

1606 CHURCH ST CONWAY, SC (MYRTLE BEACH MSA)

CHASE

REPRESENTATIVE PHOTO

**OFFERED
FOR SALE**

\$3,222,000 | 4.50% CAP

**- OUTPARCEL TO RENOVATED &
UPGRADED SHOPPING CENTER**



CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™



Conway High
1,724 Students

Conway Sports &
Fitness Center

Walmart

HARBOR FREIGHT
planet fitness

BIG LOTS

Applebee's

CIRCLE K

McALISTER'S
DELI

Walmart
Neighborhood Market

Burlington

FIVE BELOW

ULTA

ZAXBY'S

COOK OUT

BURGER KING

KFC

Bojangles



McDonald's

Marshalls
PET SMART
HomeGoods

Chick-fil-A

Arbys

belk

DUNKIN'

Walgreens

CHASE

Parker's
kitchen

CHIPOTLE
MEXICAN GRILL
Available

Pizza Hut

16TH AVE 12,000 VPD

United
Community

CHURCH ST 34,400 VPD

Hardee's

SHERWIN-WILLIAMS

motel
6



EXECUTIVE SUMMARY

This offering represents the opportunity to acquire a newly constructed absolute NNN ground lease property occupied by Chase Bank in Conway, South Carolina. The asset is leased to JPMorgan Chase under a 15-year ground lease with zero landlord responsibilities and features a modern branch built to the bank's latest retail banking prototype.

The property is positioned along Church Street, Conway's primary retail corridor, with approximately 34,400 vehicles per day and more than 1.2 million square feet of retail space within a one-mile radius. The surrounding trade area includes numerous national retailers such as Walmart, Lowe's, Starbucks, Chick-fil-A, and McDonald's, creating a strong retail ecosystem that supports consistent traffic and long-term viability.

The lease features 10% rent increases every five years and three five-year extension options, providing long-term income growth potential. The investment is backed by the corporate guaranty of JPMorgan Chase, one of the largest financial institutions in the world with an A+ credit rating and more than 5,600 branch locations nationwide.

RENT SCHEDULE	RENT	RETURN
Current Term	1-5	\$145,000
Rent Escalation	6-10	\$159,500
Rent Escalation	11-15	\$175,450
1st Extension Term	16-20	\$192,995
2nd Extension Term	21-25	\$212,295
3rd Extension Term	26-30	\$233,524

NOI	\$145,000
CAP RATE	4.50%
LISTING PRICE	\$3,222,000

ASSET SNAPSHOT

Tenant Name	Chase Bank
Address	1606 Church St, Conway, SC
Building Size (GLA)	4,303 SF
Land Size	1.03 Acres
Year Built	2026
Signatory/Guarantor	JPMorgan Chase (Corporate)
Rent Type	Abs. NNN Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	8/28/2026
Lease Expiration Date	8/31/2041
Remaining Term	15 Years
Rental Increases	10% Every 5 Years and In Options
NOI	\$145,000



REPRESENTATIVE PHOTO



44,972
PEOPLE
IN 5 MILE RADIUS



\$77,994
AHHI IN
5 MILE RADIUS



34,400
VPD ON
CHURCH ST





STRONG LEASE FUNDAMENTALS

- 15-year absolute NNN ground lease with zero landlord responsibilities
- Three (3) five-year renewal options
- 10% rent increases every five years
- Long-term passive income backed by an investment grade tenant



INVESTMENT GRADE TENANT

- JPMorgan Chase (NYSE: JPM) – market cap of \$360B with 5,600+ locations nationwide
- S&P credit rating: A+
- Largest financial institution in the world



PRIME CHURCH ST RETAIL CORRIDOR

- Located on Church Street (34K VPD), Conway's main commercial artery
- High visibility with signalized access
- US-501 provides consistent commuter and tourist traffic



NEW CONSTRUCTION WITH NEW FORMAT

- Built-to-suit under JPMorgan Chase's latest retail banking prototype
- Modern design with advanced ATMs and drive-thru lanes for convenience and efficiency
- Purpose-built layout reflects long-term commitment and supports evolving omni-channel strategy for sustained performance



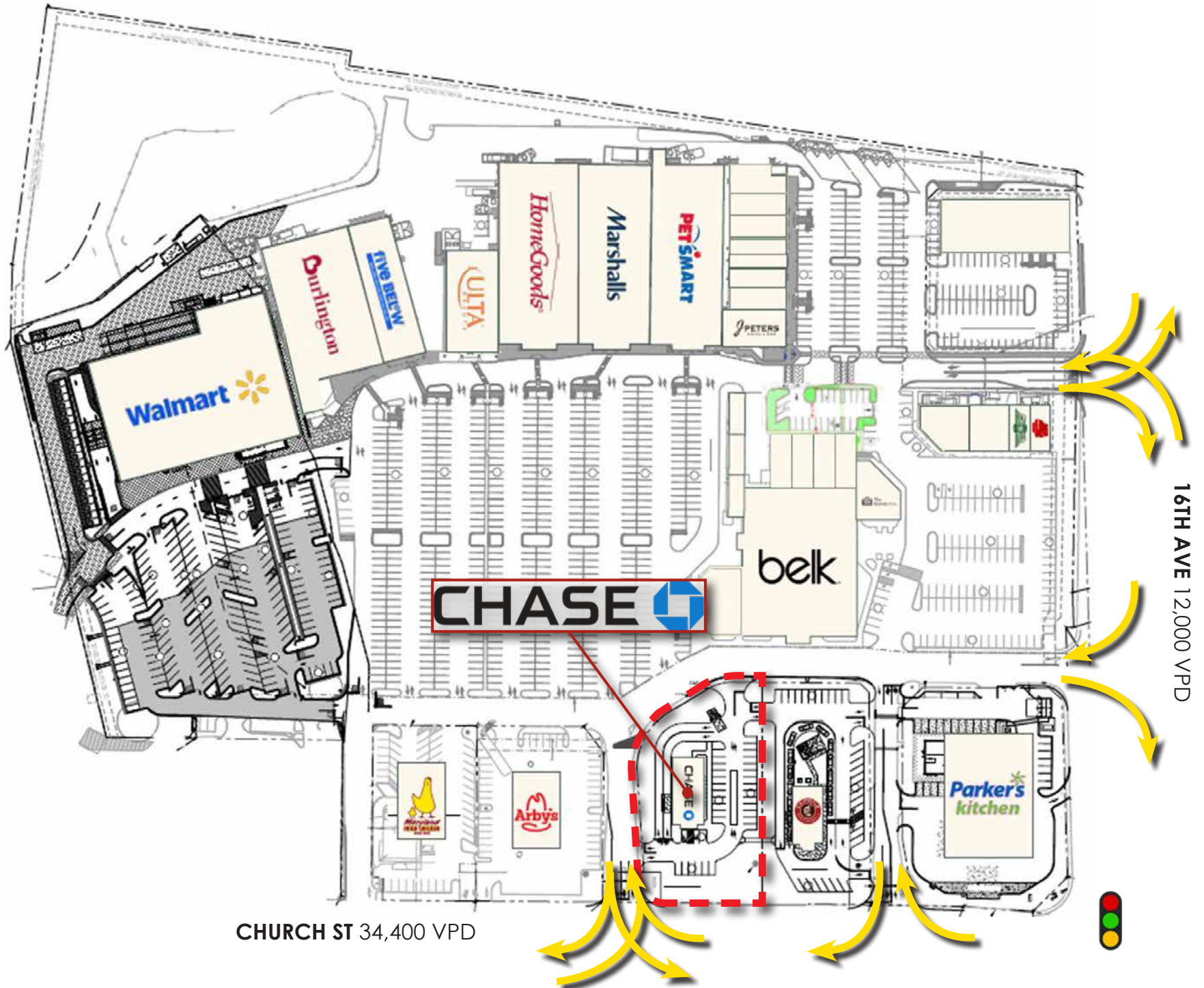
MYRTLE BEACH, SC MSA

- Located in one of the fastest-growing coastal MSAs in the Southeast
- Benefits from strong population growth, tourism-driven economy, and ongoing residential development
- Horry County consistently ranks among South Carolina's fastest-growing counties, supporting sustained retail demand



RETAIL DENSE CORRIDOR

- Situated in Conway's primary retail corridor, surrounded by national tenants including Walmart, Lowe's, Starbucks, Chick-fil-A, and McDonald's
- Over 1.2M SF of retail space within a 1-mile radius
- Conway serves as the county seat and commercial hub of Horry County

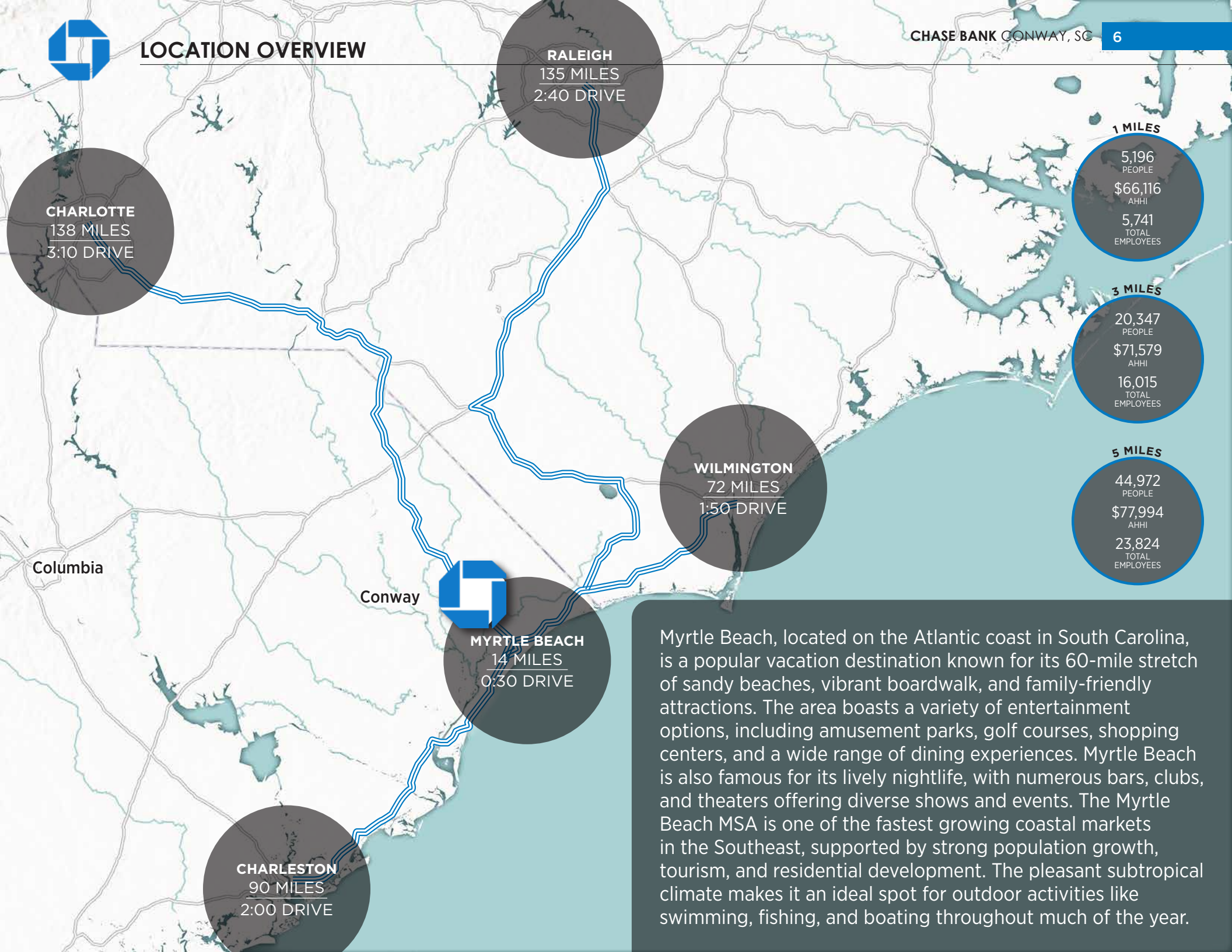


CHURCH ST 34,400 VPD

16TH AVE 12,000 VPD



LOCATION OVERVIEW



CHARLOTTE
138 MILES
3:10 DRIVE

RALEIGH
135 MILES
2:40 DRIVE

WILMINGTON
72 MILES
1:50 DRIVE

MYRTLE BEACH
14 MILES
0:30 DRIVE

CHARLESTON
90 MILES
2:00 DRIVE

1 MILES

5,196
PEOPLE
\$66,116
AHHI
5,741
TOTAL
EMPLOYEES

3 MILES

20,347
PEOPLE
\$71,579
AHHI
16,015
TOTAL
EMPLOYEES

5 MILES

44,972
PEOPLE
\$77,994
AHHI
23,824
TOTAL
EMPLOYEES

Myrtle Beach, located on the Atlantic coast in South Carolina, is a popular vacation destination known for its 60-mile stretch of sandy beaches, vibrant boardwalk, and family-friendly attractions. The area boasts a variety of entertainment options, including amusement parks, golf courses, shopping centers, and a wide range of dining experiences. Myrtle Beach is also famous for its lively nightlife, with numerous bars, clubs, and theaters offering diverse shows and events. The Myrtle Beach MSA is one of the fastest growing coastal markets in the Southeast, supported by strong population growth, tourism, and residential development. The pleasant subtropical climate makes it an ideal spot for outdoor activities like swimming, fishing, and boating throughout much of the year.



TENANT SUMMARY

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	
Founded:	1799
Ownership:	Public (NYSE: JPM)
Market Cap:	\$360B
Credit Rating	A+
# of Locations:	5,600+
Headquarters:	New York, New York
Guaranty:	Corporate



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REPRESENTATIVE PHOTO

Exclusively Offered By



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