

CHASE



**4625 COUNTRY CLUB ROAD
WINSTON-SALEM, NC**

**OFFERED
FOR SALE**

\$3,222,000 | 4.50% CAP



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of an Absolute NNN Chase Bank Ground Lease in Winston-Salem, NC. The Absolute NNN Ground Lease to Chase Bank is for 15 years starting in August of 2025.



**15-YR
LEASE**



**POSITIONED IN
RETAIL NODE**



**HIGH GROWTH
MARKET**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$145,000
Rent Escalation	6-10	\$159,500
Rent Escalation	11-15	\$175,450
1st Option Term	16-20	\$192,995
2nd Option Term	21-25	\$212,295
3rd Option Term	26-30	\$233,524
4th Option Term	31-35	\$256,876
5th Option Term	36-40	\$282,564
6th Option Term	41-45	\$310,820

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

ASSET SNAPSHOT

Tenant Name	Chase Bank
Signatory/Guarantor	JPMorgan Chase (Corporate) AA1 Credit Rating
Address	4625 Country Club Rd, Winston-Salem, NC 27104
Building Size (GLA)	4,400 SF
Land Size	0.83 Acres
Construction	2025
Rent Type	Absolute NNN - Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	8/1/2025
Lease Expiration Date	7/31/2040
Rental Increases	10% Every 5 Years and in Option Periods
Remaining Term	15 Years
Current Annual Rent	\$145,000

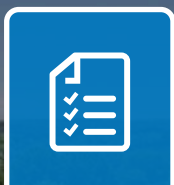
ACTUAL LOCATION



138,284 PEOPLE
IN 5 MILE RADIUS

\$113,071 AHHI
IN 3 MILE RADIUS

42,000 VPD
AT LIGHTED INTERSECTION



STRONG LEASE FUNDAMENTALS

10% rent increase every 5 years and during options periods | Absolute NNN Ground lease providing no Landlord Responsibilities | Six (6) - 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



WINSTON-SALEM MSA

Winston Salem has seen steady growth over the past 5 years with its population increasing by almost 2% since the last census | According to the world population review, Winston-Salem is the fifth most populous city in the state of North Carolina



LOCATED IN HIGH GROWTH RETAIL NODE

Over 1.6M SF of Retail Space located in a 1-mile radius, boasting a vacancy rate of 2.4% | Nearby National Retail Tenants include: Walmart Supercenter, Home Depot, Costco Wholesale, Sam's Club, and much more



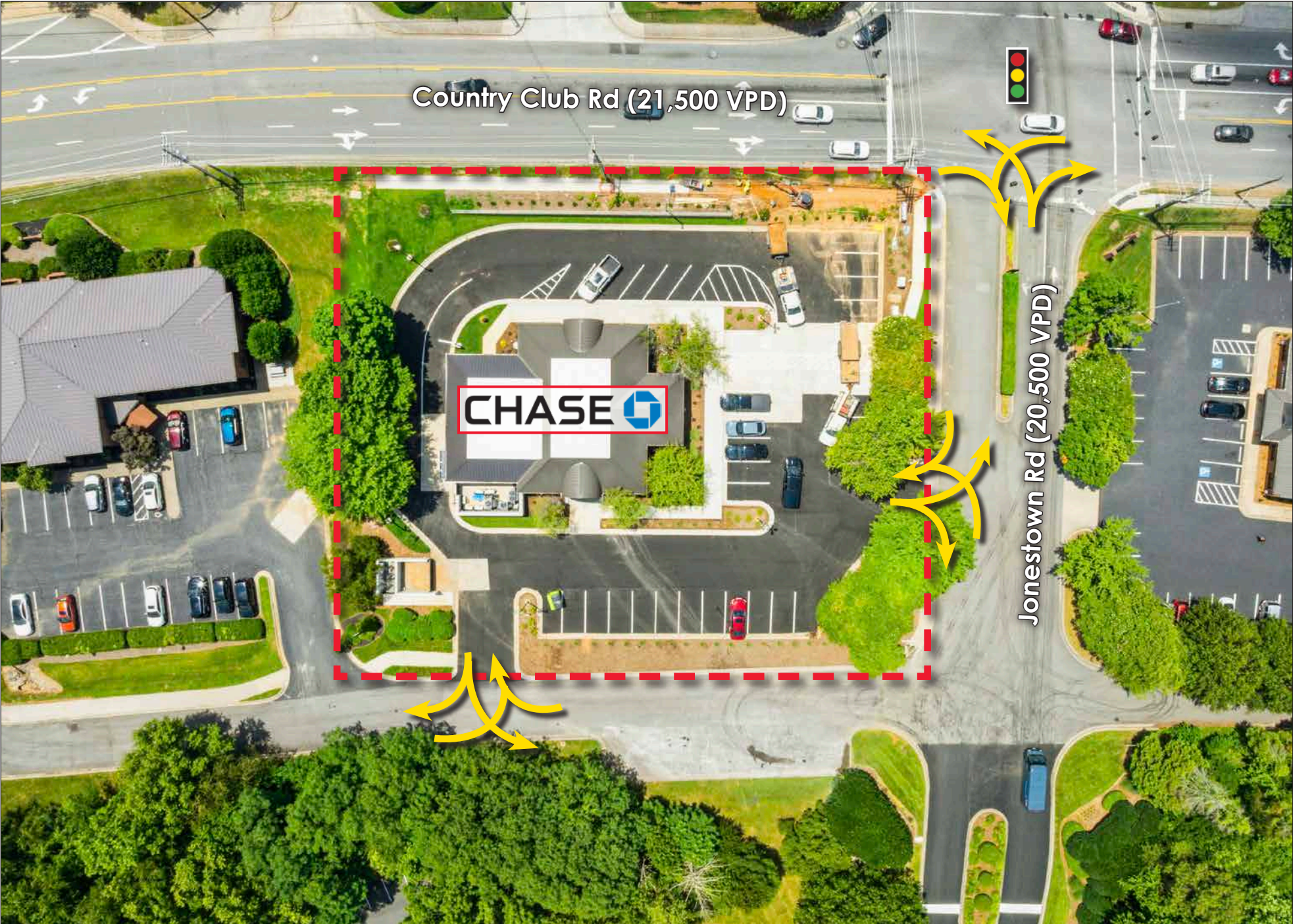
HIGHLY VISIBLE AND ACCESSIBLE LOCATION

Located at the lighted intersection of Country Club Rd (21,500 VPD) & Jonestown Rd (20,500 VPD) providing superior visibility into the site | Adjacent to Cambridge Park Apartments, a 250 unit apartment complex



INNOVATION QUARTER AND DOWNTOWN WINSTON-SALEM

Chase Bank is located west of the Innovation Quarter in Winston-Salem | This area is attracting new businesses and reports indicating over \$6 billion in investments and over 11,000 new jobs in the pipeline





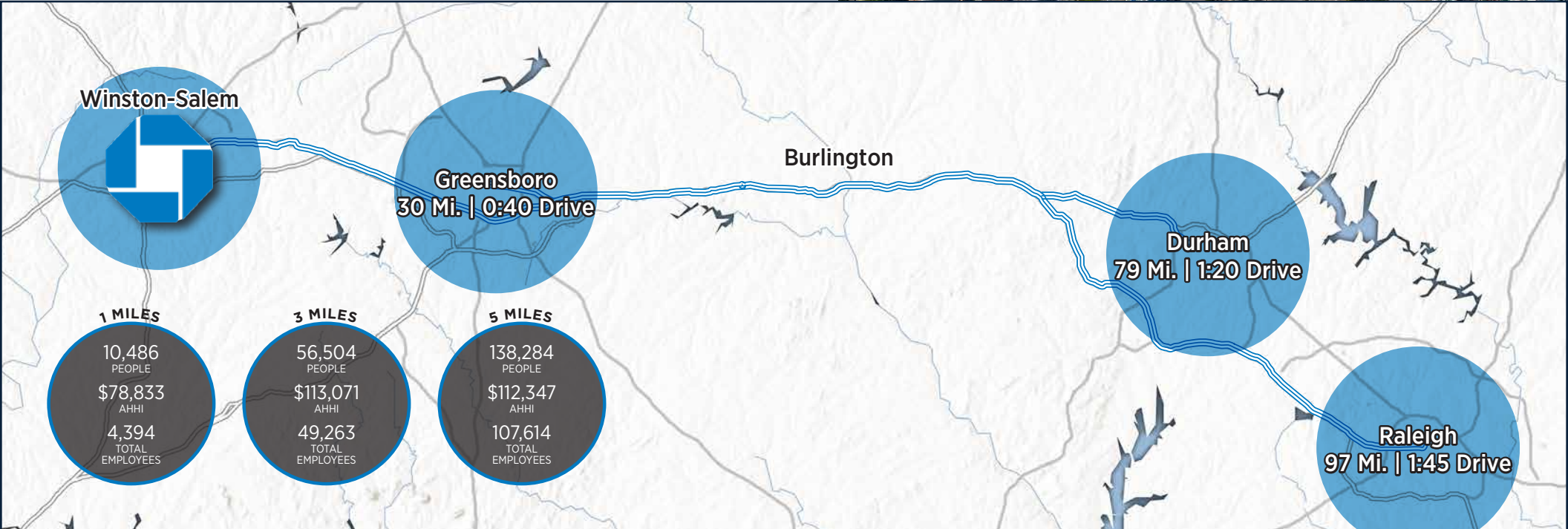


WINSTON-SALEM, NC

Winston-Salem, North Carolina, is a vibrant city located in the Piedmont Triad region, known for its unique blend of historical charm and modern innovation. Formed in 1913 by the merger of the towns of Winston and Salem, the city reflects both the religious heritage of Moravian settlers and the industrial legacy of tobacco magnate R.J. Reynolds. Today, Winston-Salem has evolved into a hub for education, technology, and healthcare, home to institutions such as Wake Forest University, Winston-Salem State University, and the University of North Carolina School of the Arts. The city is also recognized for its thriving arts and culture scene, hosting events like the RiverRun International Film Festival and the National Black Theatre Festival. With attractions like the historic Old Salem district, over 3,500 acres of parks, and a revitalized downtown rich in dining and entertainment, Winston-Salem offers residents and visitors alike a dynamic and welcoming atmosphere.



Downtown Winston-Salem





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	AA1
# of Locations:	5,600+
Headquarters:	New York, New York
Guaranty:	Corporate

OFFERED FOR SALE

\$3,222,000 | 4.50% CAP

CHASE



4625 COUNTRY CLUB RD
WINSTON-SALEM, NC

Exclusively Offered By



PRIMARY DEAL CONTACTS

DAVID HOPPE

Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

BEN OLMSTEAD

Associate
980.498.3296
bolmstead@atlanticretail.com

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Chase Bank - Winston-Salem, NC (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.