

## Net Lease Bank Branch Portfolio

### 4050 West 147<sup>th</sup> Street | Midlothian, Illinois



The branch is located in downtown Midlothian approximately 20 miles south of Chicago. The Property is located in the community's retail district with numerous local area businesses, a CVS Pharmacy, and multiple quick service restaurant chains within a short walk of the Property.



#### PRICING & LEASE SUMMARY

Price:	\$1,280,000
Cap Rate:	6.75%
Annual Net Rent / PSF:	\$86,512 / \$22.66
Escalations:	1.50% Annual
Lease Expiration / Remaining Term:	11/30/26 / 8.0 Years
Initial Lease Term:	10 Years
Cancellation Option:	After Year 7 (Effective 11/30/23)

#### BANK PERFORMANCE METRICS

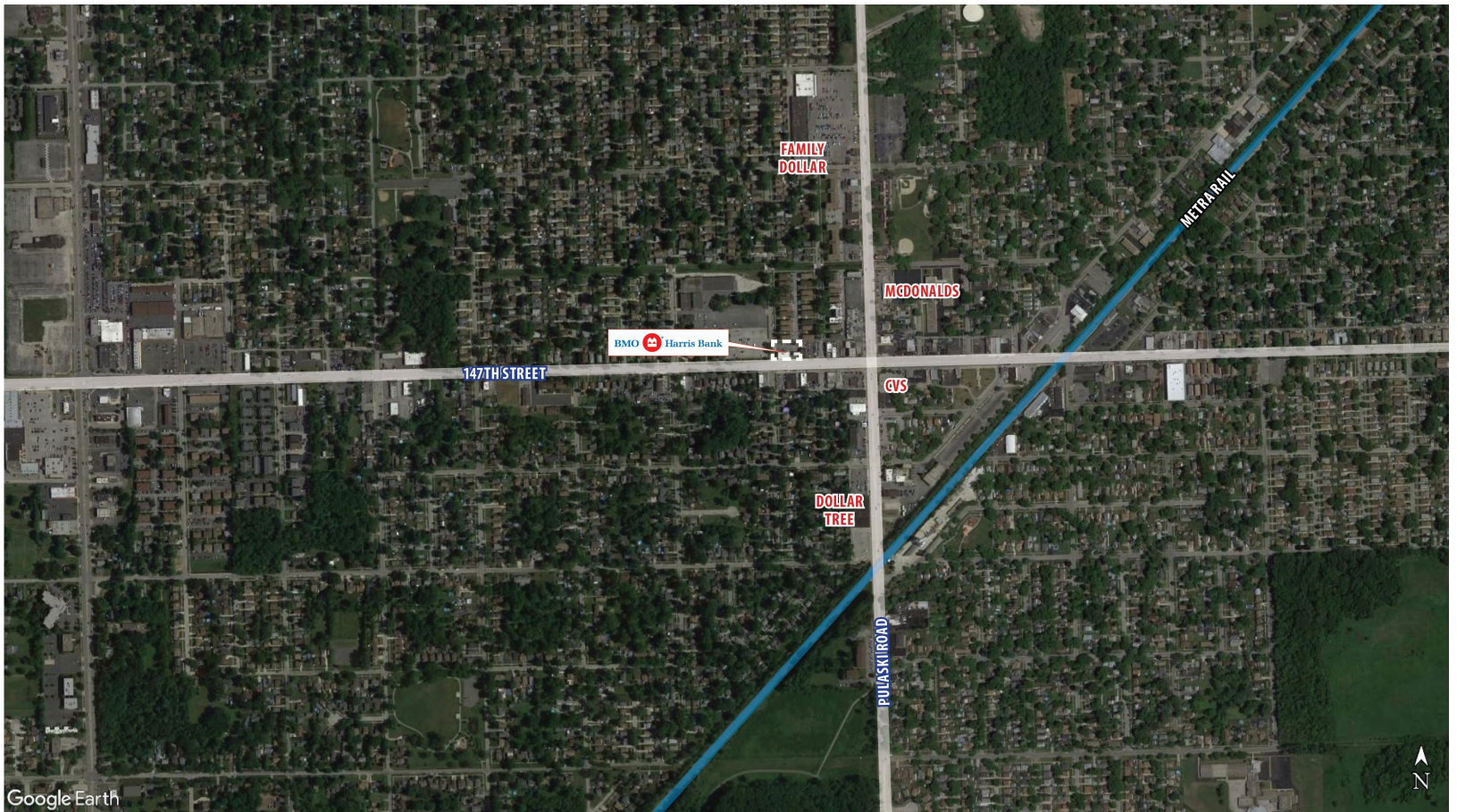
Deposits (\$000's):	\$56,073
Market Share (1-Mile):	24.7%

#### PROPERTY INFORMATION

Address:	4050 West 147 <sup>th</sup> Street Midlothian, Illinois
RSF (Above Ground):	3,817
Floors:	One + Basement
Year Built:	1961
Site Size / Hard Corner:	0.41 Acres / Yes
Parking Spaces:	19
Drive-Thru Banking (Lanes / ATMs):	3 / 1

#### DEMOGRAPHIC PROFILE

RADIUS	1-MILE	3-MILE	5-MILE
Population:	14,125	86,659	257,745
Households:	4,967	30,840	93,585
Median HH Income:	\$57,258	\$53,199	\$54,850
Average HH Income:	\$69,463	\$67,009	\$80,130
Average Daily Traffic Count:	14,400		



Google Earth



## Net Lease Bank Branch Portfolio

### Tenant Overview

Established as Harris Bank in 1882, BMO Harris Bank is the United States operating arm and subsidiary of the Bank of Montreal ("BMO Financial Group"), a diversified financial services provider. With total assets of \$522.8 billion and over 45,000 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 BMO Bank of Montreal – mainly operates in the United States and Canada.

Well regarded by all major rating agencies, BMO Harris Bank holds investment grade ratings of "A+", "Aa3", and "AA-" by S&P, Moody's, and Fitch, respectively.

Headquartered in Chicago, Illinois, BMO Harris Bank is one of the largest banks in the Midwest, Chicago's second largest bank by market share after JPMorgan Chase, and serves more than two million customers throughout the United States. The financial institution provides a broad range of personal banking products and solutions with more than 14,000 employees, over 600 branches, and approximately 1,300 ATMs in Illinois, Arizona, Wisconsin, Indiana, Kansas, Missouri, Minnesota, and Florida.

#### BMO FINANCIAL GROUP QUICK FACTS

NYSE Ticker Symbol	BMO
Headquarters	Toronto, Canada
Employees	45,200+
Assets	\$522.8 Billion (10/31/16)
Net Income	\$3.5 Billion (10/31/16)
Market Cap	\$55.1 Billion (10/31/16)
Credit Rating	Aa3 / A+ / AA- (Moody's / S&P / Fitch)
Total Retail Branches	1,520+
Total ABMs	4,500+

#### BMO HARRIS BANK QUICK FACTS

Headquarters	Chicago, IL
Parent Company	Bank of Montreal, d.b.a. BMO Financial Group
Employees	14,200+
Credit Rating	Aa3 / A+ / AA- (Moody's / S&P / Fitch)
Total Retail Branches	~600
Total ATMs	1,300+

***BMO Harris Bank is the 21st largest bank in the United States with over \$82 billion in total deposits.***

#### ILLINOIS MARKET SHARE ORDERED BY DEPOSITS

RANK	INSTITUTION	AREA BRANCHES	2016 TOTAL DEPOSITS IN MARKET (\$000)	2016 TOTAL MARKET SHARE
1	JPMorgan Chase Bank, National Association	371	\$84,405,502	17.8%
2	BMO Harris Bank National Association	201	\$52,382,641	11.1%
3	Bank of America, National Association	168	\$41,771,640	8.8%
4	The Northern Trust Company	10	\$29,181,412	6.2%
5	PNC Bank, National Association	194	\$15,959,828	3.4%
6	U.S. Bank National Association	242	\$13,819,215	2.9%
7	Citibank, National Association	62	\$13,562,000	2.9%
8	The PrivateBank and Trust Company	20	\$12,859,072	2.7%
9	Fifth Third Bank	147	\$12,054,526	2.6%
10	MB Financial Bank, National Association	86	\$11,478,017	2.4%
11	State Farm Bank, F.S.B.	1	\$10,857,657	2.3%
12	First Midwest Bank	98	\$8,185,018	1.7%
13	Wells Fargo Bank, National Association	24	\$6,461,593	1.4%
14	TCF National Bank	124	\$6,060,791	1.3%
15	Associated Bank, National Association	40	\$5,301,123	1.1%

Source: FDIC as of June 30, 2016



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