

# INVESTMENT GRADE OPPORTUNITY

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

  
Securitas (Nasdaq Nordic: SECU B | S&P: BBB-)



201 W University Avenue  
Champaign, IL



COLDWELL BANKER  
COMMERCIAL

DEVONSHIRE  
REALTY

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

# CONFIDENTIAL INVESTMENT SUMMARY

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

  
**Securitas** (Nasdaq Nordic: SECU B | S&P: BBB-)

This Confidential Investment Summary ("CIS") is provided by Coldwell Banker Commercial Devonshire Realty ("CBCDR"), solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This CIS may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of CBCDR.

This CIS does not constitute or pertain to an offer of a security or an offer of any investment contract. This CIS contains descriptive materials, financial information and other data compiled by CBCDR for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. CBCDR has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon CBCDR.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS CIS, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from CBCDR relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to CBCDR, all or any part of this CIS or the Information; (3) upon request by CBCDR at any time, you will return and/or certify your complete destruction of all copies of this CIS and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless CBCDR all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CIS and/or any other Information concerning the Property; (5) you will not provide this CIS or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that CBCDR shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.



# TABLE OF CONTENTS

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

  
**Securitas** (Nasdaq Nordic: SECU B | S&P: BBB-)



**4**

## THE OFFERING

Offering Summary  
Offering Highlights

**5**

## OVERVIEW

Aerial  
Property Photos  
Building Plan

**8**

## FINANCIALS

Rent Roll  
Operating Summary

**10**

## PROFILES

Tenant  
Area  
University of Illinois

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

**COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712**

# THE OFFERING

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

 (Nasdaq Nordic: SECU B | S&P: BBB-)  
**Securitas**

Purchase Price	\$4,500,000.00
Gross Rent (Current)	\$500,276.00
NOI (Current)	\$248,299.00
Cap Rate	5.52%
Building Size	+/- 30,024 SF
Chase Bank	+/- 14,554 SF
F.E. Moran	+/- 13,008 SF
Common Area	+/- 2,462 SF
Lot Size	+/- 57,163 SF
Year Built	1974
Zoning	CB2 Central Business Downtown
PIN	42-20-12-454-010, 011, 012, 013, 014, 016
Real Estate Taxes (TY22)	\$63,165.08

## OFFERING HIGHLIGHTS

- **Investment Grade Tenants**
- **Unique Opportunity**
- **Large Parking Field**

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer the opportunity to acquire 201 W University Avenue in Champaign, IL. Chase Bank (S&P: A+) occupies approximately 48 percent of the property with a full-service bank branch with drive-thru, while the remaining portion of the building is occupied by Securitas AB (S&P: BBB-/A-3). The property is ideally located in downtown Champaign just northeast of the University of Illinois at Urbana-Champaign, which boasts over 56,000 students and more than 14,000 faculty and staff, south of Interstate 74, and just west of the Illinois Terminal.

The property is extremely well situated near major employers including Christie Clinic, Busey Bank, the City of Champaign and others, and is near dozens of restaurants and many eclectic shops in downtown Champaign.

JPMorgan Chase Bank, N.A. signed a brand new 20-year lease with four, ten-year option periods in 2007. The lease is signed by the corporate entity and is gross with Chase paying their proportionate share of increases in real estate taxes, operating expenses and utilities over the base year.

Securitas AB signed a new 5-year lease in 2019 and their lease term expires in November 2024, but they're open to an early termination, creating a perfect opportunity for an owner-occupant or investor.

201 W University Avenue was built in 1974 and fully remodeled over the years. Chase Bank occupies 14,554 SF and approximately 13,008 SF is occupied by Securitas AB, with an additional +/- 2,462 SF in common area.

**COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712**

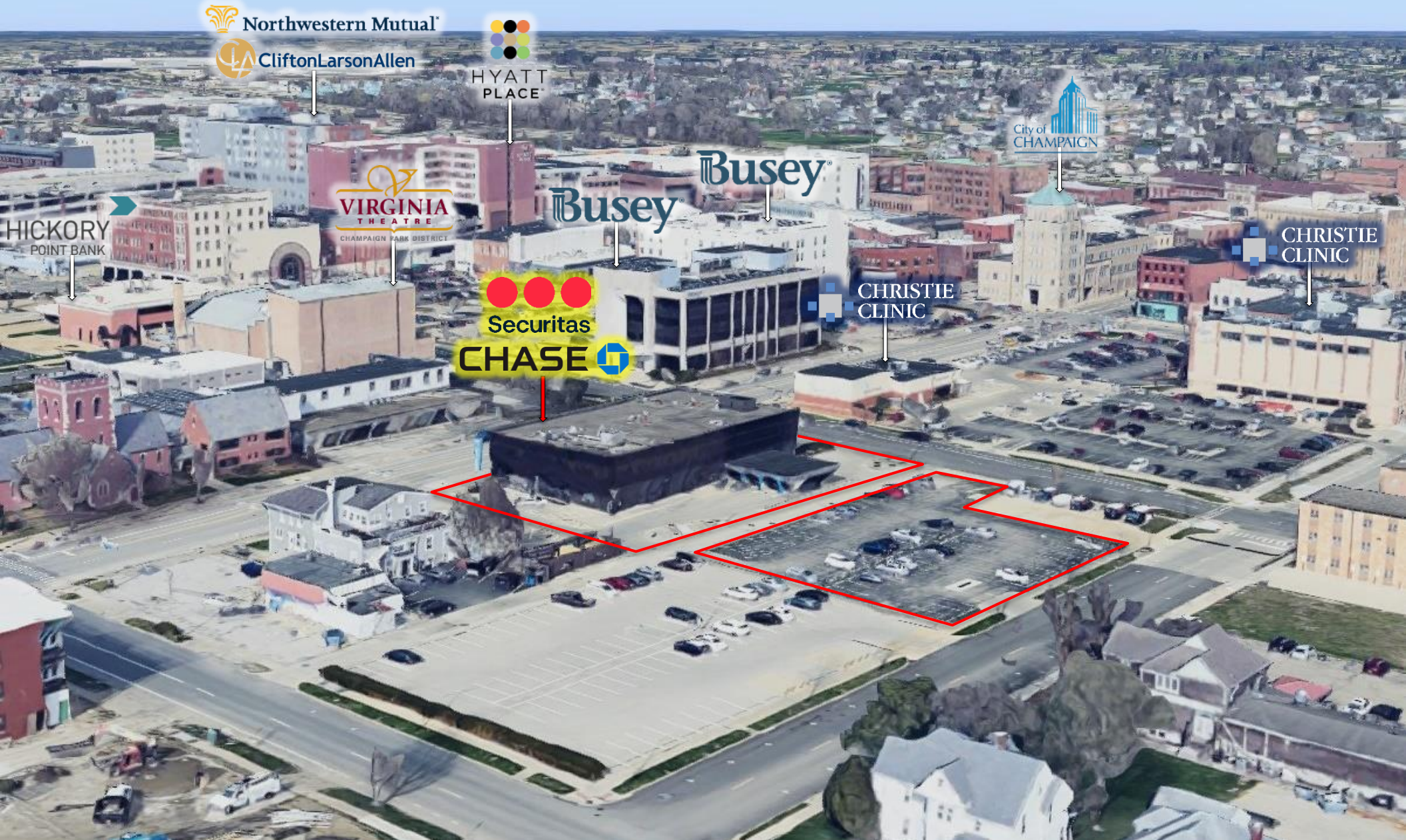
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



# AERIAL

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

 (Nasdaq Nordic: SECU B | S&P: BBB-)  
**Securitas**



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

**COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712**



# PROPERTY PHOTOS

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

 (Nasdaq Nordic: SECU B | S&P: BBB-)  
**Securitas**



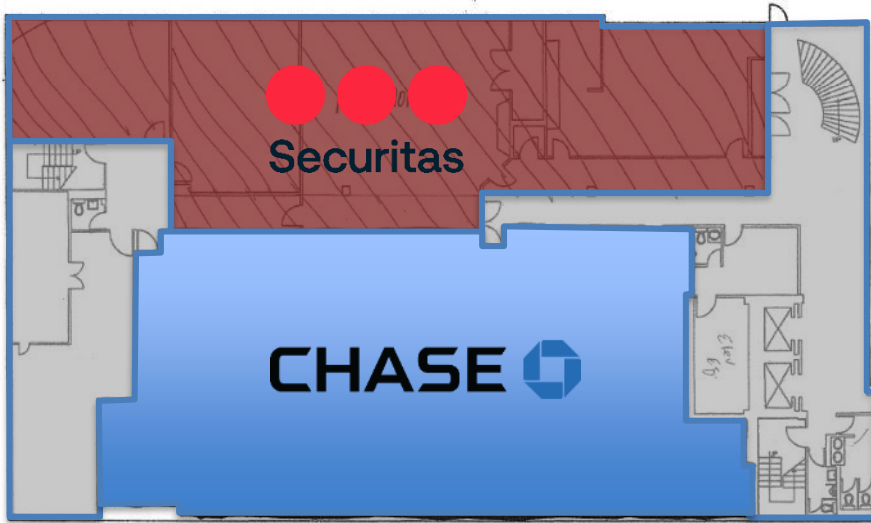
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

**COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712**

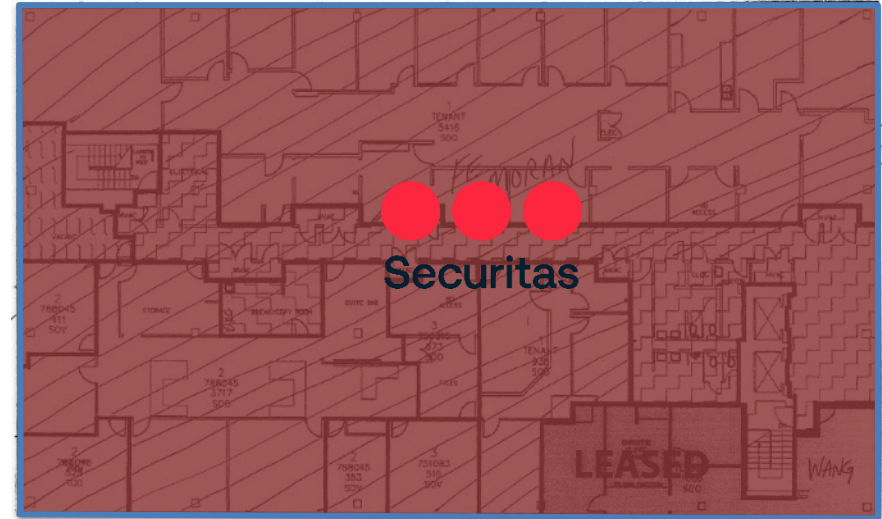
# BUILDING PLAN

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

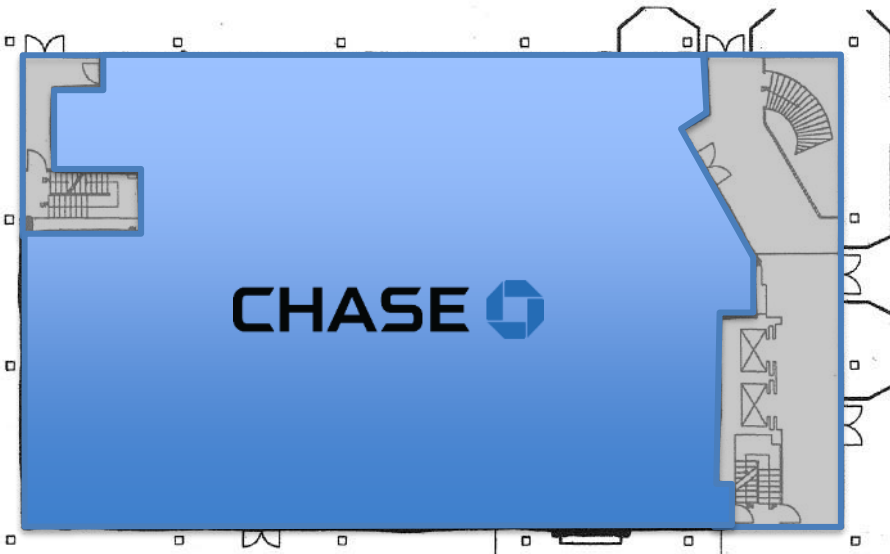
  
**Securitas** (Nasdaq Nordic: SECU B | S&P: BBB-)



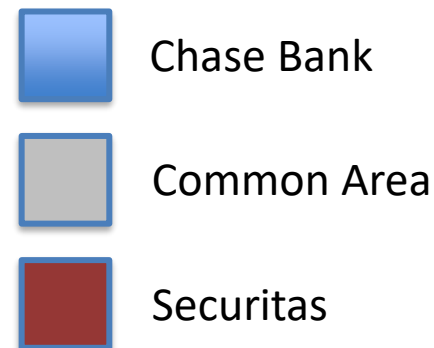
Basement



2nd Floor



1st Floor



# RENT ROLL

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

 (Nasdaq Nordic: SECU B | S&P: BBB-)  
**Securitas**

Tenant	Monthly Rent	Annual Rent	Lease Type	Lease Start	Lease Exp.	Renewal Options	Size (SF)
Chase Bank	\$17,023	\$204,276	Gross	8/7/2007	8/31/2027	4, 10-year	14,554
Securitas	\$24,667.67	\$296,000.04	Gross	10/15/2008	11/5/2024	4, 5-year	13,008 <sub>1</sub>
Common Area	-	-	-		-	-	2,462 <sub>2</sub>
<b>TOTAL</b>	<b>\$41,690.67</b>	<b>\$500,276.04</b>					<b>30,024 SF</b>

<sub>1</sub> Size of FE Securitas' suite is stated as 10,500 SF in their lease, but is estimated to be +/- 10,008 SF on the 2<sup>nd</sup> floor and +/- 3,000 SF in the basement. <sub>2</sub> Size of the common area is estimated based on subtracting the area leased by Chase and the approximate area leased by Securitas from the total building size.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

**COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712**



# OPERATING SUMMARY

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

 (Nasdaq Nordic: SECU B | S&P: BBB-)  
**Securitas**

<b>SCHEDULED GROSS INCOME</b>	<b>5/22 – 4/23</b>
Chase Bank	\$204,276
Securitas	\$296,000
<b>Total Gross Income</b>	<b>\$500,276</b>

<b>OPERATING EXPENSES</b>	<b>5/22 – 4/23</b>
Repairs / Maintenance <sub>1</sub>	\$36,143
Insurance	\$6,465
Cleaning	\$25,115
Real Estate Taxes	\$63,165
Utilities	\$121,089
<b>Total Operating Expenses</b>	<b>\$251,977</b>
<b>NET OPERATING INCOME</b>	<b>\$248,299</b>

<sub>1</sub> Repairs & maintenance includes snow removal, window cleaning, pest control and work done to windows, alarm / sprinkler system, electrical, elevator, HVAC, and plumbing.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

**COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712**

# TENANT PROFILE

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

 (Nasdaq Nordic: SECU B | S&P: BBB-)  
**Securitas**

Chase Bank | [chase.com](https://chase.com)

Locations: 4,700+  
Parent: JPMorgan Chase & Co.  
Revenue: \$128.695 Billion (2022)  
Net Income: \$37.676 Billion (2022)  
Total Assets: \$3.665 Trillion (2022)  
Headcount: 293,723 (2022)

JPMorgan Chase & Co. is one of the world's oldest, largest and best-known financial institutions, and JPMorgan Chase Bank, N.A., doing business as Chase, is an American national bank that constitutes the consumer and commercial banking subsidiary of JPMorgan Chase & Co.

Chase offers a plethora of products and services including checking accounts, savings accounts, credits cards, CDs, auto and home loans, commercial banking, wealth management and much more. Chase has more than 15,000 ATMs and 4,700+ branches and is considered the country's preeminent banking institution.





# TENANT PROFILE

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

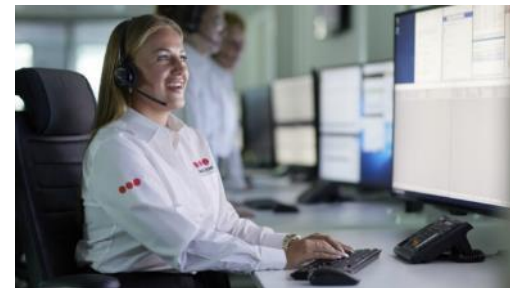
 (Nasdaq Nordic: SECU B | S&P: BBB-)  
**Securitas**

Securitas | [securitas.com](https://securitas.com)

Locations: 1,300+  
Parent: Securitas AB  
Revenue: \$12.794 Billion (2022)  
Net Income: \$414.469 Million (2022)  
Total Assets: \$11.092 Billion (2022)  
Headcount: 358,000 (2022)

F.E. Moran Security Solutions was founded in 2003 and is a top 30 alarm monitoring and electronic security systems integration company in the U.S. The company provides an integrated electronic security offering – from design to installation and from maintenance to alarm monitoring – and focuses on commercial clients across the Midwestern United States.

F.E. Moran Security Solutions was acquired by Securitas in December 2020 and integrated as part of Securitas Electronic Security, Inc. (SES). Securitas operates across the world, with over 358,000 employees and is publicly-traded on the on the Nasdaq OMX Stockholm exchange.



# AREA PROFILE

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

  
**Securitas** (Nasdaq Nordic: SECU B | S&P: BBB-)

The city of Urbana is a vibrant community in central Illinois that is home to the states flagship University – the University of Illinois at Urbana-Champaign. The City of Urbana lies 136 miles south of Chicago, 118 miles west of Indianapolis, IN and 180 miles northeast of St. Louis, MO.

The area benefits from a strong healthcare industry and is served by Carle (7,000+ employees and 345-bed hospital), OSF (800+ employees and 210-bed hospital) and Christie Clinic (900+ employee multi-specialty group medical practice).

Champaign-Urbana is home to the University of Illinois, which is ranked as the #13 public university in the nation, and has over 56,000 students and 14,000+ faculty and staff, and Parkland College (18,000+ students and 700+ faculty & staff).

The City of Urbana part of the Champaign-Urbana micro-urban community, and is home to over 600 acres of parks and natural areas, an award-winning library, and numerous annual events including the Boneyard Arts Festival and Pygmalion Festival.

The area is also a vibrant tech community with offices for Yahoo!, Abbott Labs, ADM, Abbvie, NVIDIA, Caterpillar, Amdocs, Capital One, Grainger, Wolfram Research, Dow, and many more. The 700,000+ SF Research Park at the University of Illinois employs over 2,100 people in high-technology careers across 120+ companies.





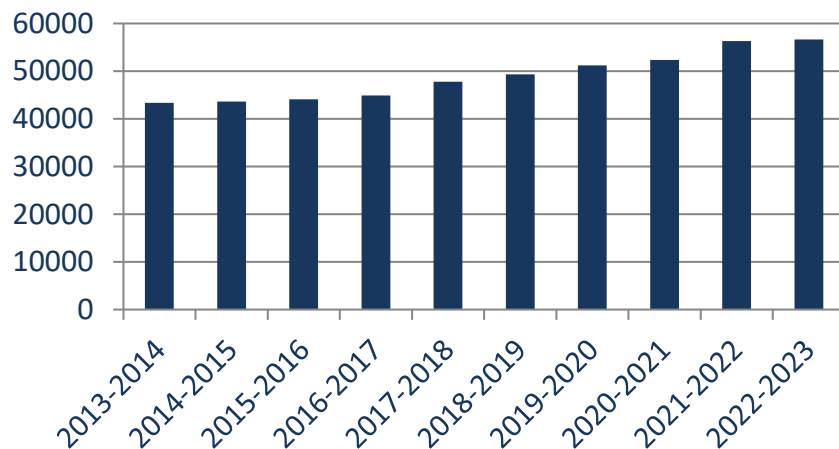
# UNIVERSITY OF ILLINOIS PROFILE

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

(Nasdaq Nordic: SECU B | S&P: BBB-)  
Securitas

56,644	Total Enrollment (2022-2023)
34,942	Undergraduate Enrollment
20,409	Graduate Enrollment
1,293	Professional Students
14,675	Faculty & Staff

## UIUC Enrollment



The University of Illinois at Urbana-Champaign (UIUC) is a public research university that was founded in 1867 as a land-grant institution and is the flagship campus of the University of Illinois System.

UIUC has 16 schools and colleges and offers more than 150 undergraduate and over 100 graduate programs of study.

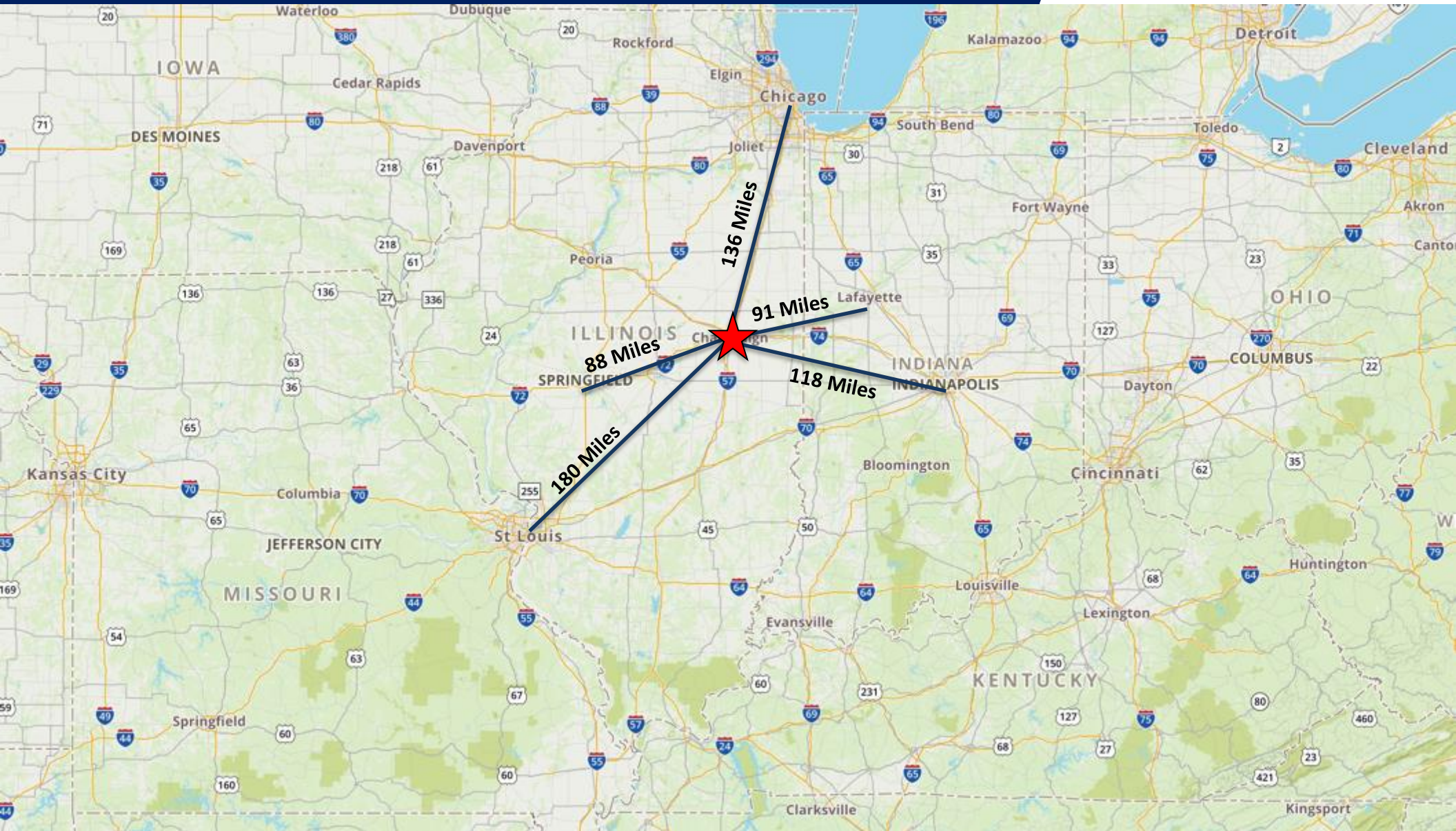
The campus covers 6,370 acres and has 651 buildings with an annual operating budget in excess of \$2B.

UIUC had \$689M in R&D expenditures in FY20 and is home to the fastest supercomputer on a university campus.

# REGIONAL MAP

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

 (Nasdaq Nordic: SECU B | S&P: BBB-)  
**Securitas**



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

**COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712**



# CONTACT INFORMATION

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

 (Nasdaq Nordic: SECU B | S&P: BBB-)  
**Securitas**



**Josh Markiewicz**  
**217.403.3424**  
**joshm@cbcdr.com**



**Coldwell Banker Commercial**  
**Devonshire Realty**  
**201 W. Springfield Ave. | 11<sup>th</sup> Floor**  
**Champaign, IL 61820**  
**217.352.7712**

**COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712**