

CHASE

1-3 WEBB PLACE | DOVER, NH

OFFERED
FOR SALE
\$3,000,000
5.00%

TRI-CITY PLAZA
Market Basket
TJ-maxx
Staples
PET SUPPLIES PLUS

SHAW'S PLAZA
shaws petco
ACE
Orangetheory
Panera Aroma Joe's

AutoZone

REVO CASINO

MATTRESS FIRM

Wendy's

HIGH ST 23,331 VPD

WEEKS LN 22,973 VPD

verizon

pepperoni's

Pizza Hut

TUCKERS

CENTRAL AVE 27,749 VPD

McDonald's

Eastern Bank

Applebee's



NEW ROCHESTER RD 19,159 VPD

convenientMD
FIVE GUYS
T-Mobile
Starbucks

Comfort SUITES

INDIAN BROOK DR 32,000 VPD

MICRÔTEL
BY WYNDHAM

CONFIDENTIAL
OFFERING MEMORANDUM

 Atlantic
CAPITAL PARTNERS™





EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to present the sale of a newly constructed Chase Bank located at 1-3 Webb Place in Dover, New Hampshire. This 3,333 SF prototype branch is under construction and is slated to open in Q4 2024. The property is strategically situated at the intersection of High Street and Central Avenue, right in the heart of Dover's primary retail corridor, which includes prominent retailers such as Market Basket, Home Depot, Target, Walmart, Hannaford, and HomeGoods.

The site benefits from excellent visibility at a key traffic intersection and provides easy access to Route 16 (Spaulding Turnpike), a major route with a daily traffic volume of approximately 45,000 vehicles. Chase Bank has committed to a 15-year Ground Lease, set to commence in Q4 2024, with six five-year renewal options. The lease includes 10% rent escalations at the start of each option period and throughout the initial term, with a current annual rent of \$150,000. This investment combines the advantages of new construction, zero landlord responsibilities, and a stable, long-term passive income stream.

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	1-5	\$150,000
Base Rental Increase (10% Every 5 Years)	6-10	\$165,000
Base Rental Increase (10% Every 5 Years)	11-15	\$181,500
Option 1	16-20	\$199,650
Option 2	21-25	\$219,615
Option 3	26-30	\$241,576
Option 4	31-35	\$265,734

*Tenant has Two (2), Additional Five (5) Year Options

NOI	\$150,000
CAP	5.00%
PRICE	\$3,000,000

ASSET SNAPSHOT

Tenant Name	Chase Bank (S&P A+)
Address	1-3 Webb Place, Dover, NH
Building Size	3,333 SF
Land Size	0.98 AC
Year Built/Renovated	2024
Signator/Guarantor	Corporate
Rent Type	NNN Ground Lease
Landlord Responsibilities	None
Lease Expiration Date	Est. 1/1/2040
Remaining Term	15 Years
Current Annual Rent	\$150,000



34,951 PEOPLE IN 3 MILE RADIUS

\$120,792 AHHI IN 3 MILE RADIUS

27,749 VPD ON CENTRAL RD





NEW 15-YEAR NNN GROUND LEASE

NNN Ground Lease affords investors with zero landlord responsibilities and a completely passive income stream



ATTRACTIVE RENTAL INCREASES

10% rent increases every 5-years throughout the initial term and at the beginning of each option period



ROBUST DEMOGRAPHICS

60,983 people earning over \$121,375 within a 5-mile radius



LOCATED IN HIGH TRAFFIC RETAIL CORRIDOR

Situated along Central Avenue which sees 27,749 VPD with easy access to Route 16 (45,129 VPD)



CORPORATE GUARANTY FROM INVESTMENT GRADE TENANT

JPMorgan Chase has a Market Cap of \$555B (NYSE: JPM) and has a credit rating of A+ (S&P)



PROXIMITY BENEFITS AND STRATEGIC LOCATION

Sites benefits from excellent visibility at a key traffic junction between Tri-City Plaza (2.5M annual visits) and Dover Commons (1M annual visits)



IMMEDIATE TRADE AREA



DOVER, NH | RETAIL NODE

The retail node in Dover, NH is home to two notable Shopping Centers: Dover Crossing and Tri-City Plaza. Combined, these two shopping centers have seen close to 3M visitors in the last 12 months and are home to notable retailers such as Shaw's, Market Basket, TJ Maxx, and Staples. Additionally, the retail node in Dover is home to Hannaford, Walmart, Target, and Home Depot, just north of Tri-City plaza.

WEEKS LN / WEBB PL
22,973 VPD

DOVER CROSSING
shaw's petco
ACE Hardware Orangetheory
Panera Aroma Joe's

Hannaford

WENTWORTH-DOUGLASS
HOSPITAL 178 BEDS

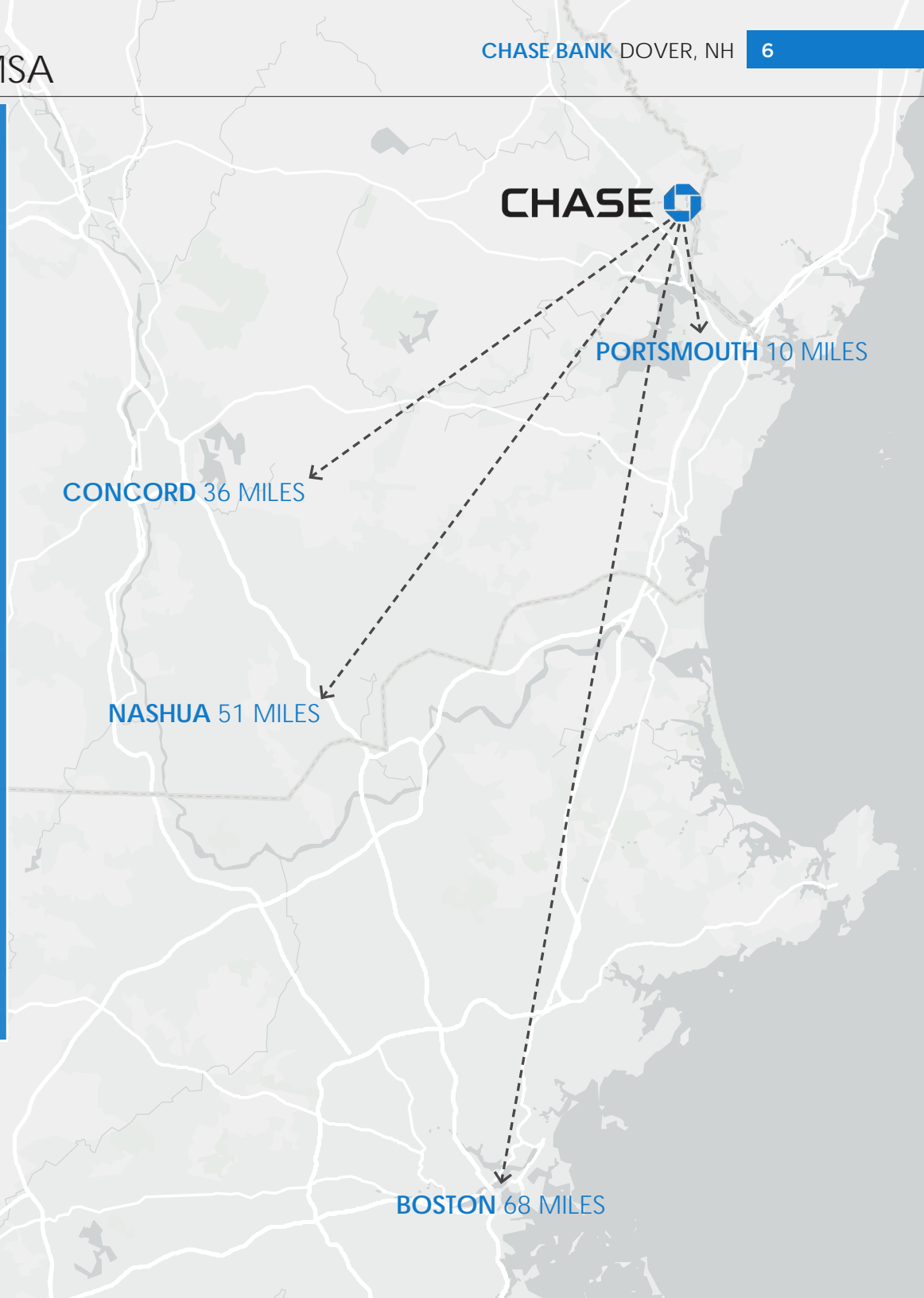
GARRISON CITY COMMONS
ALDI FIREHOUSE SUBS
Newburyport Bank

Dover, New Hampshire, is a historic city in Strafford County with a population of approximately 32,741 residents as of the 2020 census. The city has seen significant economic growth, driven by its strategic location in the Seacoast region and proximity to major highways like Route 4 and the Spaulding Turnpike. Dover's economy benefits from a mix of traditional industries and modern business developments, with key sectors including healthcare, education, manufacturing, and retail. The presence of Wentworth-Douglass Hospital, strong educational institutions, and a robust manufacturing sector contribute to a well-rounded and diverse economic environment.

Commercial real estate development in Dover has been active, focusing on enhancing retail spaces, industrial parks, and mixed-use developments. Recent trends include the expansion of new shopping centers, revitalization of existing retail areas, and the development of industrial parks to accommodate manufacturing and logistics companies. Mixed-use projects that combine residential, commercial, and office spaces are also on the rise, creating vibrant, integrated community hubs. Additionally, downtown revitalization efforts aim to enhance the historic downtown area with new businesses, dining options, and cultural attractions. Dover's balanced approach to development and economic growth aims to create a thriving community with ample opportunities for businesses and residents alike, making it an attractive place to live and work in New Hampshire's Seacoast region.



**STRAFFORD
COUNTY**



BOSTON 68 MILES

CHASE BANK QUICK FACTS

Founded	1799
Headquarters	New York, NY
Locations	4,700+
Revenue (2022)	\$148.8B
Stock Symbol	NYSE: JPM

CHASE

TENANT SUMMARY

Chase Bank, officially known as JPMorgan Chase Bank, N.A., is a national bank headquartered in New York City. It is a subsidiary of JPMorgan Chase & Co., one of the largest financial institutions in the world. Founded in 1799 as The Manhattan Company, Chase Bank has grown to serve millions of customers across the United States with over 4,700 branches and 16,000 ATMs. The bank offers a wide range of financial services, including personal and business banking, credit cards, mortgages, and investment services. Chase is known for its digital banking innovations, providing customers with advanced mobile and online banking options. It plays a significant role in global finance, offering extensive wealth management and investment banking services. Chase Bank continues to expand its reach and services, focusing on customer experience and technological advancements.

LESSEE	Chase Bank
LAND	0.98 AC
LEASE TERM	Fifteen (15) Years
RENT COMMENCEMENT DATE	Est. Q4 2024
EXPIRATION DATE	Est. Q4 2039

BASE RENT	PERIOD (LEASE YEARS)	ANNUAL	MONTHLY
CURRENT TERM	1-5	\$150,000	\$12,500
BASE RENTAL INCREASE (10% EVERY 5 YEARS)	6-10	\$165,000	\$13,750
BASE RENTAL INCREASE (10% EVERY 5 YEARS)	11-15	\$181,500	\$15,125
Option 1	16-20	\$199,650	\$16,638
Option 2	21-25	\$219,615	\$18,301
Option 3	26-30	\$241,576	\$20,131
Option 4	31-35	\$265,734	\$22,145

*Tenant has Two (2), Additional Five (5) Year Options

SIGNATOR/GUARANTOR	JPMorgan Chase Bank, N.A.
RENEWAL TERM(S)	Six (6) Five (5) Year Options
REQUIRED PARKING	None

USE RESTRICTIONS	Tenant shall have the right to use and enjoy the Premises for one or more retail financial services of any type, including, without limitation, banking, mortgage lending, insurance, securities services, savings and loan, financial services organization, pay day loan company (or other commercial or personal lender), trust company, credit card company, drive-through capability, general office use, ATM facilities, wealth management, parking, and/or any other lawful purpose
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TERMINATION OPTION(S)	None
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REAL ESTATE TAXES	Commencing on the Rent Commencement Date and continuing throughout the remainder of the Term, Tenant shall pay directly to the applicable Governmental Authority, association or other payee all Taxes
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COMMON AREA EXPENSES	See Below
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REPAIRS & MAINTENANCE	Tenant shall maintain and repair the Premises, including, without limitation, the interior and exterior, structural and nonstructural, including parking areas, sidewalks and curbs located within the Premises throughout the Term and any Renewal Term
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UTILITIES	Tenant shall be responsible, at its sole cost and expense, for obtaining, connecting, installing, repairing and maintaining all utility lines, connections and facilities on the Premises and shall pay all charges for gas, electricity, telephone and other communication services and all other utilities and similar services rendered or supplied to the Premises following the Delivery Date and throughout the duration of the Term
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INSURANCE	Tenant shall maintain (i) commercial general liability insurance, with limits of not less than \$2,000,000.00 per occurrence for bodily injury, personal injury, death, and property damage with respect to the Premises, naming Landlord, its property manager and any mortgagee of Landlord as additional insureds, and (ii) "Basic Form" property damage insurance, including plate glass and builder's risk insurance during any period of construction, covering Tenant's personal property and all Improvements and Alterations at and to the Premises on a full replacement cost basis
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ASSIGNMENT, SUBLETTING & GO DARK	Tenant may, without the prior consent of Landlord, assign this Lease to any (i) state or national banking association, (ii) state or federal savings and loan association, savings bank or other financial institution, (iii) affiliate, parent, subsidiary or successor of Tenant or JPMorgan Chase & Co. by merger, consolidation, acquisition or purchase of all or substantially all of the assets of Tenant, or (iv) or any entity acquiring at least thirty-five (35) of Tenant's retail branch operations in the New England region. Tenant may, upon receipt of Landlord's prior written consent, which consent shall not be unreasonably withheld, conditioned or delayed, sublease the whole or any portion of the Premises, provided that (i) the term of any such sublease (including all renewal and extension rights of any kind or type) shall not extend past the stated expiration date of the Term, and (ii) the intended use by the sublessee does not violate any deed restrictions or other Permitted Exception affecting the Land of which Tenant has received written notice from Landlord; provided, however, Landlord's prior written consent shall not be required for any sublease to an Affiliated Transferee
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ESTOPPEL CERTIFICATE	Landlord and Tenant shall execute and deliver to each other, within twenty (20) days following written request therefor by the other party, an estoppel certificate
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HOLDING OVER	At the expiration or earlier termination of this Lease, any holdover shall be from month to month at 150% of the Base Rent for the month preceding the expiration or earlier termination of this Lease, and otherwise on the same terms and conditions as herein provided
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AutoZone

REVO CASINO

MATTRESS FIRM

Wendy's

Exclusively Offered By



verizon

WEEKS LN 22,973 VPD

Pizza Hut

PRIMARY DEAL CONTACTS

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NEW ROCHESTER RD 27,749 VPD

Eastern Bank

Applebees

BROKER OF RECORD

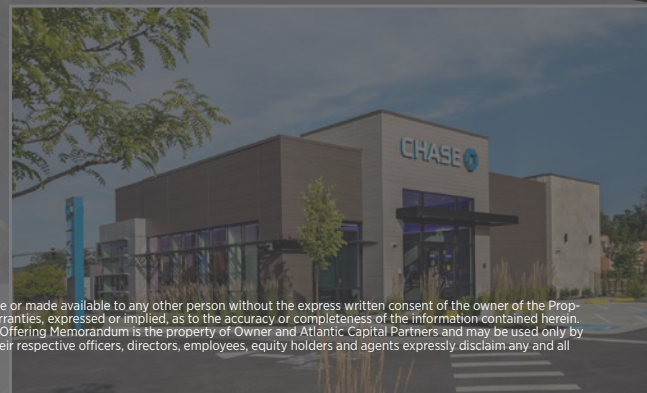
BRYAN ANDERSON
Partner
License #: 056400
617.239.3619



convenientMD
FIVE GUYS
T-Mobile
Starbucks

INDIAN BROOK DR 32,000

MICROTEL



REPRESENTATIVE PHOTO

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