



SWC LONE TREE WAY & JEFFERY WAY | BRENTWOOD, CALIFORNIA
OFFERING MEMORANDUM

EXCLUSIVELY OFFERED BY:

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NET LEASE INVESTMENTS





NEW HOUSING DEVELOPMENT:
PARK RIDGE (525 SINGLE FAMILY HOME)

74,600 CARS PER DAY

41,900 CARS PER DAY



LONE TREE WAY
 CA STATE ROUTE 4
 JEFFERY WAY

CHASE

FITNESS

LOWE'S

TENANT:	JPMorgan Chase Bank, N.A.
LOCATION:	SWC Lone Tree Way & Jeffery Way Brentwood, CA
APN:	019-020-071-7
BUILDING SIZE:	3,470± square feet
LAND SIZE:	1.24± acres
YEAR BUILT:	2019
LEASE COMMENCEMENT:	TBD 2019
LEASE EXPIRATION:	TBD 2039
OPTIONS:	Two (2) five (5) year options & one (1) four (4) year eleven (11) month option
INCREASES:	10% every 5 years
LEASE TYPE:	Absolute NNN Ground Lease No landlord responsibilities



NEW
CONSTRUCTION
20 YR
GROUND LEASE



NO LANDLORD
RESPONSIBILITIES
"MAILBOX MONEY"



BAY AREA MSA LOCATION
EXTREMELY RARE



FIXED RENTAL
INCREASES
10%
EVERY 5 YEARS



LARGE PARCEL
1.24+ AC
FREEWAY OFF-RAMP



PRICE
\$5,000,000



CAP RATE
3.75%



NOI
\$187,000



INVESTMENT HIGHLIGHTS

BRAND NEW 2019 CONSTRUCTION IN THE NEW SHOPS AT LONE TREE PLAZA CENTER

RARE SAN FRANCISCO BAY AREA SINGLE TENANT NET LEASE OPPORTUNITY

NEW 20-YEAR GROUND LEASE - NO LANDLORD RESPONSIBILITIES

CORPORATE GUARANTEE BY INVESTMENT GRADE TENANT - S&P RATED A- (STABLE)

RENT INCREASES

- 10% rent increases every 5 years provides a hedge against inflation

LOCATED ON CALIFORNIA STATE ROUTE 4 (74,600 ADT) AND LONE TREE WAY (41,900 ADT)

EXCEPTIONAL DEMOGRAPHICS

- 188,200 residents within 5 miles and average household income of \$136,804 within 1 mile



Actual Property



INVESTMENT HIGHLIGHTS

DOMINANT RETAIL CORRIDOR WITH NOTABLE TENANTS:

- Home Depot, Lowe's Home Improvement, Target, Best Buy, BevMo, Hobby Lobby, and Kohl's

NEARBY POINTS OF INTEREST

- 2 miles east of Deer Valley High School (~2,156 students)
- 2 miles southwest of Freedom High School (~2,643 students)
- 3 miles northeast of Kaiser Permanente Antioch Medical Center, a 150-bed acute care hospital offering a wide variety of primary and specialty services



Representative Photo

SURROUNDING RETAIL (NORTH VIEW)



TRADER JOE'S THE HOME DEPOT Smart & Final. Michaels Where Creativity Happens IN-N-OUT BURGER KOHL'S

NEW HOUSING DEVELOPMENT:
PARK RIDGE (525 SINGLE FAMILY HOME)

TARGET BARNES & NOBLE BED BATH & BEYOND Pier 1 imports Starbucks dressbarn Panda Express Mimi's Cafe M

LOWE'S

CHASE

LONE TREE WAY

JEFFERY WAY

74,600 CARS PER DAY

7 ELEVEN TACO BELL 24 FITNESS

SURROUNDING RETAIL (WEST VIEW)



SAN FRANCISCO



74,600 CARS PER DAY

CHASE

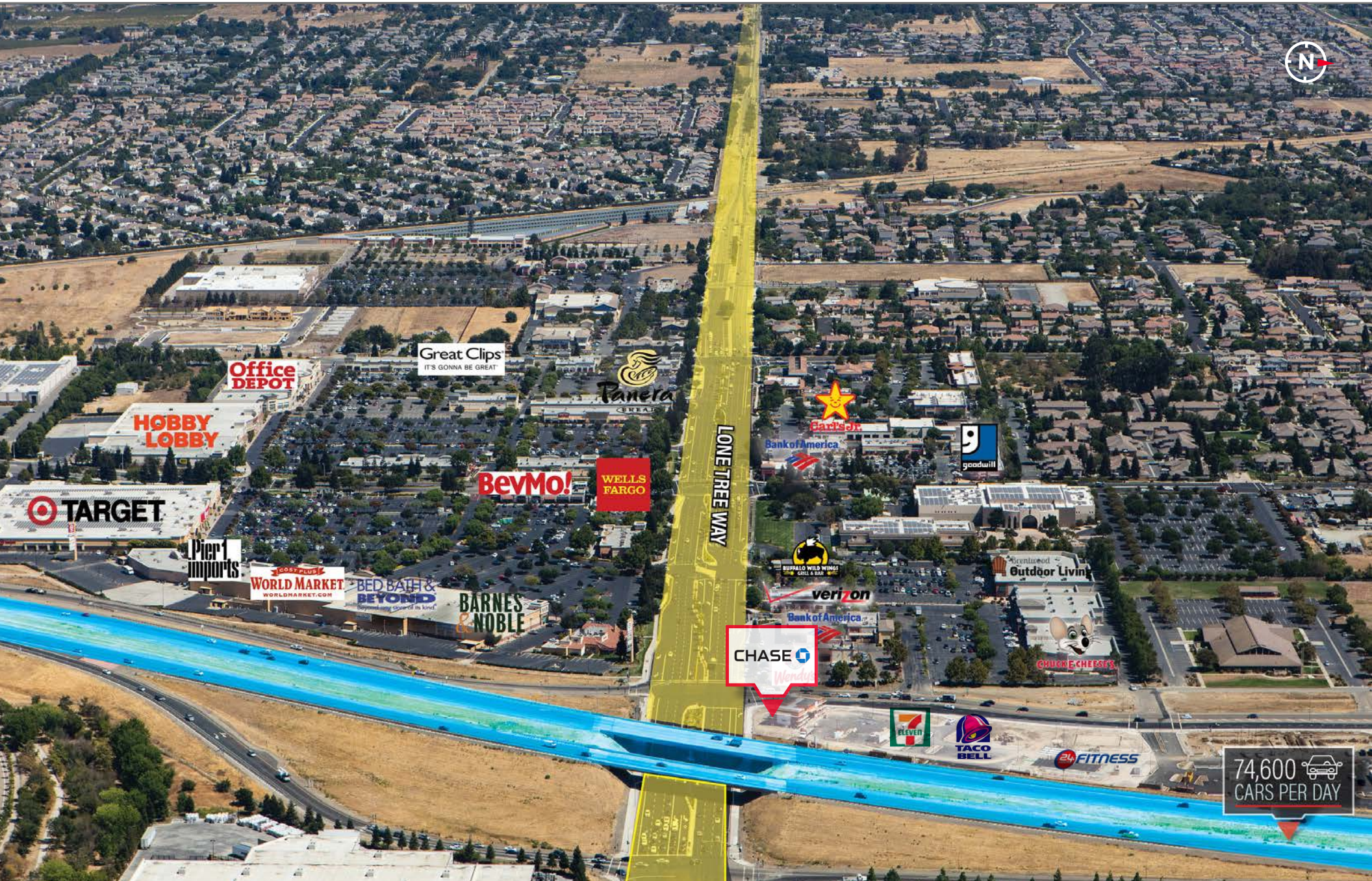
74,600 CARS PER DAY

41,900 CARS PER DAY

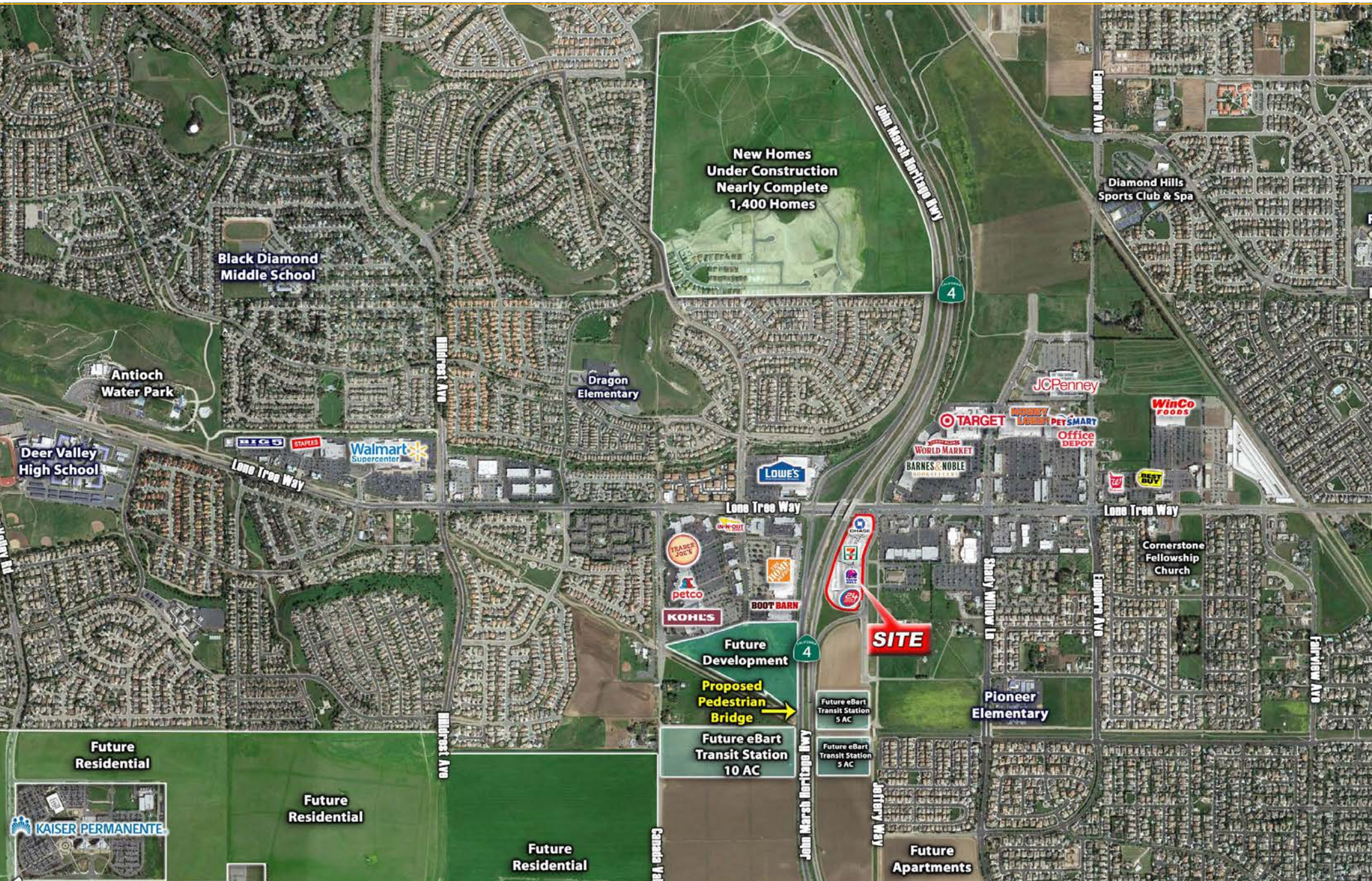
SHADY WILLOW LN

SHADY WILLOW LN

SURROUNDING RETAIL (EAST VIEW)



TRADE AERIAL



SURROUNDING RETAILERS



SHOPS AT LONE TREE PLAZA

Prime 7.5 Acre infill development site located at the southeast corner of SR 4 & Lone Tree Way

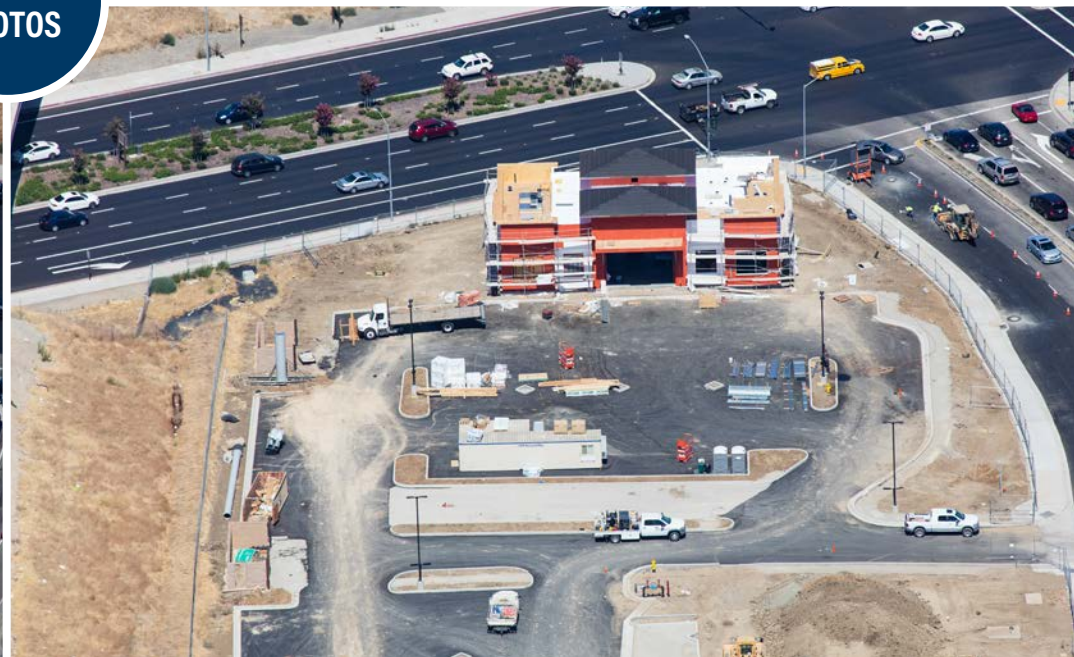


A collection of logos for the planned tenants at the plaza. From top to bottom: Chase Bank logo, 7-Eleven logo, Taco Bell logo, and 24 Hour Fitness logo. The logos are arranged in two columns, with Chase on the left and 7-Eleven/Taco Bell on the right, and 24 Hour Fitness centered below the other three.





PROPERTY
PHOTOS





JPMorgan Chase Bank, N.A.

S&P CREDIT RATING:	A-
2018 REVENUE (\$ BIL)	\$109.02
2018 NET INCOME (\$ BIL)	\$32.47
# OF BRANCH LOCATIONS (2018)	5,036
# OF EMPLOYEES (2018)	250,000+

JPMorgan Chase & Co. is the largest bank in the United States with assets of \$2.6 trillion and operations worldwide. It is one of the most well-capitalized banks in the world and the highest ranked megabank on Fortune Magazine's list of "World's Most Admired Companies" for 5 consecutive years. JPMorgan Chase has been #1 in investment banking for the past decade and finished 2018 with 8.7% of global wallet share, the best in the industry. The bank serves 62 million U.S. households, 4 million small businesses, and is #1 in new primary bank relationships nationally as well as in U.S. credit card issuance based on sales and outstandings.

In January 2018, the company announced a \$20 billion, five-year comprehensive investment to support job and local economic growth in the U.S. Through the new investment, JPMorgan Chase will open to 400 new Chase branches in several new U.S. markets and add up to 3,000 jobs throughout the country. In 2018, the company increased wages for 22,000 employees and opened 12 branches in the greater Washington region, and in 2019 they plan to open as many as 90 new branches in new markets and hire 700 employees.

JPMorgan Chase has a market capitalization of \$319.78 billion. The company has more than 5,000 branches in 27 states and the District of Columbia, presence in over 100 markets globally, and does business with more than 80% of Fortune 500 companies. The company reported a net income of \$32.47 billion for fiscal 2018.

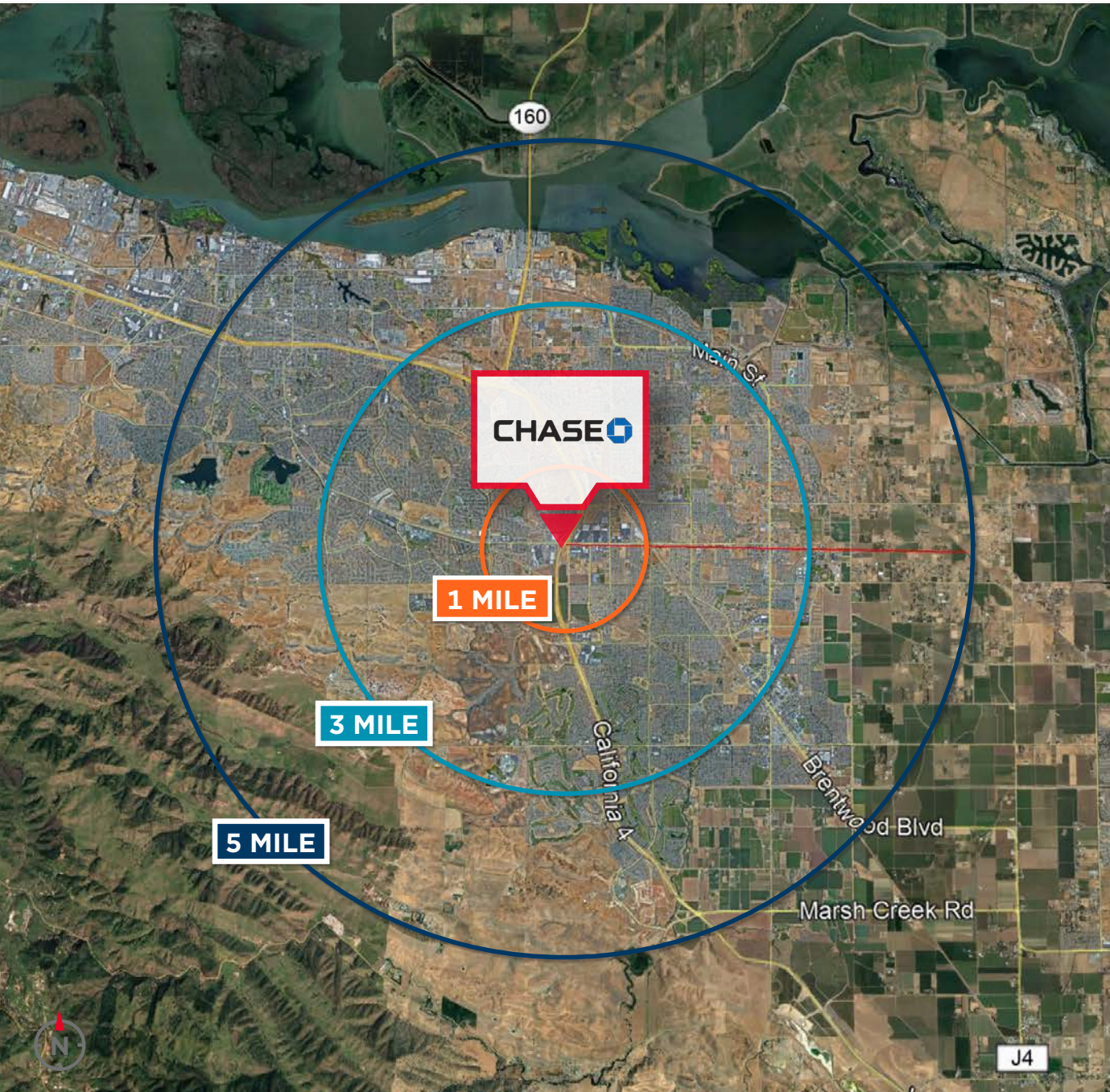
Website:

<https://www.chase.com> | <https://www.jpmorganchase.com/>

TENANT PROFILE



DEMOGRAPHICS - 2019



DAYTIME POPULATION

163K+
3 MILE RADIUS



AVERAGE HH
INCOME

\$125K+
3 MILE RADIUS

DAYTIME POPULATION

1 MILE	3 MILE	5 MILE
8,937	95,528	163,639

AVERAGE HH INCOME

1 MILE	3 MILE	5 MILE
\$136,804	\$125,016	\$116,434

BRENTWOOD, CALIFORNIA

The city of Brentwood is a growing suburban community that has experienced rapid population growth since the early 1990's. Attractive neighborhoods, quality public schools, and affordable housing have contributed to the city's desirability as a place to live and raise a family. While no longer a strictly rural community, Brentwood has retained the historic character of its downtown, is bordered on the south and east by actively farmed prime agricultural land and has an abundance of open space and outdoor recreational activities. Although Brentwood is primarily a residential community, it has seen employment growth in the form of commercial development including retail shopping centers, light industrial buildings, medical facilities, and office complexes.

Located 55 miles east of San Francisco, the City of Brentwood is a charming and desirable community for residents and businesses alike. Incorporated in 1948, Brentwood is located in the far Eastern Contra Costa County region of the San Francisco Bay Area. The community has a long and storied history in agriculture and farming production. That tradition continues today even with the residential growth the City has experienced over the last several years. In the late spring and summer months, area farms are brimming with agri-tourists seeking out the latest stone fruits, corn and cherries. The population is 51,481 as of 2010, an increase of 121% from 23,302 at the 2000 census.

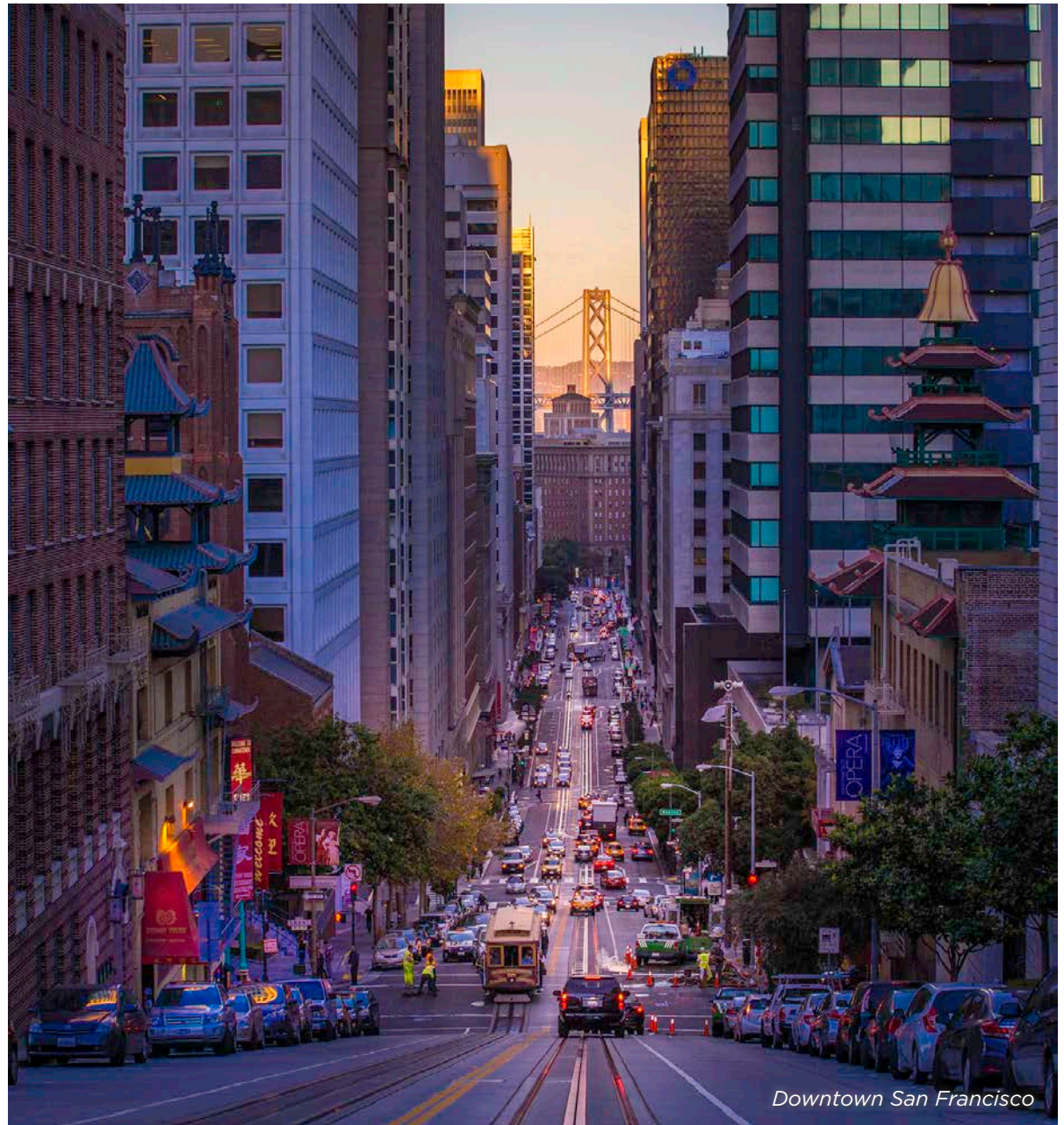
Brentwood began as a community in the late 19th century, and is still known throughout the Bay Area for its agricultural products, primarily its cherries, corn and peaches. Due to urban sprawl many of the old farms and orchards have been replaced by suburban developments since 1990. Brentwood is increasingly residential, with the rate of population growth in the triple digits during the 1990s and 69% from 2000 through 2010. An official estimate showed the population increased nearly 21% during the period 2010 to 2016.



BRENTWOOD, CALIFORNIA

Brentwood has a number of assets, such as affordably-priced housing, family friendly neighborhoods, quality public schools, a beautiful natural setting, an educated population and skilled workforce, and a business-friendly city government, that create an attractive place for businesses looking to locate and expand. Quality of life factors, including creeks and open space, access to the Delta, the community's agricultural heritage, the historic character of downtown, the quality of local public schools, a community college satellite campus, a low crime rate, a family friendly atmosphere, affordable housing, a small town feel with big city amenities, and a mild climate, make Brentwood an attractive place to live. These qualities help attract the type of workforce talent that companies are seeking.

<https://www.brentwoodca.gov/default.asp>
<https://www.brentwoodchamber.com/>
<https://www.betterinbrentwood.com/>
https://en.wikipedia.org/wiki/Brentwood,_California



Downtown San Francisco

DISCLAIMER

Cushman & Wakefield has been retained as exclusive advisor to the Seller for the sale of JPMorgan Chase Bank, N.A. parcel (the "Property"), approximately 3,470± square feet on 1.24± acres located at SWC Lone Tree Way and Jeffery Way, Brentwood, CA 91764.

This Offering Memorandum has been prepared by Cushman & Wakefield for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Cushman & Wakefield, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Cushman & Wakefield, therefore, are subject to variation. No representation is made by Cushman & Wakefield or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Cushman & Wakefield, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and

implied, contained in, and omitted from, this Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. This Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and Cushman & Wakefield each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner's obligations thereunder have been satisfied or waived. Cushman & Wakefield is not authorized to make any representations or agreements on behalf of Owner.

This Offering Memorandum and the contents, except such information which is a matter

of public record or is provided in sources available to the public (such contents as so limited herein are called the "Contents"), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or Cushman & Wakefield, (iv) to not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or Cushman & Wakefield, and (v) to return it to Cushman & Wakefield immediately upon request of Cushman & Wakefield or Owner.

The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

If you have no further interest in the Property, please return this Investment Offering Memorandum forthwith.

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