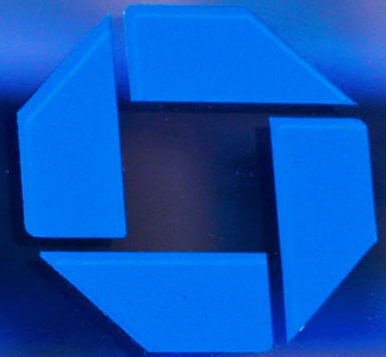


ABSOLUTE NNN INVESTMENT OFFERING

CHASE



CHASE 
Columbia, South Carolina

 **CYPRESS**
Commercial & Investment Real Estate

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PRESENTED BY

James C. Harrison, III, CCIM
Senior Investment Broker
803 834.7014 Ext. 1 (o)
803 331.8088 (c)
jharrison@cypresscommercial.com

ADDRESS

Cypress Commercial
& Investment Real Estate
3101 Devine Street
Columbia, SC 29205

cypresscommercial.com

Company Overview

Our team of real estate veterans specializes in single-tenant, net leased and other investment properties for private and corporate investors and general commercial brokerage.

Whether the property is retail, industrial or commercial, we work with clients one-on-one to deliver intelligent strategies that help buyers and sellers meet their goals.

From property evaluation and market assessment to dealing with closing attorneys, third-party service providers, lenders and documentation, our experience and personal service add value to every transaction. We work with integrity, loyalty and transparency to earn our clients' trust and build long-term relationships.

DISCLAIMER

It is the prospective purchaser's responsibility to conduct its own due diligence. The information contained in this brochure does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Additional information and an opportunity to inspect the property will be made available to interested, qualified prospective purchasers. Owner and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of this information, and no legal commitments or obligations shall rise by reason of the contents herein. Cypress Real Estate Partners d/b/a Cypress Commercial & Investment Real Estate represents the Seller in this transaction.

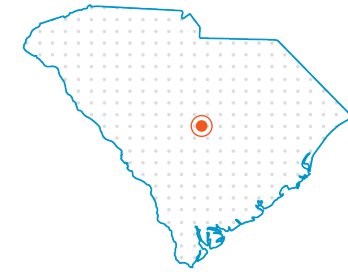
The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest by any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this information or making an offer to purchase subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner.

Investment Overview

HIGHLIGHTS

- Absolute NNN Lease with zero landlord responsibilities
- A+ S&P Credit Rating for JP Morgan Chase Bank, N.A.
- Strong retail location with excellent frontage on 2 major thoroughfares
- 15 year Lease w/ a 10% rental increase in year 6 and year 11
- Three (5) year options w/ 10% increases
- Close proximity to Downtown Columbia, University of South Carolina, USC Medical School and Midlands Technical College
- High Traffic: Garners Ferry: 46,200 VPD
- Retail area has limited availability and low vacancy
- Perfect 1031 exchange property or passive investment opportunity for any investor

Property Highlights



PROPERTY	Chase Bank
LOCATION	4800 Garners Ferry Road, Columbia, SC 29205
COUNTY	Richland
ZONING	GC (General Commercial)
CONSTRUCTION	Brick Exterior- Newly Renovated former bank

INFORMATION

Directly across from McDonalds, Mattress Firm and Advance Auto. Surrounded by National Credit Retail- Target, Whole Foods, Michaels, Marshalls, Bottles, PetSmart, Food Lion and many more. Midlands Technical College within walking distance to the property with 16,000 students.



3,700

Square Feet
3,700 +/-



0.75

0.75+/- Acres



20

Parking Spaces



Sales Summary

PURCHASE PRICE
\$3,950,000

CAP RATE
4%

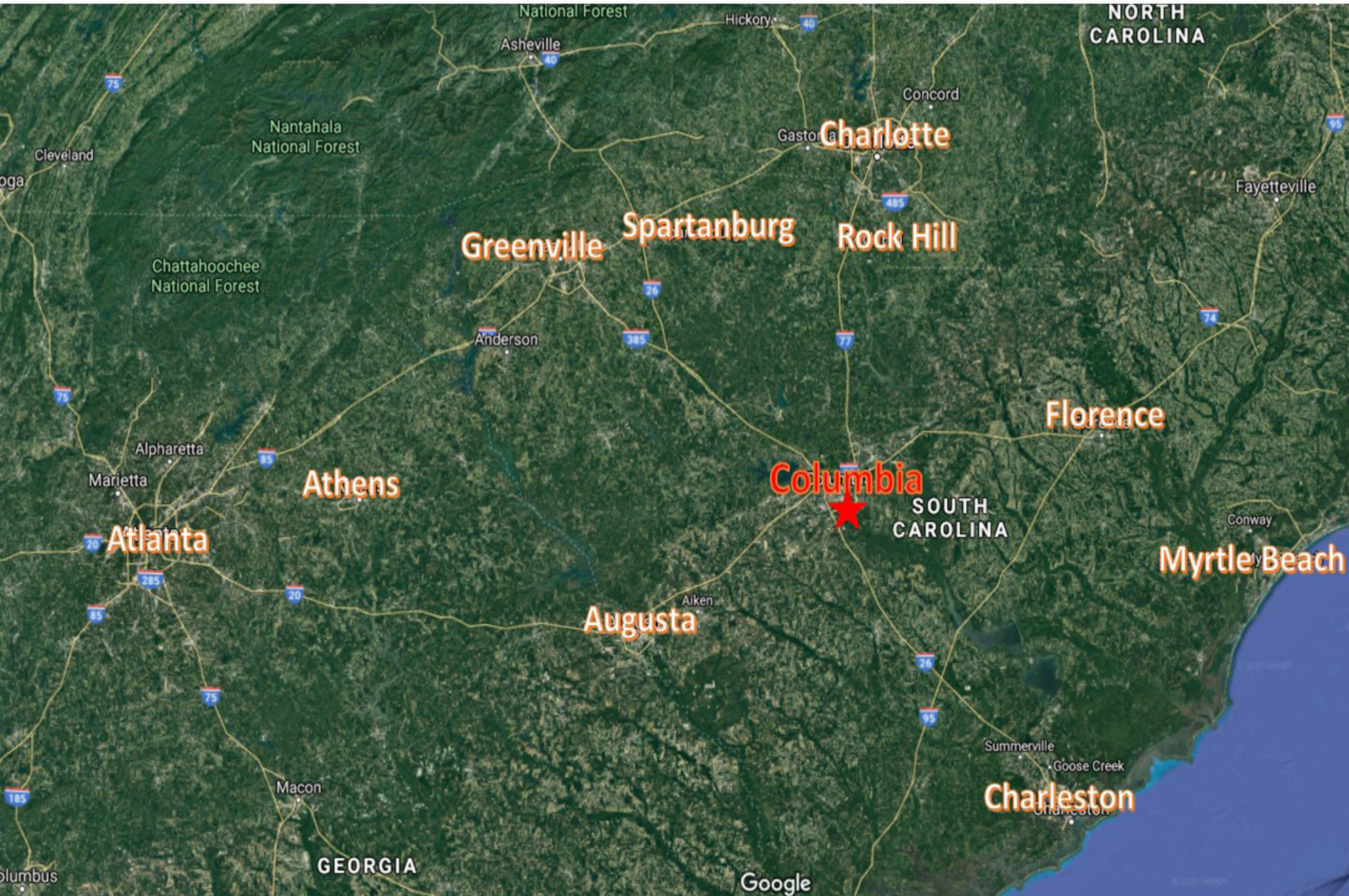
Lease Information

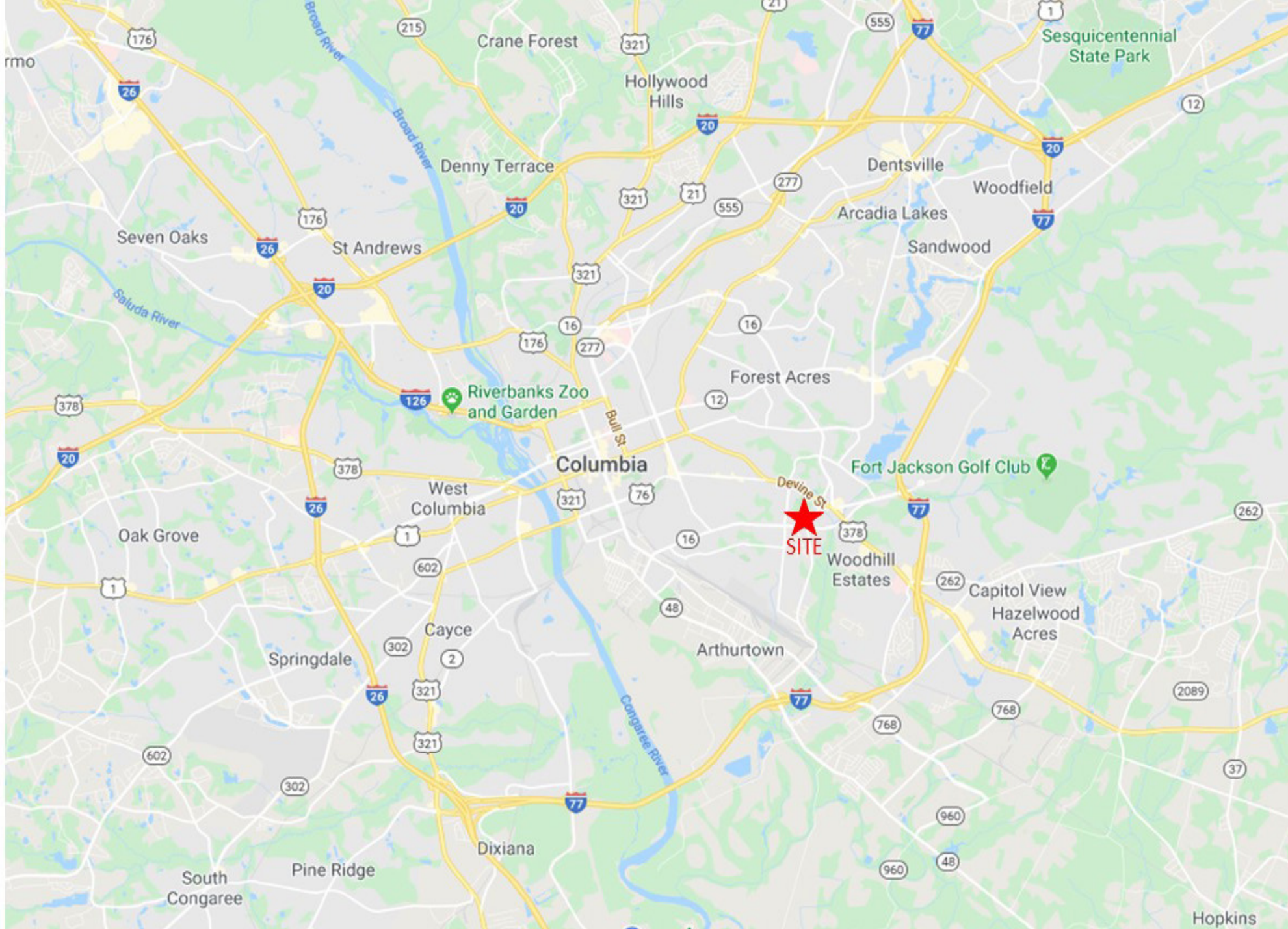
TENANT	Chase Bank, N.A.
ANNUAL RENT	\$158,000
RENT START DATE	January 28, 2024
LEASE EXPIRATION DATE	January 27, 2039
ORIGINAL LEASE TERM	15 YRS
RENEWAL OPTIONS	Three (3) @ 10% increases
LEASE TYPE	Absolute NNN Ground Lease
LANDLORD RESPONSIBILITIES	None

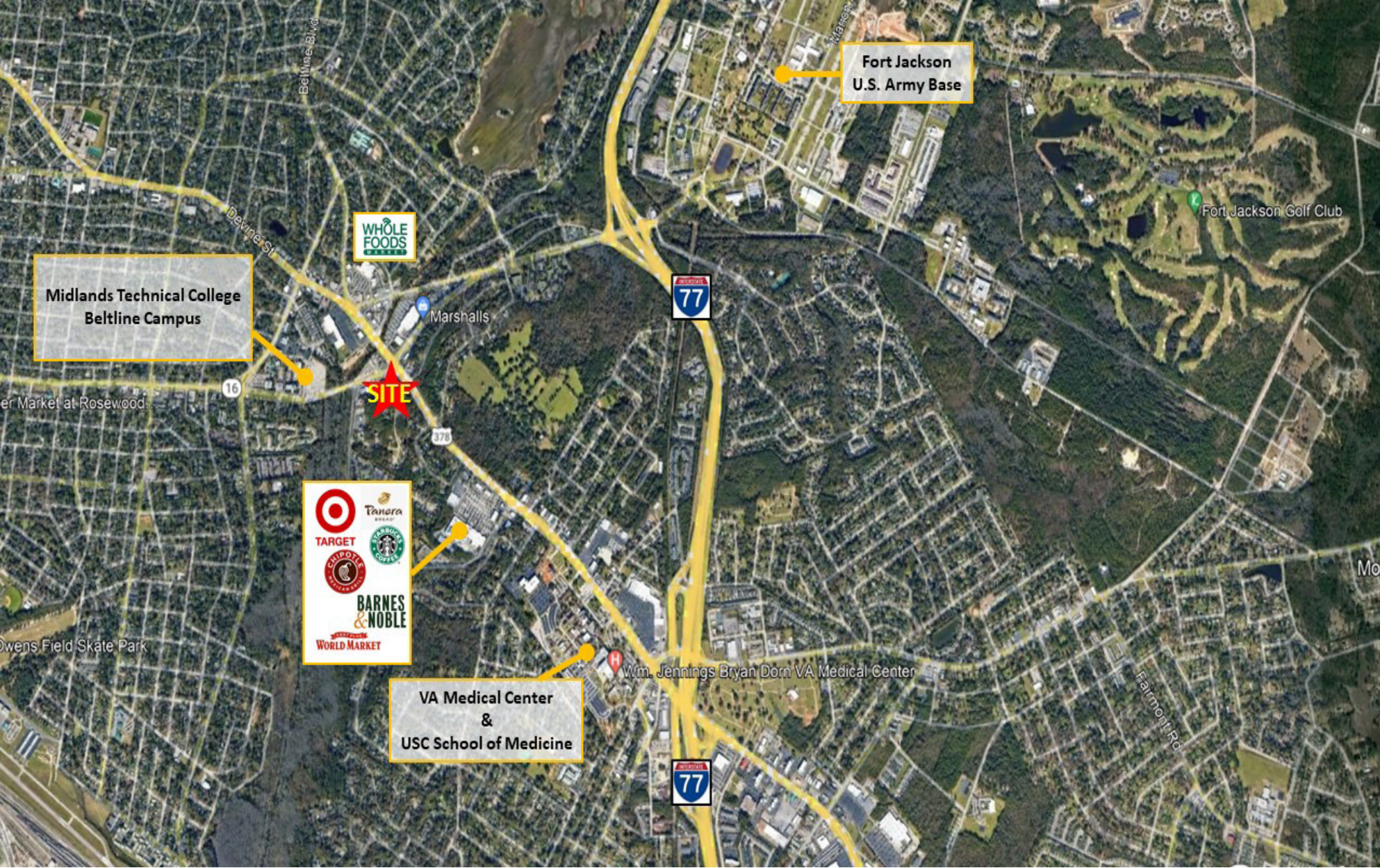
Rent Schedule

LEASE YEAR	START	END	ANNUAL RENT	% INCREASE
YEARS 1-5	1/28/2024	1/31/2029	\$158,000	
YEARS 6-10	2/1/2029	1/31/2034	\$173,800	10%
YEARS 11-15	2/1/2034	1/27/2039	\$191,180	10%
OPTION 1	2/1/2039	1/31/2044	\$210,298	10%
OPTION 2	2/1/2044	1/31/2049	\$231,327.80	10%
OPTION 3	2/1/2049	1/31/2054	\$254,460.58	10%









Midlands Technical College
Beltline Campus

Fort Jackson
U.S. Army Base

WHOLE
FOODS
MARKET

TARGET
Panera
STARBUCKS
CHIPOTLE
BARNES
& NOBLE
WORLD MARKET

VA Medical Center
&
USC School of Medicine

SITE

77

77

16

378



Interstate 77

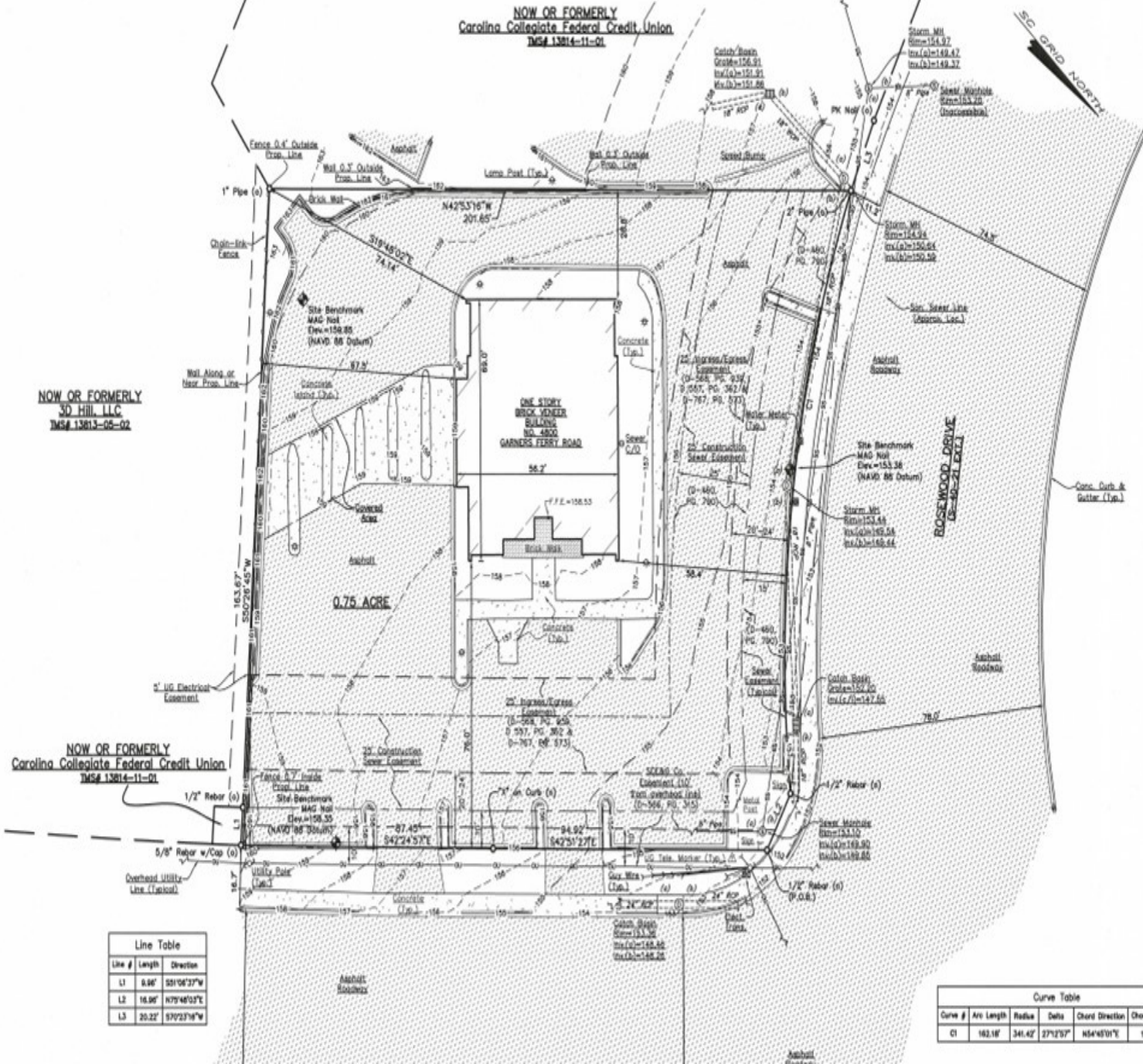
USC Medical School

TARGET
Panera
Starbucks
Party City
BARNES & NOBLE
CHIPOTLE
WORLD MARKET









COLUMBIA

SOUTH CAROLINA

Columbia is the state capital and second most populated city in South Carolina with an MSA population of roughly 832,000 people. Columbia is the county seat of Richland County and located in the middle of the state at the junctions of Interstates 20, 77 and 26. The city was built on a strong foundation of state government (capital), the nation's largest Army training facility (Fort Jackson) and six major universities, most notably the University of South Carolina (34,000 students).

TRANSPORTATION & CONNECTIVITY

Columbia is nationally ranked among the top five cities for highway connectivity with immediate access to I-77, I-26, I-20 and is a short drive from I-95. This provides convenient access to all of the bigger markets surrounding Columbia such as Charlotte, Charleston, Augusta, Atlanta, Greenville and more.

Columbia Metropolitan Airport (CAE) is the main commercial airport for the city and is located just 5 miles southwest of Columbia in Lexington County. The airport also serves as the southeast region cargo hub for UPS Airlines. Commercial rail service to Columbia is provided by both CSX and Norfolk Southern which maintains nearly 1,800 miles of track throughout the state. Passenger rail service is provided by Amtrak which has a station located on Pulaski Street near the Innovista District.



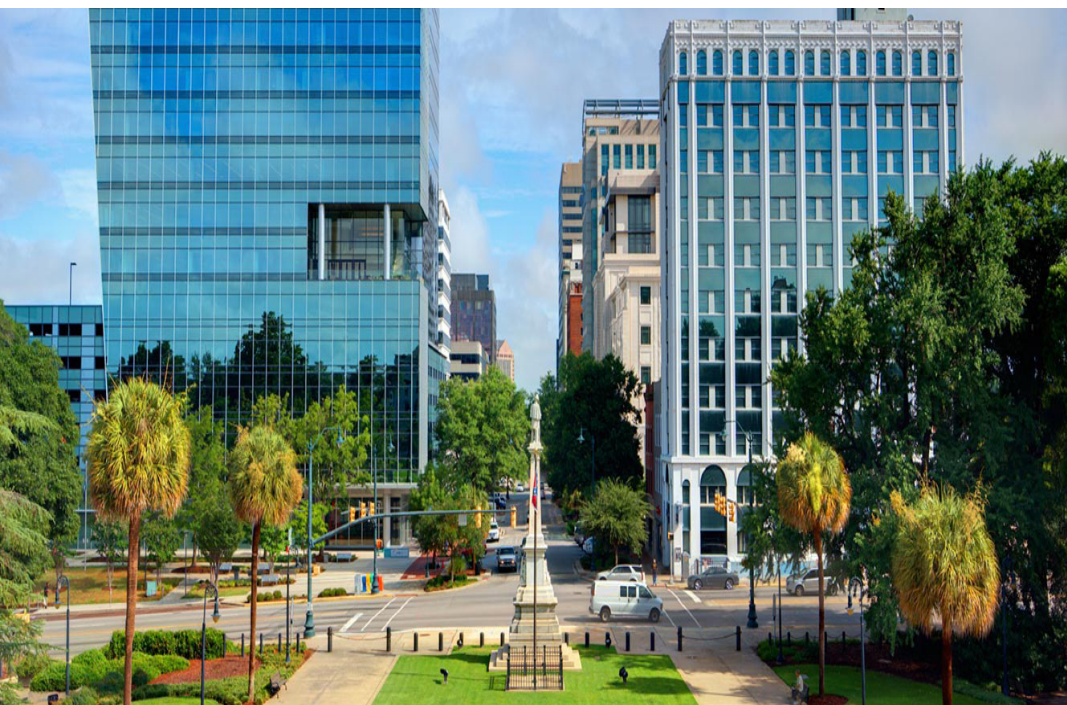
Small-Town
Charm



Convenient
Location



Family
Friendly



Demographics

Population

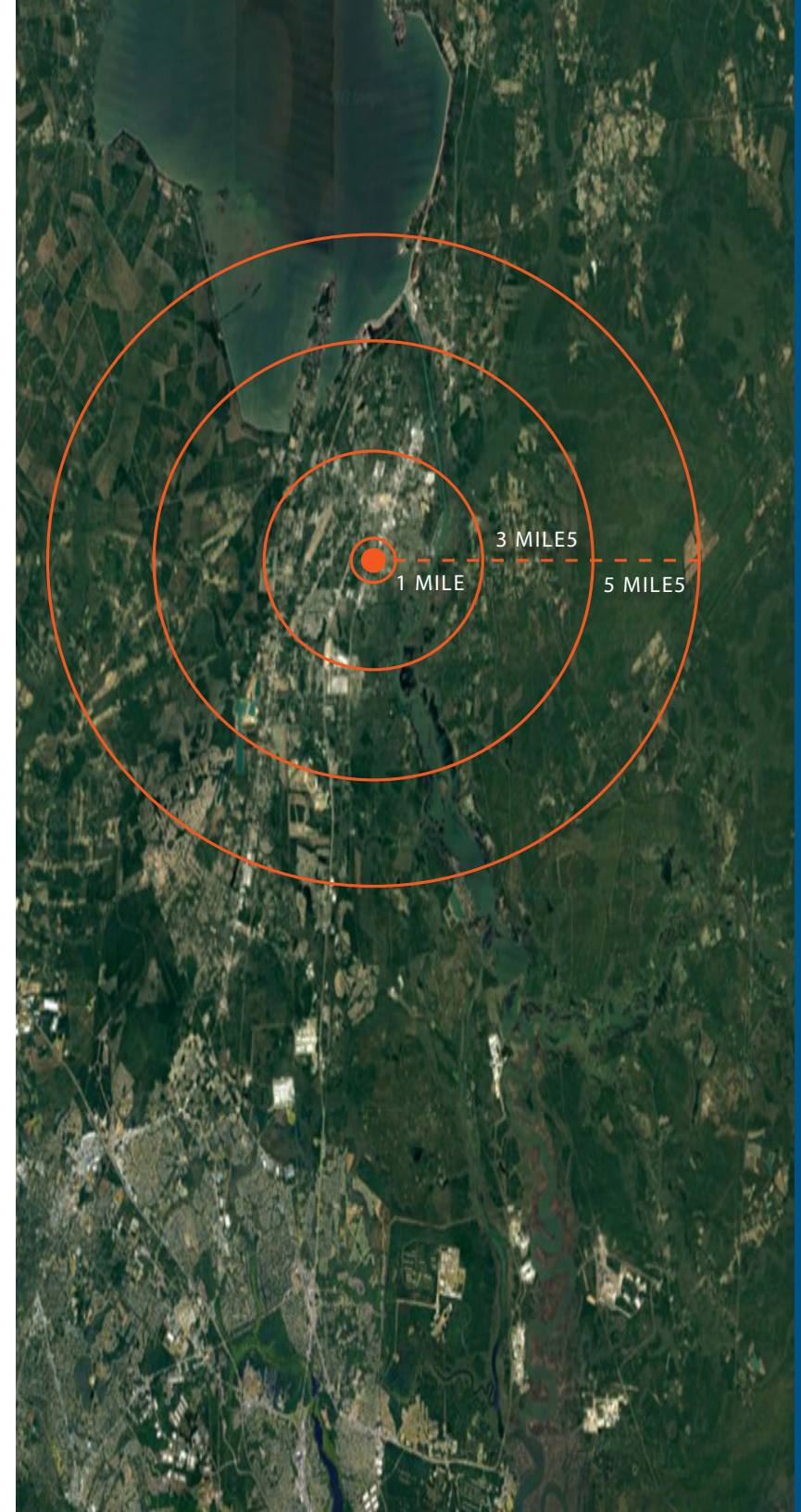
POPULATION	1 MILE	3 MILES	5 MILES
2028 Projection	8,907	69,479	149,769
2023 Population	8,713	68,179	145,752
2020 Population	8,530	65,877	141,426
2010 Population	8,151	67,738	140,422
Growth Rate 2010-2020	0.46%	-0.28%	0.07%
Growth Rate 2020-2023	0.66%	1.06%	0.93%
Growth Rate 2023-2028	0.44%	0.38%	0.55%

Households

2023 Total Households	4,487	30,125	60,327
2028 Projected Total Households	4,631	31,086	62,914
2010-2020 Annual Rate	0.57%	0.41%	0.94%
2020-2023 Annual Rate	1.20%	1.36%	1.37%
2023-2028 Annual Rate	0.63%	0.63%	0.84%

Average Income

2023 Median Household Income	\$59,749	\$60,714	\$52,688
2023 Average Household Income	\$98,619	\$103,625	\$85,852





Website: www.chase.com

Credit Rating: A+ (S&P)

Headquarters: New York, NY

of locations: 5,300+

Parent Company: JP Morgan Chase & Co.

Assets: \$3.9 Trillion

J.P. Morgan Chase Bank, N.A. is a national bank based out of New York City doing business as Chase Bank. It is the U.S. consumer and commercial banking business of J.P. Morgan Chase & Co., currently the largest financial institution in the United States with \$3.9 Trillion in assets worldwide. Chase has approximately 5,300 branches, 17,000 ATMs nationwide, 18.5 million checking accounts and 25 million credit card users. J.P. Morgan Chase & Co. is a leader in investment banking, financial services for consumers and small businesses, commercial banking, financial transaction processing and asset management. A component of the Dow Jones Industrial Average, JP Morgan Chase & Co. serves millions of customers in the United States and many of the world's most prominent corporate, institutional and government clients under its J.P. Morgan and Chase brands.



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