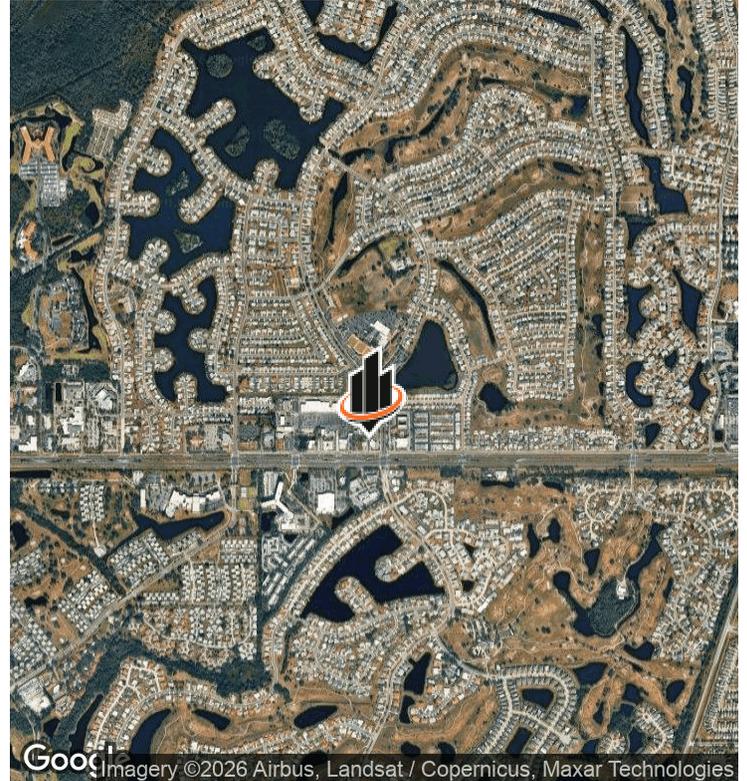


NNN CHASE BANK PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,800,000
LOT SIZE:	0.66 Acres
BUILDING SIZE:	4,058 SF
NOI:	\$113,740.00
CAP RATE:	4.06%

PROPERTY DESCRIPTION

Introducing an exceptional opportunity for retail and street retail investors in the thriving Sun City area of FL. This 4,058 SF building, completed in 2013, is currently 100% occupied under an Absolute NNN ground lease to JPMorgan Chase Bank, N.A., offering a truly passive income stream with zero landlord responsibilities. Boasting a prime location within the Tampa Bay MSA and the assurance of strong banking credit, this property presents a compelling investment proposition. With a long remaining primary term extending through April 30, 2033, and the potential for up to forty years of tenancy through four 5-year renewal options, this property is perfectly positioned to attract premium 1031 and passive net-lease buyers seeking a secure and lucrative investment opportunity.

PROPERTY HIGHLIGHTS

- Absolute NNN ground lease to JPMorgan Chase Bank, N.A., with zero landlord responsibilities and truly passive income.
- Strong banking credit and established Sun City Center, FL location within the Tampa Bay MSA.
- Long remaining primary term (through April 30, 2033) plus four 5-year renewal options, for up to 40 years of potential tenancy.
- Positioned to trade, targeting premium 1031 and passive net-lease buyers.

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