

# OFFERING MEMORANDUM

BMO  Harris Bank

GREEN BAY, WI

\$77.5B in Deposits | \$55.1B Market Cap | A+ Credit (S&P)

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2614 WEST MASON STREET, GREEN BAY, WI 54303



## INVESTMENT HIGHLIGHTS

▲ Sale Price:	\$1,925,000
▲ Cap Rate:	6.30%
▲ Building Size:	4,335 SF
▲ Lot Size:	1.69 Acres
▲ Parking Spaces:	36
▲ Branch Deposits:	\$53,257,000
▲ Market:	Green Bay

## THE OFFERING

Equity Investment Advisors is pleased to offer for sale a 10-year absolute NNN leased investment with 2% annual rental increases. The property is leased to BMO Harris Bank N.A. ("BMO"), the United States operating arm and subsidiary of the Bank of Montreal ("BMO Financial Group"), a diversified financial services provider with total assets of approximately \$523 billion.

## PROPERTY & LOCATION

The property is located at the bustling intersection of Mason Street and Packerland Drive, and is passed by approximately 22,000 cars daily. U.S. Highway 41, one of Green Bay's major arterial roadways, is also less than one mile from the property. The building's parking lot can accommodate 36 cars and has five drive-thru lanes for customer convenience.

The local market is supported by numerous businesses, retail destinations, and dining establishments. The area is home to national retailers The Home Depot, Sam's Club, Walmart and a Festival Foods grocery store. Northeast Wisconsin Technical College is also adjacent to the property.

The building is located within a dense residential community and is situated two miles north of the Austin Straubel International Airport. To the branch's benefit, the average household income in the immediately surrounding neighborhood is roughly \$75,000. Additionally, over 100,000 residents live within 5-miles of the property.

The information contained herein has been secured from sources we believe to be reliable. Nevertheless, Equity Investment Advisors makes no warranty or representation, expressed or implied, about the contents of this brochure, its accuracy or of the timelines of the information. Specific references to square footage, income, expenses and other factors are approximate. Buyer must independently verify the accuracy and completeness of all information contained herein and bears all risk for any inaccuracies.





Corporate Overview

Ticker Symbol	NYSE: BMO
Total Assets	\$523 billion
Credit Rating	A+ (S&P)

Established as Harris Bank in 1882, BMO Harris Bank N.A. (“BMO”) is the U.S. operating arm and subsidiary of the Bank of Montreal (“BMO Financial Group”), a diversified financial services provider. With total assets of \$523 billion and over 46,000 employees, BMO Financial Group provides a broad range of retail banking, wealth management, and investment banking products and services to more than 12 million customers. BMO Financial Group through its two largest subsidiaries – BMO Harris Bank and Bank of Montreal – mainly operates in the United States and Canada. Well regarded by all major credit ratings, BMO holds ratings of A2, A+, and AA- for Moody’s, S&P, and Fitch, respectively. All three agencies hold the outlook as “Stable”.



Headquartered in Chicago, BMO Harris Bank is one of the largest banks in the Midwest serving more than 2 million customers. BMO boasts a market capitalization of \$55.1 billion (10/31/2016) and \$77.5 billion in deposits. The Company provides a broad range of personal banking products and solutions through over 600 branches and approximately 1,300 ATMs in Illinois, Wisconsin, Indiana, Kansas, Missouri, Minnesota, Florida, and Arizona.

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## Financial Information

Price	\$1,925,000
Cap Rate	6.30%
Price per SF	\$444
Net Operating Income	\$121,227

## Lease Information

Term	10 Years
Rental Increases	2% Annually
Lease Commencement	September 9, 2014
Lease Expiration	September 30, 2024
Options	Eight, Five-Year Renewal Options
NNN	No Landlord Responsibilities

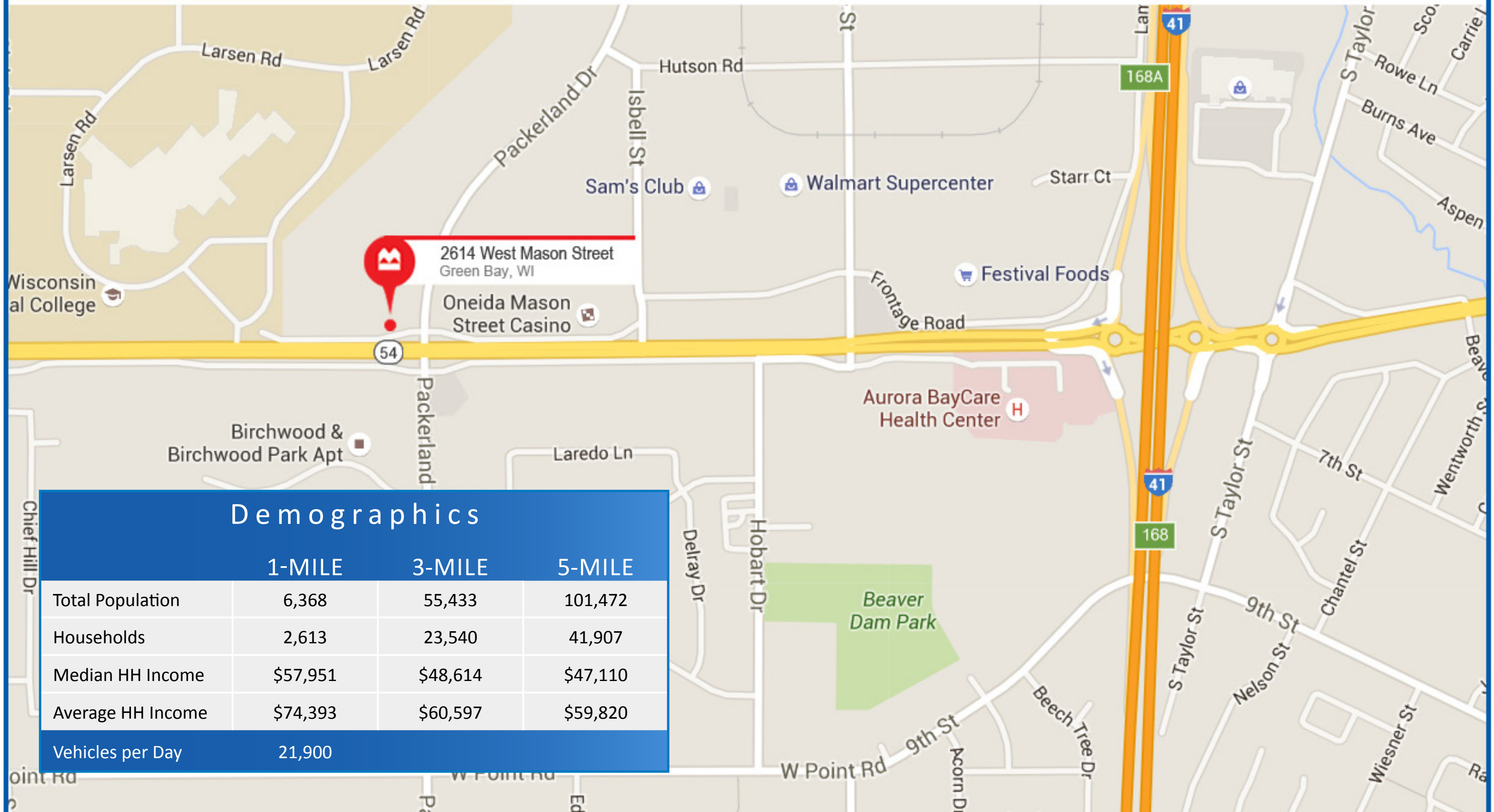
## Rent Schedule

Term	Annual Rent	Monthly Rent	Annual Rent per SF
Year 1	\$111,995	\$9,333	\$25.84
Year 2	\$114,235	\$9,520	\$26.35
Year 3	\$116,520	\$9,710	\$26.88
Year 4	\$118,850	\$9,904	\$27.42
<b>Year 5</b>	<b>\$121,227</b>	<b>\$10,102</b>	<b>\$27.96</b>
Year 6	\$123,651	\$10,304	\$28.52
Year 7	\$126,125	\$10,510	\$29.09
Year 8	\$128,647	\$10,721	\$29.68
Year 9	\$131,220	\$10,935	\$30.27
Year 10	\$133,844	\$11,154	\$30.88

## Loan Summary

Current Principal Balance (January 2019):	\$1,395,239
Equity Required:	\$529,761
Loan Commencement:	06/01/2017
7-Year Term (5+2)	
25-Year Amortization	
3.99% Interest Rate	
Loan Assumption Fee:	0.25%
Partial Recourse to Borrower (25%)	







## GREEN BAY AREA OVERVIEW

Green Bay is the third largest city in Wisconsin and is home to the world famous Green Bay Packers. Green Bay is also home to many mature and emerging industries from paper and food, to national defense, to emerging green and digital technology industries.

Additionally, the city occupies a stunning waterfront location that cradles Wisconsin's famous Door Peninsula and its equally renowned Northwoods.

### National Accolades

- ▲ #1 Medium Metro Area for doing business (Inc. Magazine-2004)
- ▲ Ranked #2 Hot Cities for Entrepreneurs (Entrepreneur.com-2006)
- ▲ 4th Best City overall in the USA to start a business (Inc. Magazine-2005)
- ▲ 12th Most Secure Places to Live in the U.S./Mid-Sized City (Sperling's Best Places-2010)
- ▲ 6th Best City for Residential Credit Worthiness (Experian-2012)
- ▲ 4th Best County for Business Growth & Innovation (Fourth Economy-2012)





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Green Bay, WI









