



JP MORGAN CHASE BANK

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As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. 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 Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased 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, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While 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.

All information, including price change and withdrawal from the market, is subject to change without notice.

By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. Property to be sold 'where is, as is.'

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- Chase Bank has approximately 8 1/2 years remaining on its original lease with 10% increases every 5 years.
- JPMorgan Chase Bank has an S&P Rating of AA- with over 5,000 branch locations and 15,000 ATMs.
- Bank Deposits of \$35.5 Million as of 6/30/2026.
- This property is located near a new 30,000 SQ.FT. clinic with medical, dental, and behavioral health services, as well as an 83-unit apartment building.
- Located near many Interstates and Highways seeing upwards of 183,000 vehicles per day.
- Excellent demographics with a 5-mile population of 521,389 and an average household income of \$123,615
- Just a short distance away from downtown Minneapolis, offering a wealth of entertainment, dining, and cultural experiences, including museums, theaters, and sports venues.

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INVESTMENT SUMMARY

PRICE	\$1,600,000
CAP	5.50%
NOI	\$88,000
RENT/SF	\$29.33
PRICE/SF	\$533.33

RENT ADJUSTMENTS: 10% Every 5 Years

YEARS 6-10:	\$88,000
YEARS 11-15:	\$96,800

LEASE INFORMATION

LEASE TYPE	Modified NNN
LEASE TERM REMAINING	8 1/2 Years
RENT COMMENCEMENT	June 1, 2020
LEASE EXPIRATION	May 31, 2035
RENEWAL OPTIONS	Four 5-Year W/ 10% Increases

LEASE NOTES:

Landlord responsible for structural and load bearing portions of the building.

Tenant shall take good care of interior and exterior premises and perform all necessary maintenance, repairs, and replacements. (See Lease.)

Bank deposits of \$31.1 Million as of 6/30/2025.

7 Parking Stalls



PROPERTY INFORMATION

ADDRESS	1100 Franklin Avenue E Minneapolis, MN
BUILDING SIZE	3,000 SQ FT.
LOT SIZE	0.17 Acres
COUNTY	Hennepin
YEAR BUILT	1918
REMODELED	2019

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2026 POPULATION	50,815	275,189	521,389
2031 POPULATION	51,733	280,708	529,973
2026 MEDIAN HOUSEHOLD INCOME	\$50,180	\$72,754	\$83,791
2026 AVERAGE HOUSEHOLD INCOME	\$74,788	\$106,688	\$123,615

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2026 and 2031.

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7 PARKING STALLS

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YEAR END	December 31, 2025
PROPERTY	Chase Bank
TENANT	JPMorgan Chase Bank N.A.
REVENUES	\$158.1 Billion
NET WORTH	\$362.4 Billion
S&P RATING	AA-
WEBSITE	https://www.chase.com/
BANK DEPOSITS AT THIS LOCATION	\$35.5 Million as of 6/30/2026

JPMorgan Chase Bank is the tenant on the lease with over 5,000 branch locations and 15,000 ATMs.

JPMorgan Chase Bank is a national bank headquartered in Manhattan, New York City, that constitutes the consumer and commercial banking subsidiary of the U.S. multinational bank and financial services holding company, JPMorgan Chase. JPMorgan Chase, through its Chase subsidiary, is one of the Big Four banks of the United States. JPMorgan Chase Bank currently sits as the largest financial institution in the United States with approximately \$4.4 trillion in assets. Chase stands as one of the highest rated retail tenants commonly seen in the net lease market. Chase utilizes 7 different prototypes, depending on location and available site dimensions, with the bank branches ranging from 3,000 to 4,000 square feet. The company was formed by the merger of the Chase National Bank and the Bank of the Manhattan Company in 1955. It continued to be known as Chase Manhattan Bank until it merged with J.P. Morgan & Co. in 2000. Chase acquired the deposits and most of the assets.



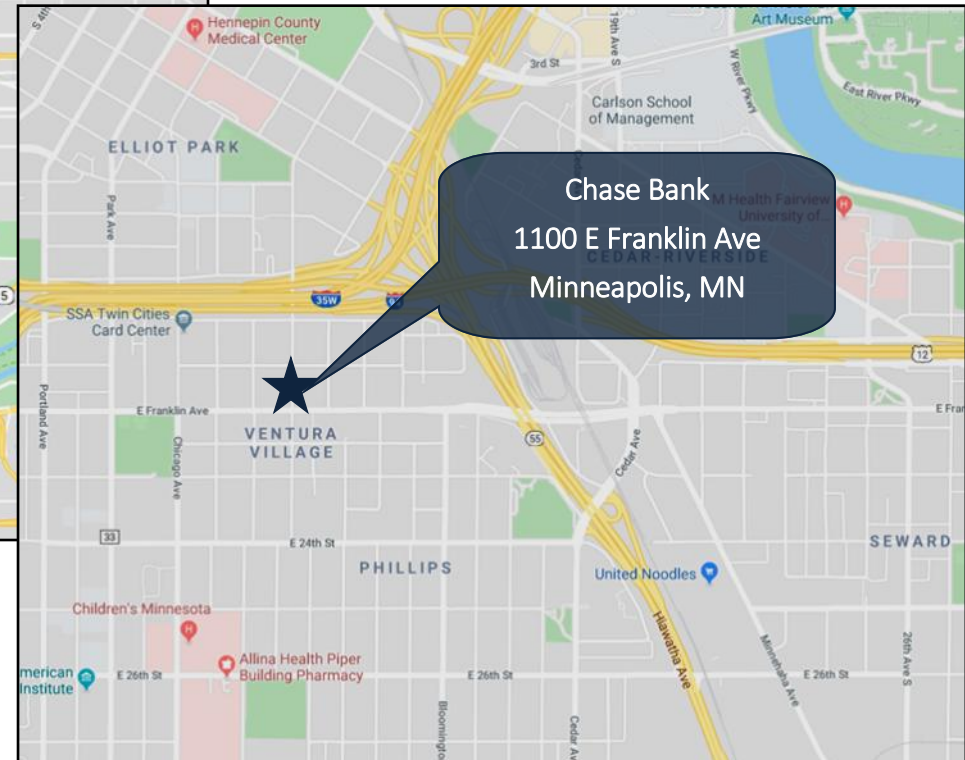
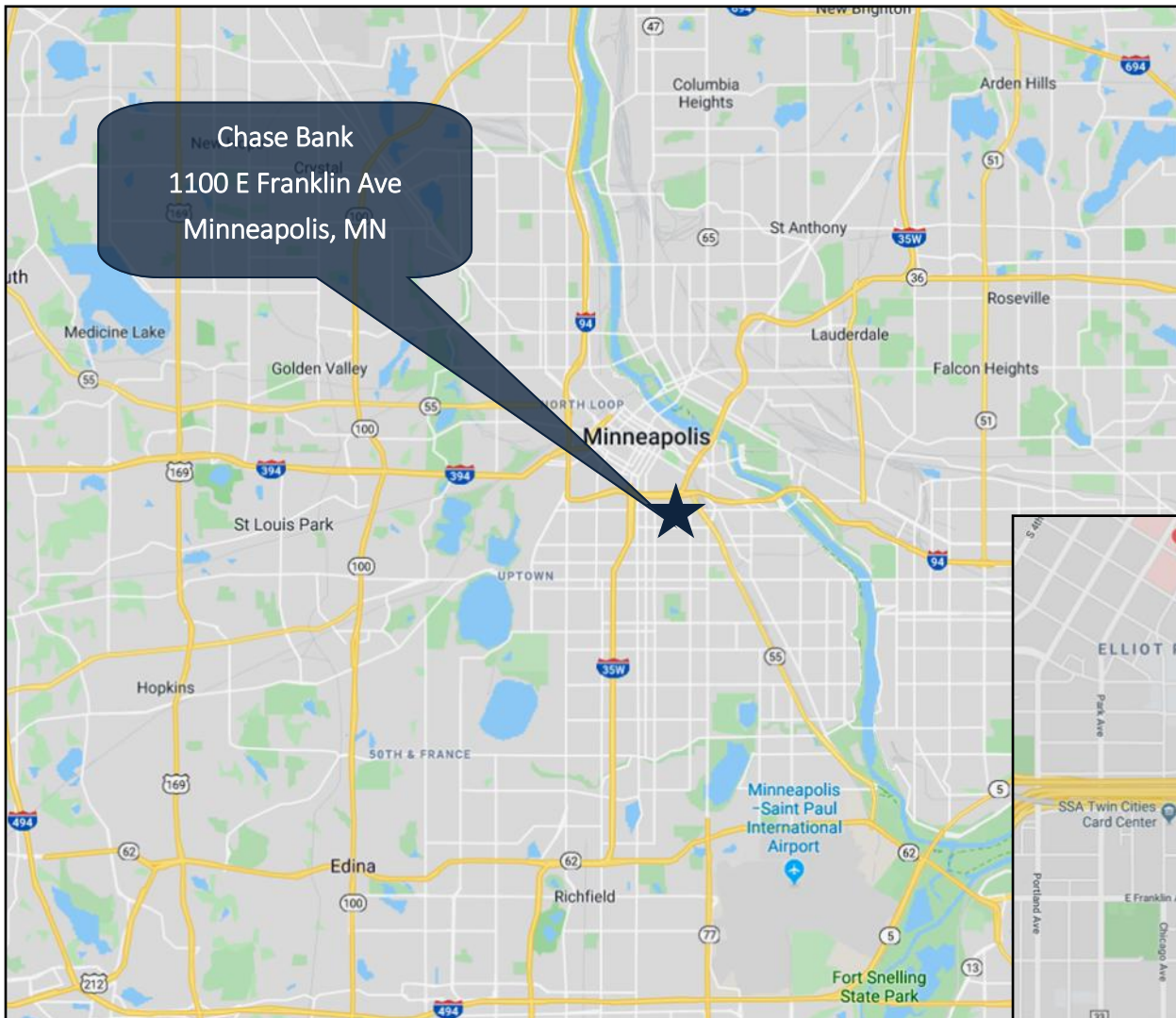
Ventura Village is a vibrant and historically rich neighborhood nestled within the Phillips community of Minneapolis. Officially established as a distinct neighborhood in 2002, it's located just south of downtown, bordered by major interstates (I-35W and I-94) and Hiawatha Avenue. The name "Ventura" itself, meaning happiness or luck in Spanish, reflects the community's hopeful spirit for its future.

Living in Ventura Village offers an urban feel with a strong sense of community. You'll find a mix of housing styles, from early 20th-century Victorian homes to more recent apartment and condominium developments. The neighborhood boasts convenient access to downtown, major transit lines, and numerous bike lanes, making it easy to navigate the city. Ventura Village also prioritizes community well-being with resources like the Franklin Library, the Phillips Park Community Center, and local initiatives focused on food justice, such as community gardens.

In close proximity to Ventura Village, you'll find a variety of attractions and activities. Just a short distance away is downtown Minneapolis, offering a wealth of entertainment, dining, and cultural experiences, including museums, theaters, and sports venues. Within Ventura Village itself, the Minneapolis American Indian Center and the All My Relations Arts gallery provide opportunities to engage with Native American culture and art. For outdoor recreation, Peavey Park offers green space and recreational facilities. Additionally, the diverse culinary scene along Franklin Avenue provides a chance to explore flavors from around the world, with local favorites like Maria's Café and Pow Wow Grounds.



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MINNESOTA MARKET HIGHLIGHTS

- The Minneapolis / St. Paul International Airport Voted #1 Airport in the U.S. by Airports Council International (ACI). It serves 163 nonstop markets (136 domestic and 27 international) and is the headquarters for Sun Country Airlines and Delta Air Lines' second largest hub.
- Each year, 40 million people from around the world visit the Mall of America generating \$2 billion in economic activity for Minnesota.
- Home to the largest continuous system of enclosed, sky ways in the world, the Minneapolis Skyway System is composed of 9.5 miles of pathways connecting 80 city blocks.
- Minnesota is home to 30 colleges and 7 universities, with 54 campuses throughout the state and a total of 3,885 academic programs.
- The University of Minnesota, University of St. Thomas, Bethel University, St. Catherine University, The College of St. Scholastica, and Metropolitan State University made the "2023 Best National University Rankings" list. (U.S. News & World Report)
- Lake Superior, located on Minnesota's North Shore, is the world's largest freshwater lake and brings in approximately 900 ships each year from around the world to the Port of Duluth-Superior.
- Minnesota is home to 6 professional sports teams, the Twins (MLB), Vikings (NFL), Timberwolves (NBA), Lynx (WNBA), Wild (NHL), and United (MLS).

5.7 Million

MINNESOTA POPULATION

3.0 Million

MINNEAPOLIS / ST. PAUL
METRO AREA POPULATION

11,842

OF LAKES OVER 10 ACRES

69,200

MILES OF RIVERS & STREAMS

\$16.6 Billion

REVENUE GENERATED FROM TOURISM



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RANKINGS

#1

Friendliest State

(2024 World Population Review)

#2

Best State for Economic Opportunity

(2023 U.S. News & World Report)

#3

Best State to Raise A Family

(2024 WalletHub)

#3

Fortune 500 Companies Per Capita

(MN.Gov)

#5

Overall Best State in America

(2023 U.S. News & World Report)

#10

Best State to Live In

(2023 WalletHub)

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THE UPLAND ADVANTAGE

Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate investment sales and brokerage company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

BENEFITS OF WORKING WITH UPLAND

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

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PROVEN SUCCESS RECORD

- Completed in excess of 900 net leased sales transactions totaling over \$2.8 billion
- Specialized in NNN investment market for more than 30 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

7-Eleven	Chick-Fil-A	KinderCare	Sherwin Williams
Advance Auto	Chipotle	Kohl's	Starbucks
Aldi	Circle K	Kum & Go	Sunoco
Allina Health	CVS Pharmacy	LA Fitness	Super America
Applebee's	Dollar General	Mattress Firm	Taco Bell
Arby's	Dollar Tree	McDonald's	Tires Plus
Aspen Dental	Duluth Trading Co.	Michaels	Top Golf
Bank of America	Fairview Health	National Tire & Battery	Tractor Supply
BJ's Wholesale Club	Family Dollar	Northern Tool & Equipment	Trader Joe's
Buffalo Wild Wings	Fresenius	Office Depot	United Healthcare
Burger King	Gander Mountain	O'Reilly Auto Parts	US Bank
Caliber Collision	Goodwill	Perkins	Valvoline
Camping World	Grease Monkey	Petco	Walgreens
Caribou Coffee	Jack in the Box	Pizza Hut	Wawa
Chase Bank	Jiffy Lube	Royal Farms	Wells Fargo Bank



L to R: Brier Swing; Deb Vannelli, CCIM; Taylor McManemy; Keith Sturm, CCIM; Shaylin Schares; Amanda Leathers