



INVESTMENT OPPORTUNITY

**CHASE BANK**  
(NYSE: JPM | S&P: A+)

DELANO, CA



**OFFERED AT: \$1,923,000 | 6.25% CAP**





Actual Property

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Confidentiality Agreement & Disclosures

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LEE &  
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



BARR & BENNETT  
NETLEASED INVESTMENTS  
A Lee & Associates Team





-- OFFERING SUMMARY --

INVESTMENT HIGHLIGHTS	
Offering Price:	\$1,923,000
Net Operating Income:	\$120,192
Cap Rate:	6.25% (6.72% Cap in March 2021)
Price/SF:	\$200.31
Lease Type:	Triple-Net (NNN)

PROPERTY OVERVIEW	
Address:	917 Main Street & 918 High Street Delano, CA 93215
Building Size:	9,600 Sq. Ft.
Lot Size (2 Parcels):	37,460 Sq. Ft.
APN:	038-190-15-00-5 038-190-16-00-8
Ownership:	Fee Simple (Land, Building)
Year Built:	1996

Lee & Associates is pleased to exclusively offer for sale the fee simple interest (land & building) in a Chase Bank property located in the City of Delano, CA (the “Property”). The Property consists of a 9,600-square-foot retail building that sits on two separate parcels totaling approximately 37,460 square feet.

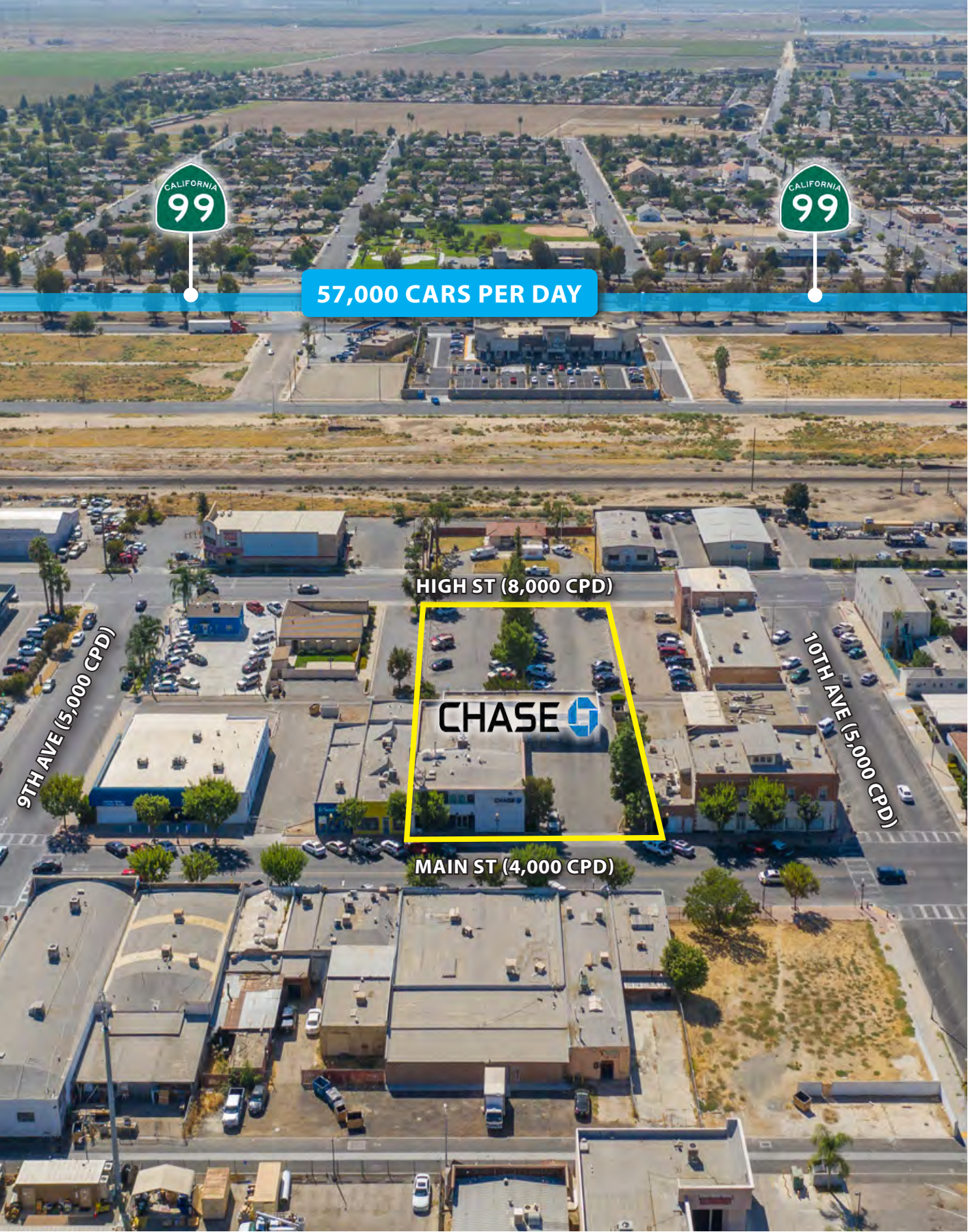
Built in 1996, the building is 100% leased to JP Morgan Chase Bank (NYSE: JPM). JPMorgan Chase Bank, N.A. (S&P: A+), commonly known as Chase, is a multinational investment bank and financial services company headquartered in New York City. JPMorgan Chase is the largest bank in the United States and is ranked by S&P Global as the sixth largest bank in the world by total assets as of 2018, to the amount of \$2.535 trillion. It is the world’s most valuable bank by market capitalization.

Chase Bank has operated at this location since December 2008 when they were assigned the lease by the FDIC. In December 2017, Chase extended the lease early for another 5 years, reflecting their assumed success and commitment to the site. The tenant’s rent will increase by 7.5% in March 2021, providing an investor an attractive cap rate of 6.72%. The lease is triple-net (NNN) featuring very limited responsibilities for the Landlord. [See lease abstract on page 5.](#)

The subject property is located along Main St, offering excellent visibility for the property. The Chase Bank features ample off-street parking with 51 spaces and easy in/out access for customers. The Chase Bank is ideally located in Downtown Delano, amongst a strategic concentration of banking institutions that serve the flourishing agricultural economy of the Central Valley. The property is also close to city offices and services, as well as retail neighbors Vallarta Supermarkets, Goodwill, Central Valley Office Supply, Family Dollar, Chamber of Commerce, and T-Mobile. Delano is centrally located between the cities of Los Angeles and Sacramento.

The property is located within the City of Delano, the second-largest city in Kern County, in the southern end of California’s Central Valley. Strategically located along Freeway 99 and well connected to surrounding communities by highways, Delano is emerging as the center of trade and services for residents within a 25-mile radius. Delano is one of the fastest-growing cities in California, and saw its population increase nearly 75% since 2000. Delano is known as the grape capital of the world, and is also an abundant producer of citrus products. It is the home of the global headquarters for Wonderful Citrus, America’s largest integrated citrus grower, shipper and packer, as well as other nearby farms including Munger Farms, a food production company, Lucich Farms, and Hronis Citrus, a large company that grows, packs and ships table grapes and citrus.

Delano’s central location along Hwy 99 has brought new development, both commercial/retail as well as residential, bringing new jobs to the region and marking Delano as a shopping destination for surrounding outlying communities. Some of these developments include Delano Marketplace, a 45-acre shopping center anchored by Walmart Supercenter, with co-tenants including Ross Dress for Less, Valley Republic Bank, Hyatt Place, McDonald’s, IHOP, and Round Table Pizza; The Vineyard (Delano Marketplace II), a 42-acre project, with a majority of the space designated for big box retailer anchors with a lifestyle shopping center that will feature a movie theatre, restaurants, and shops; Delano Lifestyle Center, a mixed-use project that will combine living, shopping, working and entertainment within a safe community.







## -- INVESTMENT HIGHLIGHTS --

**JPMORGAN CHASE BANK (NYSE: JPM) • INVESTMENT GRADE CREDIT (S&P:A+) • RANKED BY S&P GLOBAL AS SIXTH-LARGEST BANK IN THE WORLD BY TOTAL ASSETS (\$2.535 TRILLION-2018)**

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**STRONG DEPOSITS OF OVER \$60,000,000 AT THIS LOCATION • OPERATED AS A BANKING INSTITUTION FOR 23 YEARS • RECENT EARLY LEASE EXTENSION REFLECTS COMMITMENT TO SITE**

Chase Bank has operated at this location since December 2008 when they were assigned the lease by the FDIC. In December 2017, Chase extended the lease early for another 5 years, reflecting their assumed success and commitment to the site.

**7.5% RENT INCREASE IN MARCH 2021 BUMPING THE CAP RATE TO 6.72% • TRIPLE-NET (NNN) LEASE OFFERS LANDLORD LIMITED RESPONSIBILITIES**

The tenant's rent will increase by 7.5% in March 2021, providing an investor an attractive cap rate of 6.72%. The lease is triple-net (NNN) featuring very limited responsibilities for the Landlord. [See lease abstract on page 5.](#)

**PROXIMITY TO HWY 99 (57,000 CPD) • FRONTAGE ALONG MAIN STREET • OUTSTANDING ACCESS & VISIBILITY • AMPLE PARKING • MULTIPLE DRIVE-THRU LANES**

The subject property is located along Main St, offering excellent visibility and easy in/out access. The Chase Bank features off-street parking with 51 spaces and offers four (4) drive-thru teller lanes for easy in/out access for customers. Additionally, the property is located just a few blocks from the on/off ramp to Highway 99 (57,000 CPD), a major north-south artery through the central California corridor, carrying travelers between Los Angeles and Sacramento.

**LOCATED IN DOWNTOWN CORE CLOSE TO CITY OFFICES, SHOPPING, SERVICES • CENTRALLY LOCATED BETWEEN LOS ANGELES & SACRAMENTO**

The Chase Bank is ideally located in Downtown Delano, amongst a strategic concentration of banking institutions that serve the flourishing agricultural economy of the Central Valley. The property is also close to city offices and services, as well as retail neighbors Vallarta Supermarkets, Goodwill, Central Valley Office Supply, Family Dollar, Chamber of Commerce, and T-Mobile. Delano is centrally located between the cities of Los Angeles and Sacramento.

**DELANO: ONE OF THE FASTEST GROWING CITIES IN CALIFORNIA • AGRICULTURE A MAJOR ECONOMIC DRIVER • NEW COMMERCIAL & RESIDENTIAL DEVELOPMENT**

The property is located in the City of Delano, the second-largest city in Kern County, in the southern end of California's Central Valley. Strategically located along Freeway 99 and well connected to surrounding communities by highways, Delano is emerging as the center of trade and services for residents within a 25-mile radius. Delano is one of the fastest-growing cities in California, and saw its population increase nearly 75% since 2000.

Delano is known as the grape capital of the world, and is an abundant producer of citrus products. It is home to the global headquarters for Wonderful Citrus, America's largest integrated citrus grower, shipper and packer, as well as other nearby farms including Munger Farms, a food production company, Lucich Farms, and Hronis Citrus, a large company that grows, packs and ships table grapes and citrus.

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-- LEASE SUMMARY --

LEASE INFORMATION	
TENANT:	JPMorgan Chase Bank (NYSE: JPM)
ANNUAL DEPOSITS:	\$60,347,000
CREDIT RATING:	S&P: A+
BUILDING SIZE:	9,600 SF
LOT SIZE:	37,460 SF
APN:	038-190-15-00-5 038-190-16-00-8
RENT COMMENCEMENT:	December 22, 2008 (Date Lease was Assigned to Chase Bank)
LEASE EXPIRATION:	September 20, 2023
BASE TERM:	10 Years
REMAINING LEASE TERM:	4 Years
OPTIONS TO RENEW:	(1) 5-Year Option
RENT INCREASES:	7.5% Increase (3/21/2021); Option 1
LEASE TYPE:	Triple-Net (NNN)
LANDLORD RESPONSIBILITIES:	See Broker for Full Detailed Lease Abstract
ANNUAL RENT:	\$120,192

-- LEASE ABSTRACT --

Property Taxes:	Tenant Responsibility
Insurance:	Tenant Responsibility
Common Area:	Tenant Responsibility
Repairs & Maintenance (Including Roof, HVAC, Parking Lot)	Tenant Responsibility
Roof & Structure (Replacement)	Tenant & Landlord Responsibility
HVAC (Replacement)	Tenant & Landlord Responsibility

(See Broker for Full Detailed Lease Abstract)

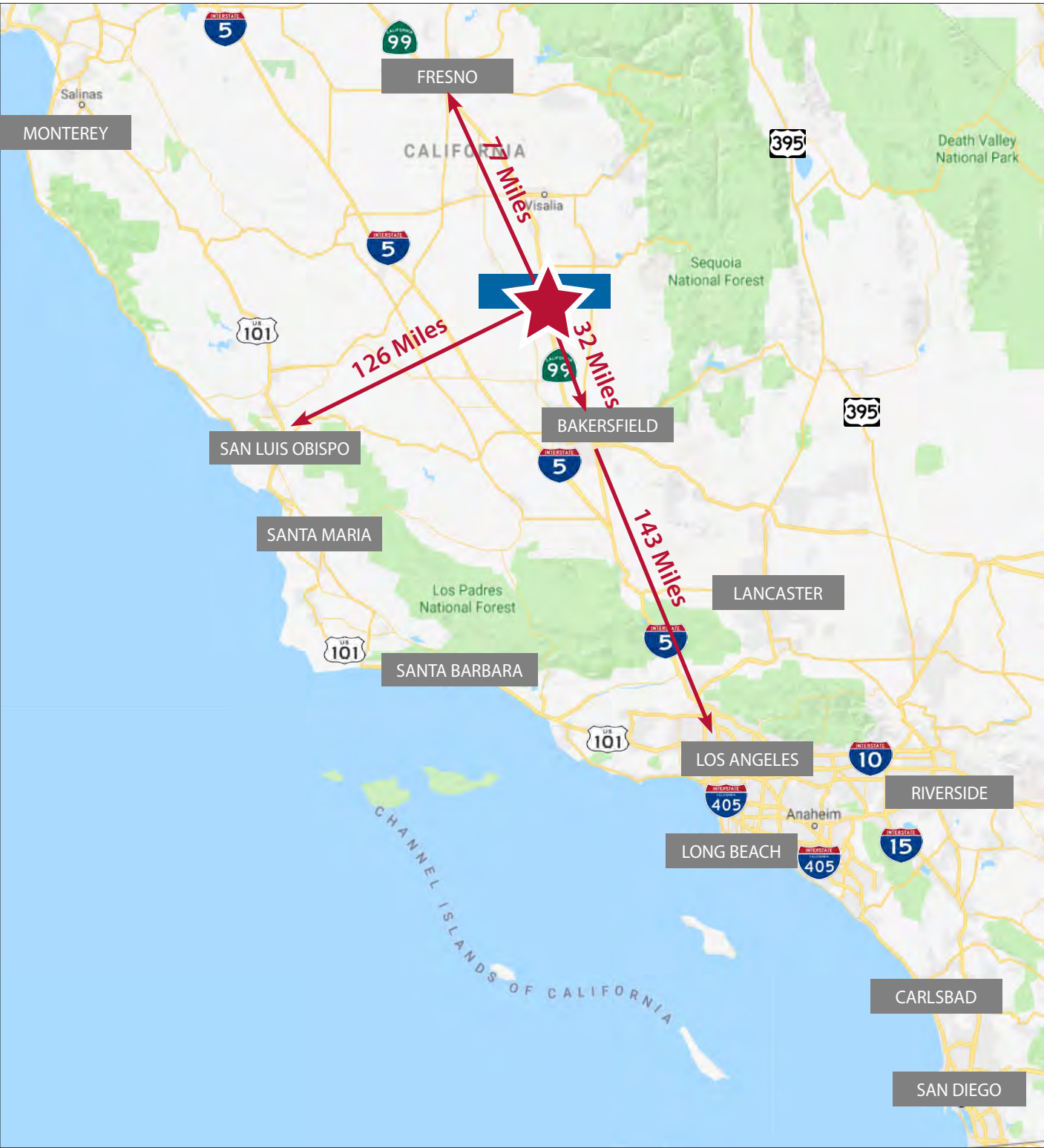
-- RENT SCHEDULE --

LEASE TERM					
TERM	START DATE	END DATE	NOI/YR	NOI/MO	NOI/SF/YR
Original	9/21/1996	9/20/1998	\$47,088.00	\$3,924.00	\$5.25
1st Amendment	9/21/1998	9/20/1999	\$82,440.00	\$6,870.00	\$9.20
	9/21/1999	9/20/2000	\$84,913.20	\$7,076.10	\$9.48
	9/21/2000	9/20/2001	\$87,460.56	\$7,288.38	\$9.76
	9/21/2001	9/20/2002	\$90,084.36	\$7,507.03	\$10.05
	9/21/2002	9/20/2003	\$92,786.88	\$7,732.24	\$10.35
Ext 11-19-2002	9/21/2003	9/20/2008	\$84,000.00	\$7,000.00	\$9.38
2nd Amendment	9/21/2008	3/20/2011	\$90,000.00	\$7,500.00	\$10.04
	3/21/2011	9/20/2013	\$96,750.00	\$8,062.50	\$10.80
	9/21/2013	3/20/2016	\$104,006.28	\$8,667.19	\$11.61
	3/21/2016	9/20/2018	\$111,806.76	\$9,317.23	\$12.48
Option 1	9/21/2018	3/20/2021	\$120,192.00	\$10,016.02	\$12.52
	3/21/2021	9/20/2023	\$129,206.64	\$10,767.22	\$13.46
OPTION - (1) 5-YEAR OPTION					
Option 2	9/21/2023	3/20/2026	\$138,897.12	\$11,574.76	\$14.46
	3/21/2026	9/20/2028	\$149,314.44	\$12,442.87	\$15.55



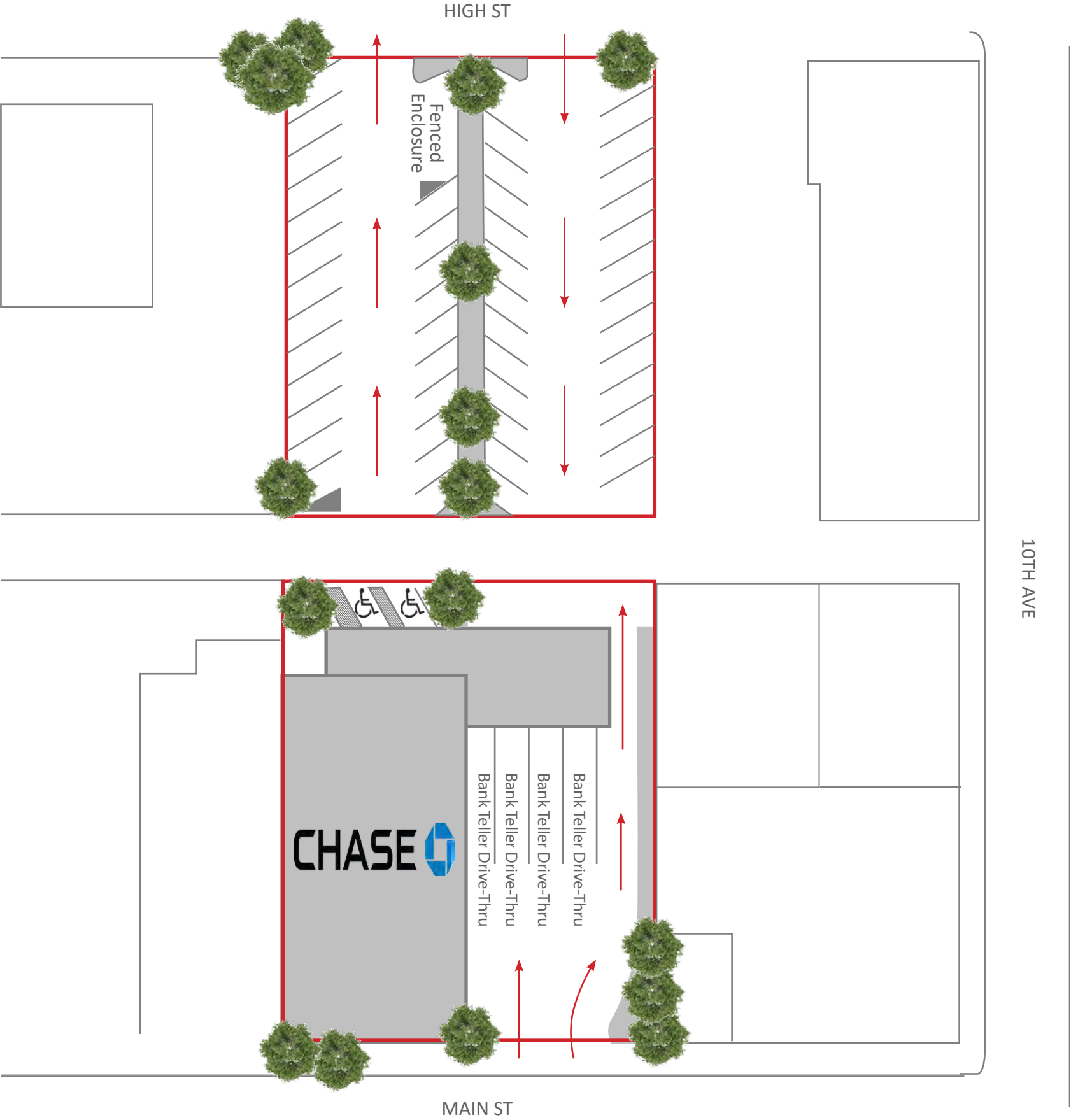


-- LOCATION MAPS --





-- SITE PLAN --





-- PROPERTY PHOTOS --



Rear Entrance from Alley



(4) Drive-Thru Teller Lanes



Overhead Aerial View of Property



Front Entrance from Main Street



-- OVERHEAD VIEW --











• **Aerials** •

CHASE BANK | Delano, CA | 11 —











-- ABOUT CHASE BANK --



Chase Bank is the U.S. consumer and commercial banking subsidiary of JPMorgan Chase & Co. (NYSE: JPM), a leading global financial services firm with \$2.6 trillion in assets and operations worldwide. Chase offers more than 5,100 branches and 16,000 ATMs nationwide. JPMorgan Chase & Co. has over 250,000 employees, and operates in more than 100 countries.


JPMORGAN CHASE & Co.

JPMorgan Chase (NYSE: JPM) is one of the oldest financial institutions in the United States, with a history dating back over 200 years. JPMorgan Chase is the largest bank in the United States, and is ranked by S&P Global as the sixth largest bank in the world by total assets as of 2018, to the amount of \$2.535 trillion. It is the world’s most valuable bank by market capitalization.

As a “Bulge Bracket” bank, it is a major provider of various investment banking and financial services. It is one of America’s Big Four banks, along with Bank of America, Citigroup, and Wells Fargo. JPMorgan Chase is considered to be a universal bank and a custodian bank. The J.P. Morgan brand, historically known as Morgan, is used by the investment banking, asset management, private banking, private wealth management, and treasury services divisions. Fiduciary activity within private banking and private wealth management is done under the aegis of JPMorgan Chase Bank, N.A.—the actual trustee. The Chase brand is used for credit card services in the United States and Canada, the bank’s retail banking activities in the United States, and commercial banking. Both the retail and commercial bank and the bank’s corporate headquarters are currently located at 383 Madison Avenue in Midtown Manhattan, New York City, while the prior headquarters building directly across the street, 270 Park Avenue, is demolished and replaced with a new building. The company was formed in 2000, when Chase Manhattan Corporation merged with J.P. Morgan & Co.

As of 2019, the bank is one of the largest asset management companies in the world with \$2.178 trillion in assets under management and \$25.45 trillion in assets under custody. At \$45.0 billion in assets under management, the hedge fund unit of JPMorgan Chase is the third largest hedge fund in the world.

The Firm 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, JPMorgan 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. JPMorgan Chase, through its Chase subsidiary, is one of the Big Four banks of the United States.



CLICK TO VIEW 2018 ANNUAL REPORT

COMPANY OVERVIEW	
U.S. Holding Company:	JPMorgan Chase Bank, N.A.
Founded:	1877
Credit Rating:	S&P A+
Sales Revenues:	\$109.029 Billion (2018)
Net Income:	\$32.474 Billion (2018)
Total Assets:	\$2.623 Trillion (2018)
Branches:	5,100+
ATMs:	16,000
Employees::	250,535
Headquarters:	New York City, NY
Website:	www.jpmorganchase.com www.chase.com







-- DELANO OVERVIEW --



The City of Delano is located in Kern County, 31 miles north of Bakersfield, in the southern end of California’s Central Valley. The city is strategically situated along Freeway 99, one of California’s primary north/south arteries, offering a central location that is well connected to its surrounding communities. Delano is a culturally diverse community and has long been regarded as an “International Community”; the population is drawn from multiple origins yet its citizens have many things in common, including a strong sense of community and work ethic.

Delano is one of the fastest growing cities in California, seeing its population increase nearly 75% since 2000. Today, with a population of 52,709, Delano is Kern County’s second-largest city after Bakersfield.

**AGRICULTURE A MAJOR ECONOMIC DRIVER • GRAPE CAPITAL OF THE WORLD • HOME TO MAJOR FARM COMPANIES & AG PRODUCERS**

While Delano’s economy spans health care, manufacturing, retail trade, and more, agriculture is the area’s dominant industry. Delano is known as the grape capital of the world, and is also an abundant producer of citrus products. The global headquarters of Wonderful Citrus, America’s largest integrated citrus grower, shipper and packer, is headquartered here. Other nearby farms include Munger Farms, a food production company, Lucich Farms and Hronis Citrus, a large company that grows, packs & ships table grapes and citrus.

**HOME TO DELANO REGIONAL MEDICAL CENTER • LARGEST REGIONAL PROVIDER OF HEALTH CARE • SERVING 10 TOWNS IN KERN COUNTY**

Known throughout California and beyond, Delano Regional Medical Center (governed by Central California Foundation for Health) is a full-service community and regional hospital serving 10 rural central California towns in Kern County. DRMC serves 10 rural central California cities and has always been committed to providing exceptional patient experience. With a total of 156 beds, DRMC is a not-for-profit hospital with services including an intensive care unit, a sub-acute care Unit, a medical-surgical unit, a dedicated surgical pavilion and an obstetrics-gynecology Unit.

Over the past 35 years, DRMC has grown in both size and technological expertise. Expansions have included a 20,000-square-foot wing addition, adding 30 additional beds for acute care, a 10-bed Intensive Care Unit as well as an enlarged inpatient laboratory and pharmacy department, a 64-slice CT and new MRI in the radiology department, and a Pediatric Unit.

**CENTER OF TRADE & SERVICES • NEW COMMERCIAL/RETAIL/RESIDENTIAL DEVELOPMENTS • DESTINATION FOR OUTLYING COMMUNITIES**

Delano is emerging as the center of trade and services for residents in a 25-mile radius, and the city continues to grow with new development, both commercial/retail and residential, bringing new jobs to the region and marking Delano as a shopping destination for surrounding outlying communities. Some of the most notable projects include:

- Delano Marketplace - The 45-acre project is anchored by Walmart Supercenter, and featuring other co-tenants Ross Dress for Less, Valley Republic Bank, Big 5 Sporting Goods, Hyatt Place, and restaurants IHOP, McDonald’s, Panda Express, Round Table Pizza, and Wild Wings ‘n Things. This prime location gives the site tremendous advantages with direct freeway access and visibility from one of the state’s busiest highways.
- The Vineyard (Delano Marketplace II) - The project occupies a total land area of 42 acres, with a majority of the space designed for big box national retailer anchors with lifestyle shopping center that will feature a movie theatre, resturants, shops and other community retail amenities. This master planned mixed-use development will help reshape Delano’s future as one of Kern County’s up and coming communities.
- The Delano Lifestyle Center - The Delano Lifestyle Center is comprised of three components: the “Delano Square” (commercial center), “Harvest Delano” (single family residences) and “Eden Garden” (luxury apartments), and consists of 45 acres developed in two phases. The entire residential complex will be a gated community with a leasing office, swimming pool, fitness center, BBQ areas, a basketball court and a jogging/walking trail. The Delano Lifestyle Center is a breakthrough concept that includes horizontal mixed-use, providing an integrated experience that combines living, shopping, working and entertainment within a safe community.



Delano Regional Medical Center

Source: Adventist Health



Wonderful Citrus Facility





-- BAKERSFIELD OVERVIEW --

Bakersfield is a city in Southern California, near the southern end of the San Joaquin Valley in Kern County. The city is 110 miles north of Los Angeles and about the same distance south of Fresno. It is an inland city about 135 mi east of Pismo Beach on the Pacific Ocean. Bakersfield’s population is around 375,000, making it the 9th largest city in California and the 52nd largest city in the United States. The city is also the county seat for Kern County, which encompasses the entire MSA and is the third largest county in California by area. The total Bakersfield inner urban area, which includes East Bakersfield and Rosedale, has a population close to 464,000.

DIVERSE ECONOMY • GROWING MANUFACTURING & DISTRIBUTION SECTOR • CORPORATE & REGIONAL HEADQUARTERS FOR MAJOR AGRICULTURAL COMPANIES

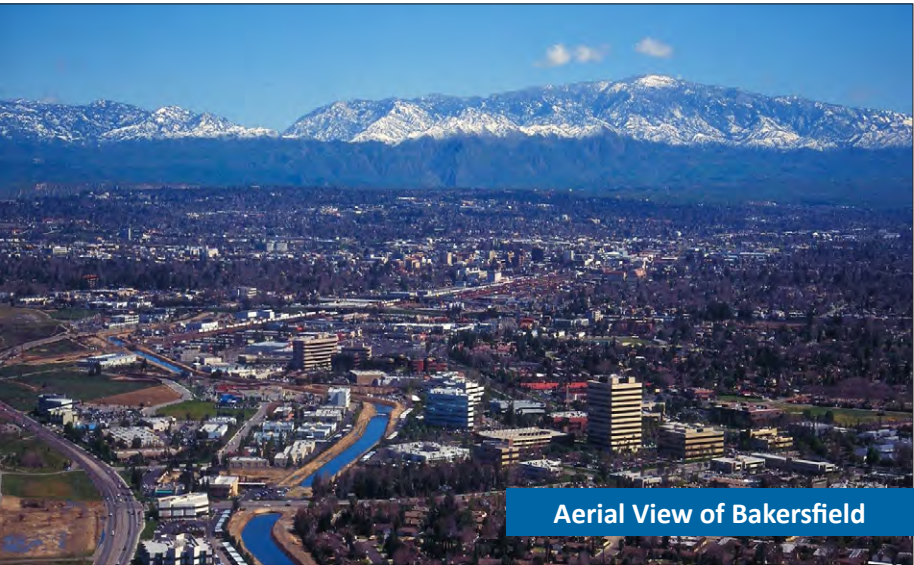
Bakersfield has a very diverse economy. Bakersfield’s historic and primary industries have related to Kern County’s two main industries, oil and agriculture. Kern County is the most oil productive county in America, with around 10% of the nation’s domestic production. Kern County is a part of the highly productive San Joaquin Valley, and ranks in the top five most productive agricultural counties in the nation. Major crops for Kern County include: grapes, citrus, almonds, carrots, alfalfa, cotton, and roses. The city serves as the home for both corporate and regional headquarters of companies engaged in these industries.

Bakersfield also has a growing manufacturing and distribution sector. Several companies have moved to Bakersfield because of its inexpensive land and access to the rest of America, as well as international ports in both Los Angeles and Oakland. Other companies have opened regional offices and non-oil/agricultural businesses because of Bakersfield’s and Kern County’s business friendly policies, such as having no local utility or inventory taxes. Products manufactured in the city include: ice cream (world’s largest ice cream plant), central vacuums, highway paint, and stock racing cars. Bakersfield is the largest city with the lowest sales tax in California at the state minimum of 7.25%.

VIBRANT DOWNTOWN •

Located in the heart of the City, Downtown Bakersfield is the central business district for Bakersfield, California. It is also reemerging as the center of Bakersfield’s arts, culture and entertainment sectors. Downtown contains several of the city’s major theaters, sporting complexes, museums, and historical landmarks.

Unlike most cities of similar size, Bakersfield does not have a towering skyline. The shops and cafes that line the Downtown streets feature a variety of dining and shopping opportunities. Notable attractions in Downtown Bakersfield include the Rabobank Arena, the McMurtrey Aquatic Center, the Bakersfield Museum of Art, the historic Fox Theater, the exquisitely renovated The Padre Hotel, and a nightlife district centered around 19th Street and Wall Street Alley.



Aerial View of Bakersfield



Bakersfield Sign



The Padre Hotel



-- DEMOGRAPHICS --



POPULATION SNAPSHOT .....

- In 2017, Delano had a population of 52,700 people.
- There are over 1.3 million people within a 50-mile radius of the subject property.
- Delano is within Kern County, which comprises the Bakersfield Metropolitan Statistical Area and includes an estimated 840,000 people.
- The median age in Delano is 30, which is well below the California average of 36.



HOUSING SNAPSHOT .....

- The median property value in Delano is \$214,200, which is up 5.3% from 2017.
- Approximately 59% of residents in Delano own their home (2017), up from 55.8% in 2016.
- There are nearly 12,000 households within a 5-mile radius of the subject property.



ECONOMY SNAPSHOT .....

- Between 2016 and 2017, the median household income in Delano grew from \$36,265 to \$38,708, an increase of 6.74%.
- The largest industries in Kern County are Agriculture, Forestry, Fishing & Hunting; Health Care & Social Assistance; and Retail Trade.
- In 2016, Kern County’s Gross Domestic Product (GDP) reached \$35.2 billion.
- Kern County’s top employers are Edwards Air Force Base, the County of Kern, China Lake Naval Weapons Center, Grimmway Farms, and Dignity Health.

		1 Mile	3 Miles	5 Miles
POPULATION	2019 Estimated Population	20,739	46,704	55,518
	2024 Projected Population	21,491	48,456	57,364
	2010 Census Population	19,433	43,989	55,344
	2000 Census Population	16,925	37,082	41,893
	2019 Median Age	28.6	28.8	29.2
HOUSEHOLDS	2019 Estimated Households	5,332	11,294	11,979
	2024 Projected Households	5,501	11,682	12,385
	2010 Census Households	4,757	10,075	10,840
	2000 Census Households	4,265	8,509	9,009
	Projected Annual Growth 2019 to 2024	0.6%	0.7%	0.7%
RACE & ETHNICITY	Historical Annual Growth 2000 to 2019	1.3%	1.7%	1.7%
	2019 Estimated White	35.2%	32.7%	35.3%
	2019 Estimated Black or African American	1.9%	2.0%	4.2%
	2019 Estimated Asian or Pacific Islander	11.7%	17.4%	15.6%
	2019 Estimated American Indian or Native Alaskan	1.2%	1.0%	0.9%
	2019 Estimated Other Races	49.9%	46.9%	44.0%
	2019 Estimated Hispanic	83.3%	77.5%	74.5%
INCOME	2019 Estimated Average Household Income	\$56,921	\$59,879	\$60,421
	2019 Estimated Median Household Income	\$43,669	\$48,908	\$49,089
	2019 Estimated Per Capita Income	\$15,137	\$15,283	\$15,393
BUSINESS	2019 Estimated Total Businesses	745	1,083	1,160
	2019 Estimated Total Employees	6,676	10,013	12,319
	2019 Estimated Employee Population per Business	9.0	9.2	10.6
	2019 Estimated Residential Population per Business	27.8	43.1	47.9





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Lee & Associates hereby advises all prospective purchasers of Net-Leased Investment property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of an investment property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of an investment property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any investment property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.

*No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.*

