

120 PARK
AVENUE
BEAVER DAM, WI

BMO HARRIS
10-YEAR
NET LEASE





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INVESTMENT SUMMARY

**\$56 MILLION
IN DEPOSITS**

BMO HARRIS
10-YR NET LEASE

PROPERTY HIGHLIGHTS

- \$56 Million in 2018 Deposits
- Deposit Growth 2017-2018: 1.08%
- BMO Harris 10-year net lease
 - 8,619 RSF: \$140,519 Annual Rental Income + \$86,815 Expense Reimbursement
 - 84% of Annual In-Place Property Income
- Richard's Benefits 4-year gross lease
 - 4,417 RSF: \$40,405 Annual Rental Income (with 2% annual increases)
 - Tenant at this location since May 1, 2006
- TechNosis Inc.'s 2-year gross lease
 - 771 RSF: \$3,420 Annual Rental Income
- BMO is an A+/Aa3 rated credit tenant with > \$550 billion in assets.
- Located in the heart of downtown Beaver Dam
- Excellent visibility and signage
- Existing multi-lane drive thru
- Ample parking: 31 surface spaces

OFFERING

Sale Price	\$2,221,630
NOI In Place	\$149,960
CAP Rate	6.75%

PROPERTY SPECIFICATIONS

BMO Harris	8,619 SF
Richard's Benefits	4,417 SF
TechNosis, Inc.	818 SF
Total Leased	13,854 SF

BMO Harris' Lease	Start: 08/01/2018	End: 07/31/2028
Richard's Lease	Start: 09/01/2018	End: 08/31/2022
TechNosis' Lease	Start: 11/01/2018	End: 10/31/2020

Land Area	1.57 Acres
Property Address	120 Park Avenue, Beaver Dam, WI
Zoning	G2-Commercial
Parcel Number	206-1114-0424-081/082/083/075
Taxes (2018)	\$23,434

TENANT SUMMARY

BMO HARRIS BANK

BMO Harris Bank provides a broad range of personal banking products and solutions across the United States. Established in 1882 as Harris Bank, and owned by BMO Financial Group since 1984, BMO Harris Bank has grown to be one of the largest banks in the Midwest serving personal, commercial and affluent customers.

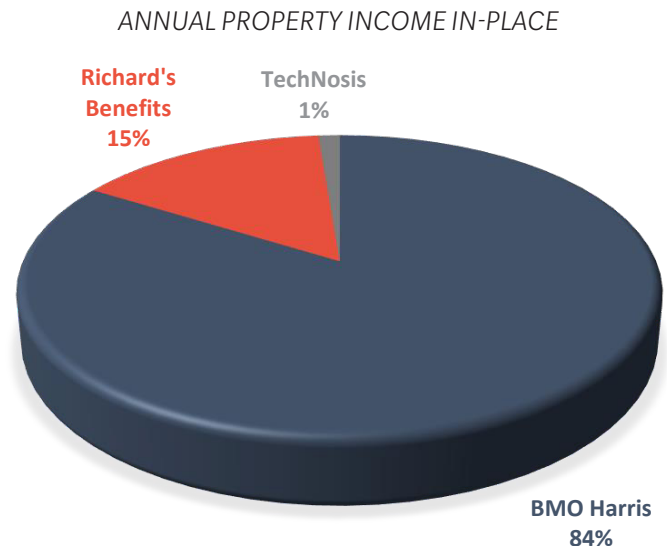
BMO Harris Bank provides a broad range of personal banking products and solutions through over 600 branches, and fee-free access to over 43,000 ATMs across the United States. These include solutions for everyday banking, financing, investing, as well as a full suite of integrated commercial and financial advisory services. BMO Harris Bank's commercial banking team provides a combination of sector expertise, local knowledge and mid-market focus throughout the U.S. Their goal is to help customers make sense of complexity, make better choices in investing, saving and borrowing and have confidence. Today, BMO is an A+/Aa3 rated credit tenant with over \$550 billion in assets.

RICHARD'S BENEFITS & FINANCIAL SERVICES

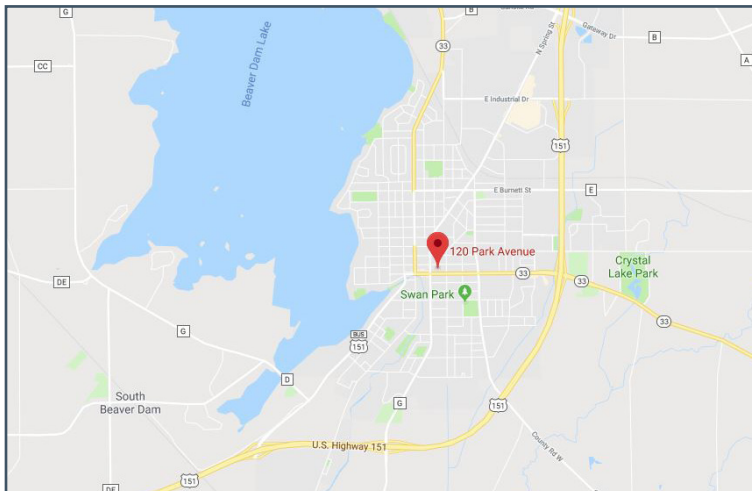
Established in 1965, Richard's Benefits is one of the largest full-service, independent insurance agencies in Wisconsin with over 50 employees and six regional offices. Richard's provides value to their customers with experience and great customer service while carrying the resources, knowledge base, and experience to simplify and solve even the most complex insurance and benefits challenges. Their clients include thousand-employee businesses, sole proprietors, multi-plant manufacturers, single location retailers, young families, people with significant financial resources, and those looking to retire. They combine big-city expertise with small-town service.

TECHNOSIS, INC.

In 2005, TechNosis was founded on the idea that business of all sizes deserve top-notch support and technology without compromise. They focus on IT collaboration, seeking creative solutions to best serve their clients. Their goal is to represent its client using technology to solve common business problems. With the complex task of bringing together humans and machines, TechNosis balances efficiency, technology, safety, and contingency. TechNosis makes IT matter.



AREA DEMOGRAPHICS



Demographics

	1 MILE	3 MILE	5 MILE
Population	12,052	19,494	21,722
Households	5,163	8,532	9,423

5 Mile Information

Employees	11,793
Median Income	\$53,650
Businesses	1,080

PHOTOS



FIRST LEVEL



BMO Harris	8,619 SF
Richard's Benefits	4,417 SF
TechNosis, Inc.	818 SF
Lower Level Vacancy	4,985 SF
Other Common Areas	3,438 SF
Total Building	22,277 SF

LOWER LEVEL

