



# CHASE ABSOLUTE NNN INVESTMENT OPPORTUNITY

SINGLE TENANT



**LOGAN ZHOU**


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**GT CAPITAL**



# INVESTMENT OVERVIEW

## OFFERING

LIST PRICE  
**\$4,050,000.00**

CAP RATE  
**4.70%**

ADDRESS  
**514 S State Hwy 78. Wylie, TX**

## PROPERTY SPECS

RENTABLE AREA  
**4,238 SF**

YEAR BUILT  
**2006**

OWNERSHIP  
**Ground Lease**

PARCEL NUMBER  
**R2611576**

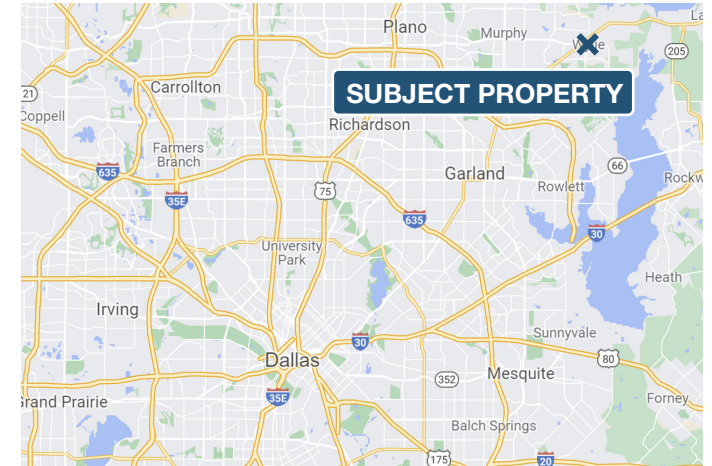
NOI  
**\$190,333.00**

ZONING  
**Commercial**

LAND AREA  
**0.88 AC / 38,159 SF**

PARKING  
**+/- 35 Spaces**

PARKING RATIO  
**8.26 : 1,000 SF**



## INVESTMENT HIGHLIGHTS

- \* Chase recently exercised its first renewal option, demonstrating a strong commitment to the site.
- \* Absolute-Net Ground Lease (No Landlord/Owner responsibilities).
- \* JP Morgan Chase Bank (NYSE: JPM).
- \* Standard & Poor's: A Credit Rating | Investment Grade.
- \* 6+ Years Remaining.
- \* Dallas/Fort Worth metroplex.
- \* Monument Signage.
- \* Adjacent to national and regional brand tenants: Walgreens, Home Depot, McDonald's, Anytime Fitness, Subway, Tractor Supply Co, Alberston's, CVS, and Starbucks.
- \* Signalized corner location on two major Wylie thoroughfares.
- \* Multiple drive-thru lane.

# FINANCIAL ANALYSIS

## TENANT SUMMARY

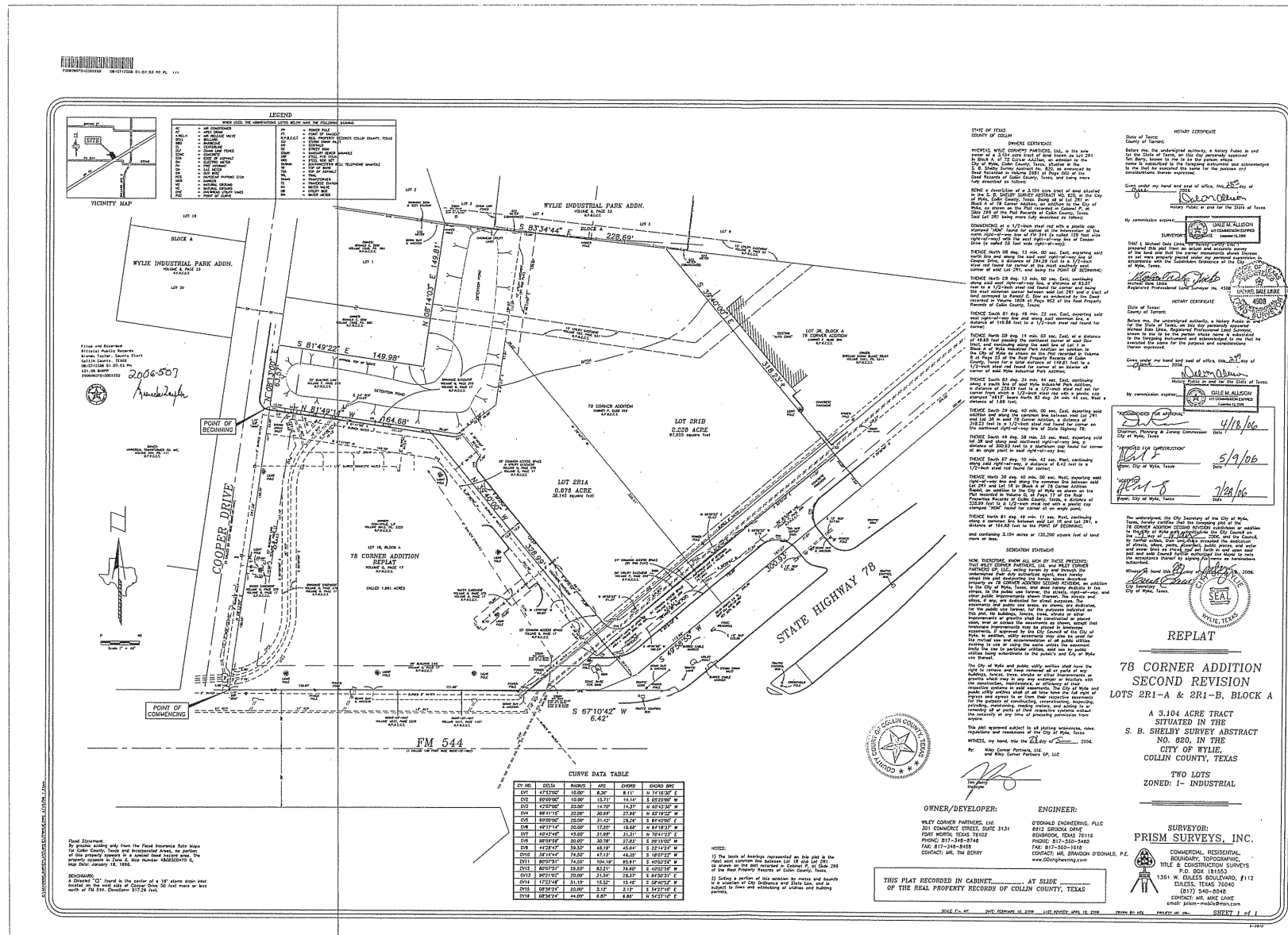
Tenant Trade Name	Chase Bank
Ownership	Public
Tenant	Corporate Store
Lease Guarantee	JP Morgan Chase
Lease Type	Absolute Ground Lease
Roof and Structure	Tenant Responsible
Lease Commencement Date	01/06/2007
Rent Commencement Date	01/06/2007
Lease Expiration Date	01/05/2032
Term Remaining on Lease	6+ Years
Increases	10% x 5 Years
Options	Three, Five-Year
ROFR	No



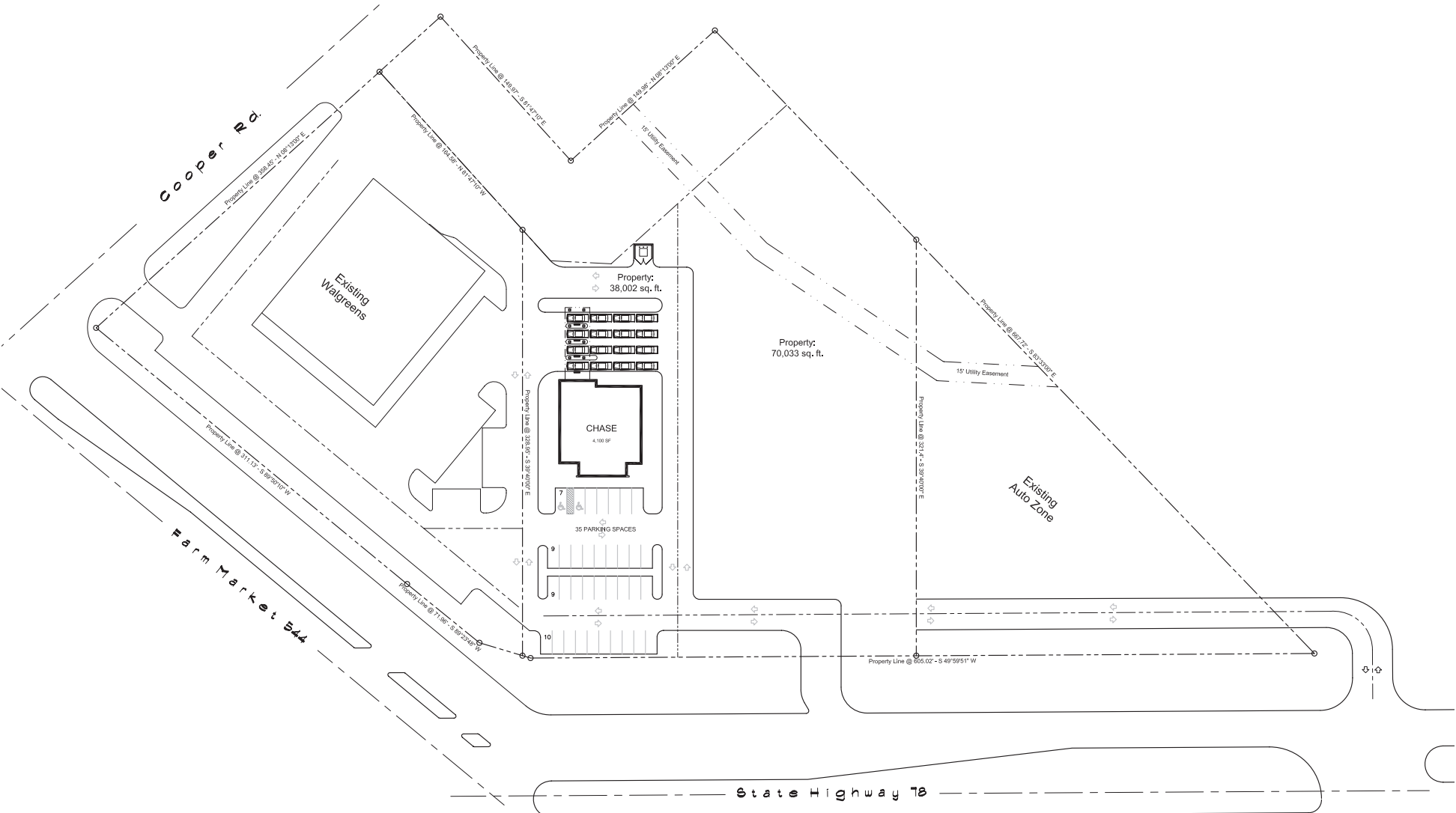
## CASH FLOW ANALYSIS

LEASE YEAR	MONTHLY NOI	YEARLY NOI	INCREASES	RETURN (1/6/27)
<b>CURRENT TERM</b>				
01/06/2027 - 01/05/2032	\$15,861	\$190,333	10%	4.70%
<b>OPTION TERM</b>				
Option 1	\$17,447	\$209,366	10%	5.17%
Option 2	\$19,192	\$230,303	10%	5.69%
Option 3	\$21,111	\$253,333	10%	6.26%





# SITE PLAN





## BUILDING PHOTO





# INFORMATION ABOUT BROKERAGE SERVICES

2/10/2025

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o That the owner will accept a price less than the written asking price;
  - o That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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<u>Logan Zhou</u> Sales Agent / Associate's Name	<u>0639394</u> License No.	<u>admin@GTCapitalUSA.com</u> Email	<u>(832) 495-8855</u> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

TXR-2501

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Logan Zhou

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

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Purchase. 3

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