

**FOR SALE
CHASE BANK & SWBC**



4425 Harrison Avenue, Rockford, IL 61108

MARK JUNCAJ

Sales Associate
248.833.6696
mark@exclusive-realty.com

STEVE SAGMANI

Chief Executive Officer
248.900.0303
steve@exclusive-realty.com

EXCLUSIVE REALTY

2150 Franklin Road
Bloomfield Twp, MI 48302
313.963.7653
exclusive-realty.com

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Exclusive Realty in compliance with all applicable fair housing and equal opportunity laws.

INVESTMENT SUMMARY

Sale Price \$3,500,000

NOI: \$254,463
CAP RATE: 7.3 %

BUILDING INFORMATION

Building Size	15,000 SF
Year Built	1986

LEASE SUMMARY - CHASE

Tenant:	Chase Bank
Lease Type:	NN
Taxes, Insurance:	Tenant Responsibility
Roof, Structure:	Landlord Responsibility
Commencement Date:	08/08/2007
Expiration Date:	08/31/2023
Options:	3 (5) Year Options
Rent Increases:	10% in Each Option
Lease Guarantor:	JP Morgan Chase Bank, N.A.
Tenant Website:	www.chase.com

LEASE SUMMARY - SWBC

Tenant:	Southwest Business Corporation
Lease Type:	NN
Taxes, Insurance:	Tenant Responsibility
Roof, Structure:	Landlord Responsibility
Commencement Date:	01/01/2023
Expiration Date:	06/30/2023
Lease Guarantor:	Southwest Business Corporation
Tenant Website:	www.swbc.com



PROPERTY DETAILS & HIGHLIGHTS

Building Name	Chase Bank & SWBC
Property Type	Office
Property Subtype	Office Building
Building Size	15,000 SF
Lot Size	1.57 Acres
Building Class	B
Year Built	1986
Parking Spaces	70

Exclusive Realty is pleased to present this 15,000 square foot multi-tenant office building located in Rockford, Illinois. The property has NN Leases with minimal Landlord responsibilities. The lease is corporately guaranteed by JP Morgan Chase Bank, N.A. and Southwest Business Corporation. This property is strategically located at the corner of Harrison Avenue and S. Alpine Road which is highly visible with over 24,000 Vehicles Per Day making it a very accessible location for these tenants. The subject property is located near retailers such as Walgreens, Dollar General, Planet Fitness, Save A Lot, Pizza Hut and more ensuring this location is ideal. The subject offering represents an ideal opportunity for a 1031 Exchange buyer. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenants.



- Two Tenant Office Building: Chase Bank and Southwest Business Corporation
- NN Leases/Minimal Landlord Responsibility
- Roof and Parking Lot Renovated in 2021
- 15,000 square feet on 1.57 Acres of Land
- Chase Bank has occupied the premises for over 16 years
- Highly visible with over 24,000 Vehicles Per Day
- Densely Populated area with over 136,000 Residents within a 5 Mile Radius
- Average Household Income exceeds \$68,000 within a 5 Mile Radius



LOCATION SUMMARY



Downtown Rockford

4425 Harrison Avenue, Rockford, IL 61108

LOCATION DESCRIPTION

Rockford is a city in Winnebago County, Illinois, United States. Located in the far northern part of the state on the banks of the Rock River, Rockford is the county seat of Winnebago County (a small portion of the city is located in Ogle County). The largest city in Illinois outside of the Chicago metropolitan area, Rockford is the fifth-largest city in the state and the 171st most populous in the United States. Nicknamed the Forest City, Rockford is presently known for various venues of cultural or historical significance, including Anderson Japanese Gardens, Klehm Arboretum, Rockford Art Museum, Tinker Swiss Cottage, the BMO Harris Bank Center, the Coronado Theatre, the Laurent House, and the Burpee Museum of Natural History. Its contributions to music are noted in the Mendelssohn Club, the oldest music club in the nation, and performers such as Phantom Regiment and Cheap Trick. Notable outdoor or recreational spots near Rockford are Rock Cut State Park, Atwood Homestead County Forest Preserve, and Lowden State Park.



TENANT PROFILE



JPMorgan Chase Bank, N.A., doing business as Chase Bank or often as Chase, is an American national bank headquartered in New York City, that constitutes the consumer and commercial banking subsidiary of the U.S. multinational banking and financial services holding company, JPMorgan Chase. The bank was known as Chase Manhattan Bank until it merged with J.P. Morgan & Co. in 2000. Chase Manhattan Bank was formed by the merger of the Chase National Bank and the Manhattan Company in 1955. The bank merged with Bank One Corporation in 2004 and later acquired the deposits and most assets of Washington Mutual.

Chase offers more than 5,100 branches and 17,000 ATMs nationwide. JPMorgan Chase & Co. has 250,355 employees (as of 2016) and operates in more than 100 countries. JPMorgan Chase & Co. had assets of \$3.31 trillion in 2022, which makes it the largest bank in the United States as well as the bank with the most branches in the United States and the only bank with a presence in all of the contiguous United States. JPMorgan Chase, through its Chase subsidiary, is one of the Big Four banks of the United States.

TENANT OVERVIEW		TENANT HIGHLIGHTS
Company:	JP Morgan Chase Bank, N.A.	Ranked # 95 on Forbes List of Best Employers for Veterans 2022
Founded:	1799	Ranked #191 on Forbes List of World's Best Employers 2022
Total Revenue:	\$124.54 Billion	#4 on the Global 2000 Forbes List for 2022
Number of Locations:	4,700 Branches	Ranked #48 on Forbes List of America's Best Banks 2022
Headquarters:	New York City, New York	
Website:	www.chase.com	



TENANT PROFILE



Southwest Business Corporation (SWBC) is a diversified financial services company providing insurance, mortgage, and investment services to financial institutions, businesses, and individuals. SWBC is privately held by co-founders Chairman Charlie Amato and President Gary Dudley. Although privately held, a public accounting firm audits the company's operations and financials on an annual basis. SWBC offers insurance and financial products for financial institutions, businesses, and individuals. For financial institutions, SWBC provides auto, mortgage, and commercial loan portfolio management, consumer lending services, fee income generation, real estate lending, insurance programs, and investment services.

For businesses, SWBC provides human resource and payroll services, commercial insurance products, employee benefits, investment services, liability insurance, life insurance, employee mortgages, and executive benefits.

For individuals, SWBC provides personal property and casualty (P&C) insurance, including auto, homeowners, flood, excess flood, renters, valuable personal property, watercraft, classic cars, motorcycle, and umbrella liability insurance. SWBC also offers wealth management and home mortgages.

TENANT OVERVIEW

Company:	Southwest Business Corporation
Founded:	1976
Total Revenue:	\$458.6 Million
Headquarters:	San Antonio, Texas
Website:	www.swbc.com

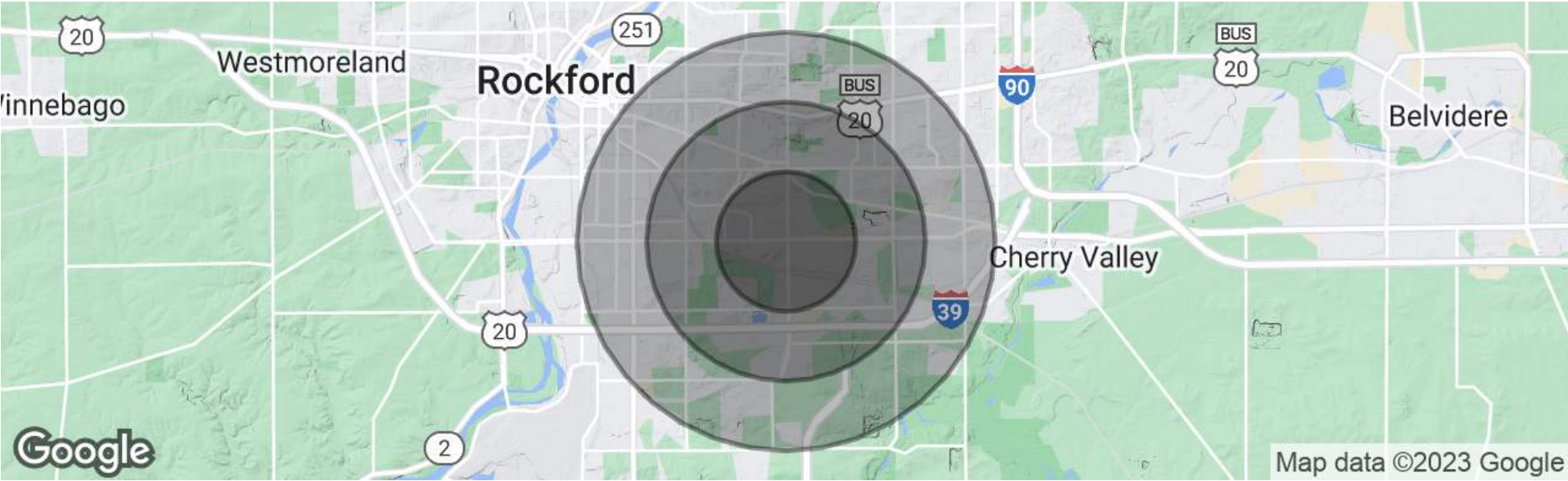
TENANT HIGHLIGHTS

SWBC employs nearly 2,600 people nationwide and is licensed to do business in all 50 U.S. states

SWBC is proud to align ourselves with numerous local and national charitable organizations

SWBC Foundation has give over \$10.3 Million to the Community since 2013

DEMOGRAPHICS MAP & REPORT



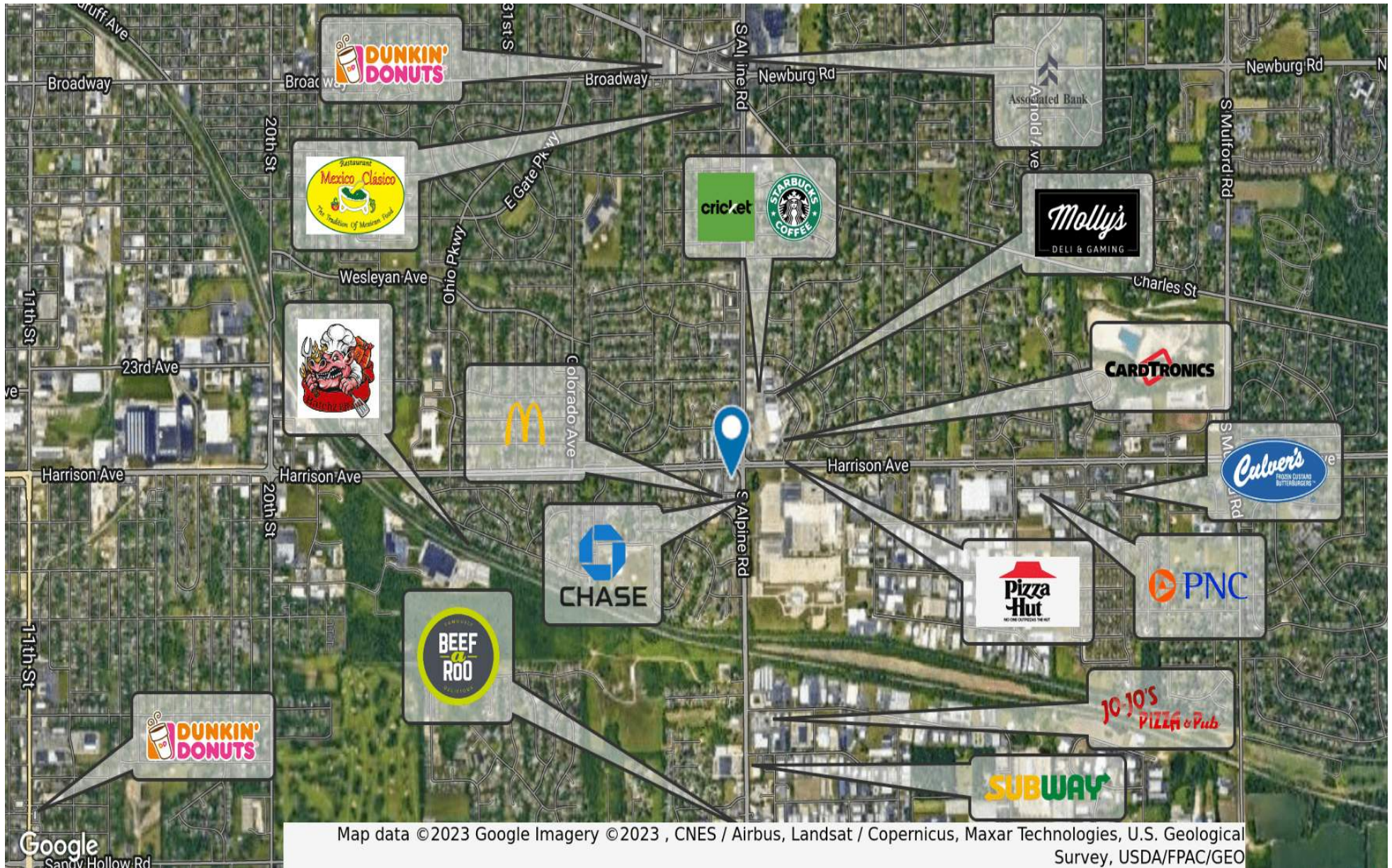
POPULATION	1 MILE	2 MILES	3 MILES
Total Population	9,797	32,776	68,862
Average Age	33.0	38.6	39.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,429	14,773	31,385
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$43,999	\$54,682	\$56,063
Average House Value	\$83,988	\$93,032	\$96,430

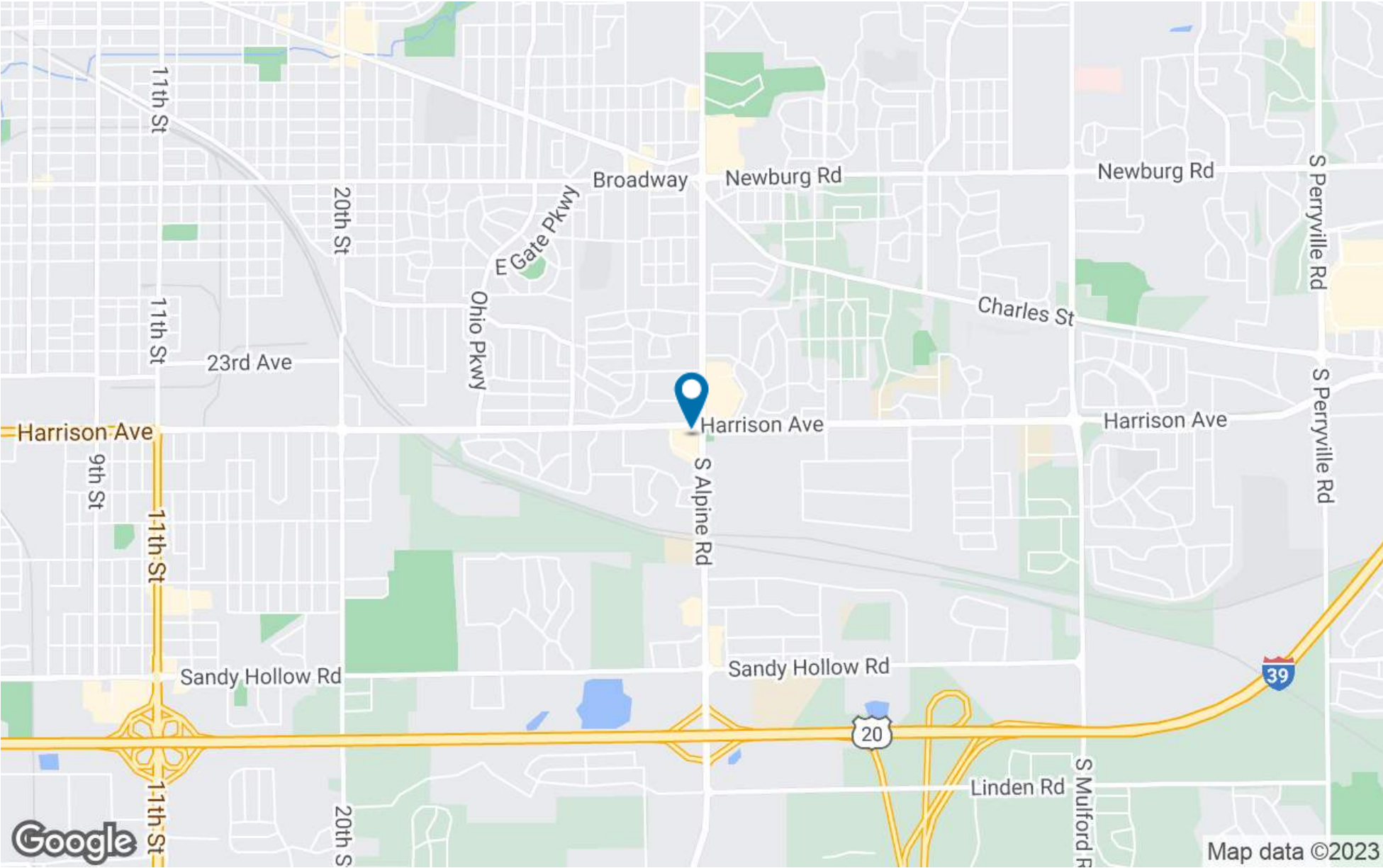
* Demographic data derived from 2020 ACS - US Census



RETAILER MAP



PARCEL AND TRAFFIC COUNTS



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MEET THE TEAM



MARK JUNCAJ

Sales Associate

D: 248.833.6696 | C: 586.909.8111

mark@exclusive-realty.com



STEVE SAGMANI

Chief Executive Officer

D: 248.900.0303 | C: 248.819.8077

steve@exclusive-realty.com