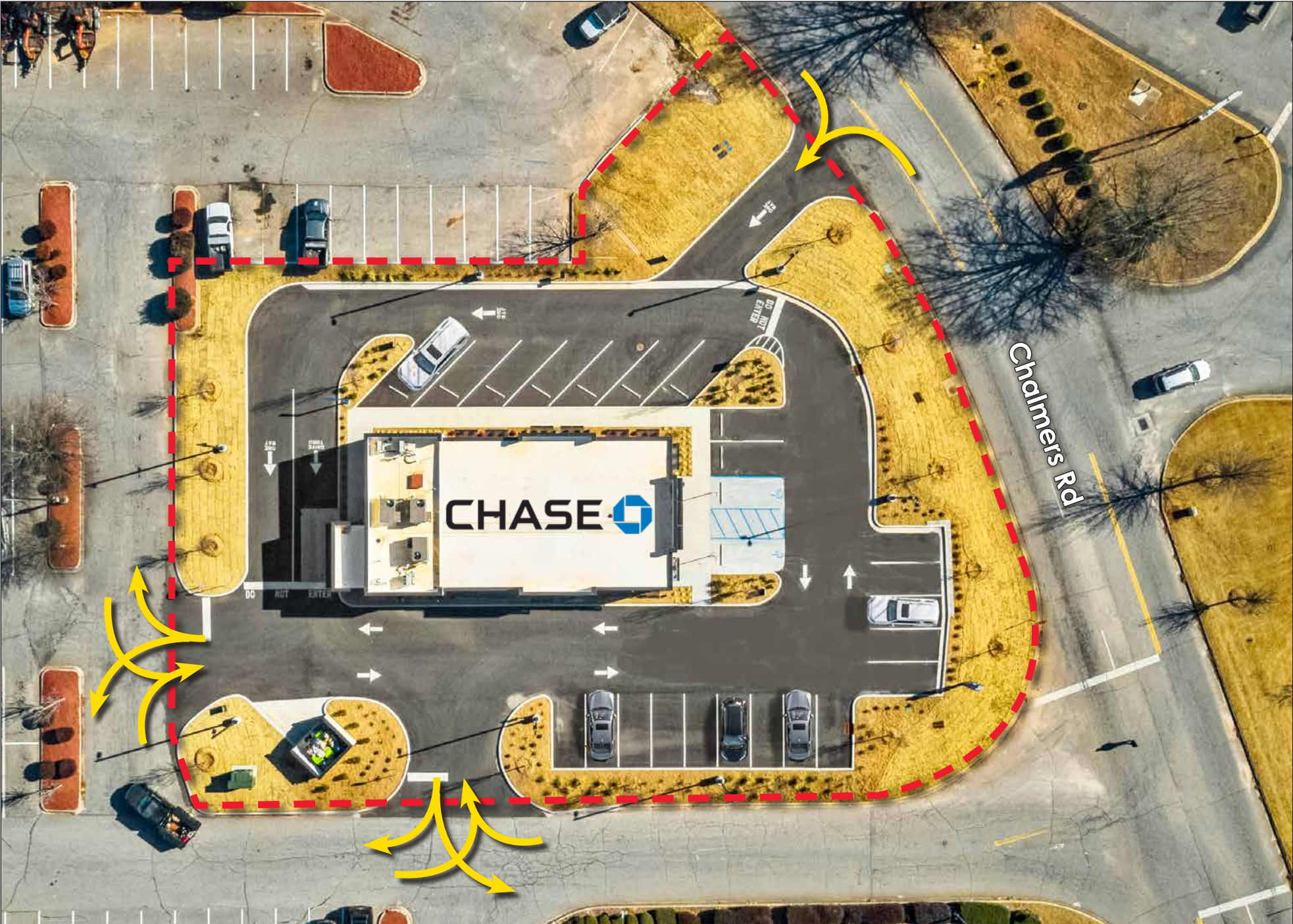
Over 25+ colleges and university in the Upstate region providing ~28K graduates to the workforce each year | Greenville, SC has had \$11B of capital investment in the trailing 3 years | 13.5% population growth since 2014



### 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

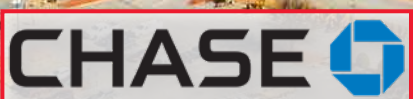
Confluence Outdoor

ReWa Water Discovery Lab



86,400 VPD

US Renal Care



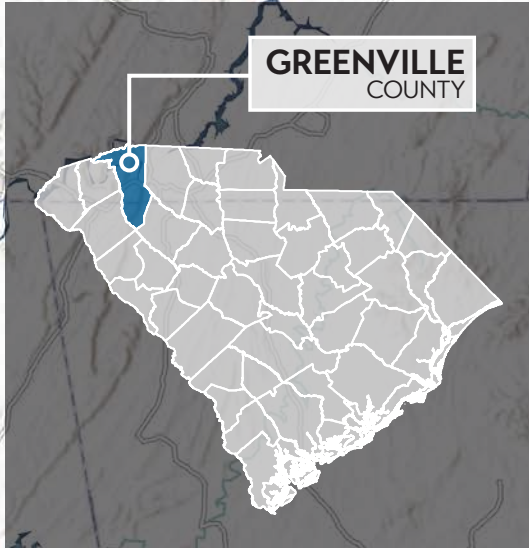
Chalmers Rd







## 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

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