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BMO HARRIS BANK

REDEVELOPED BMO HARRIS BANK WITH NEW 15-YEAR NN LEASE

ST. LOUIS, MO



CAPITAL PACIFIC



BMO HARRIS BANK

2301 S KINGSHIGHWAY BLVD, ST. LOUIS, MO 63110

\$2,600,000
PRICE

5.00%
CAP

LEASABLE SF
4,343 SF

LOT SIZE
1.05 AC

LEASE TYPE
NN

NOI
\$130,000

PRICE PSF
\$598.66

PARKING
28 SPACES

- Recently redeveloped BMO Harris Bank
- New 15-year primary lease term with 10% rental increases every 5 years and eight 5-year options to extend
- Long term Bank location: originally Southwest Bank built in 1905, then M&I starting in 2002, and BMO Harris acquired M&I in 2010
- Bank drive-thru with ATM
- Part of the Promenade at The Hill, an established retail development with a new construction Walgreens and TBD retail pad
- Excellent visibility and access along S Kingshighway Blvd with approximately 43,000 VPD

Investment Highlights

THE OFFERING provides the opportunity to acquire a recently redeveloped BMO Harris Bank located in St. Louis, Missouri. The lease features a brand new 15-year NN lease with 10% rental increases every five years and eight 5-year options to extend.

THE SUBJECT PROPERTY is located in a long-established Italian-American neighborhood famous for its collection of authentic Italian bakeries, grocery stores, restaurants, and mom-and-pop trattorias, called The Hill. It is also a part of the Promenade at The Hill, an established retail development that includes a new construction Walgreens and a proposed retail pad development. The property was built in 1905 as Southwest Bank before becoming M&I bank in 2002 until BMO Harris acquired M&I in 2010; demonstrating the long term viability of the site as a bank location. The location has additional significance as it is the site of the attempted robbery in 1953 and where the movie about it starring Steve McQueen was filmed (see more on page 6). As S Kingshighway Blvd leads to the Interstate 44 on-ramp and off-ramp, the subject property attracts commuters and visitors entering the submarket directly from the Interstate. Situated two blocks away is the Missouri Botanical Garden, a National Historic Landmark that draws an attendance of over 901,000 visitors annually. Within a 5-mile radius from the property, there are 101,847 residents with an average household income exceeding that of \$69,000.

ST. LOUIS, MO is a major port city located along the Mississippi River. It's central location at the heart of the country, is made accessible by the St. Louis Lambert International Airport, numerous highways, Amtrak, and inter-city bus services. The city welcomes approximately 25.9 million annual visitors for leisure, conventions, and business travel, contributing over \$5.38 billion to the local economy.

**BMO HARRIS BANK HAS OVER 600 BRANCHES
AND 43,000 ATMS IN THE UNITED STATES.**

RENDERING

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Retail Aerial

8,695 VPD

43,525 VPD

SOUTHWEST AVENUE

S KINGSHIGHWAY BOULEVARD

Callout Locations:

- ST. LOUIS CHILDREN'S HOSPITAL
- WASHINGTON UNIVERSITY SCHOOL OF MEDICINE
- GOLDFARB SCHOOL OF NURSING AT BARNES-JEWISH COLLEGE
- ST. LOUIS UNIVERSITY HIGH SCHOOL
- BARNES-JEWISH HOSPITAL
- CENTRAL INSTITUTE FOR THE DEAF
- ASPEN SPAS
- WALGREENS
- GOODWILL
- RC
- TRAVIS
- ExtraSpace Storage
- Cardinal
- THE BAP GOODS
- MISSOURI BOTANICAL GARDEN LIBRARY
- FASTENAL
- ST. LOUIS PUBLIC LIBRARY
- Consolidated
- brightside
- NURSE STAFFING
- MDS MANUFACTURING
- HOLT LIGHTING DEPOT
- ZONE
- CHEVROLET
- jiffy lube
- U-HAUL
- LifeStorage
- NIKEN
- Century Tire
- ALFAPET
- CHINA DISH
- AdSell COMPANIES
- THE COMPOSING ROOM
- MISSOURI TERRAZZO
- GL GROUP
- Bay Insulation Systems
- Crown C Supply
- GATEWAY STEM HIGH SCHOOL
- U-HAUL
- Walgreens
- EXPRESS VALET CLEANERS

5



Historically Significant Property

IN BLACK & WHITE: STEVE MCQUEEN IS THE DRIVER OF 'THE SAINT LOUIS BANK ROBBERY'

January 2, 2019 (That Moment In) The Saint Louis Bank Robbery is a 1959 crime thriller about a gang's plans for a bank robbery being complicated when the sister of one of the thieves starts voicing her well-founded suspicions.

There's something about a bank heist that just makes for great entertainment at the movies, and if there's one angle to these flicks that pique our interest most, it's the getaway driver behind the wheel.

Any good movie fan knows the name Steve McQueen, who played a driver named George Fowler in the movie. It's based on a true story, made sort of significant for casting the actual bank employees and a few of the cops who were involved in the real heist.

The Saint Louis Bank Robbery is an old time drive-in special, the film co-directed by John Stix and Charles Guggenheim, the latter of which would switch gears early in the 60s and commit to producing and directing documentaries, two that would earn him Oscar gold. **It kinda feels like, well, a documentary. Surprise. [The film was shot on site of the BMO Harris Bank location where the robbery took place in 1953].** Loaded with cheesy dialogue, poor editing, saturated black & white and over-the-top music, this is a bit of a gem worth sitting through for its old timey charms.

[READ THE FULL ARTICLE](#)

BMO HARRIS PLANS TO KEEP HISTORIC SOUTHWEST BANK BUILDING ON KINGSHIGHWAY

July 18, 2016 (St. Louis Post-Dispatch) BMO Harris Bank is planning a \$10 million restoration and construction project at its historic Southwest Bank property in south St. Louis.

The project includes exterior restoration of the Southwest Bank building constructed in about 1905, with a 1920s addition, at South Kingshighway and Southwest Avenue, bank officials said Monday.

Also planned is a Walgreens drugstore in a new building that would replace old storefronts BMO Harris occupies on South Kingshighway immediately south of the bank building. BMO Harris plans to donate the building at Kingshighway and Botanical Avenue to the Tower Grove Neighborhoods Development Corp.

BMO Harris recognizes that the building is important to The Hill and Southwest Garden neighborhoods, said Bradley Smith, president of BMO Harris Bank's Midwest Region, adding that the structure "has a lot of rich history to it."

The old Southwest Bank building, at 2301 South Kingshighway, was the scene of an attempted robbery in 1953, when men with shotguns rushed into the bank and announced a holdup. St. Louis police officers rushed the area and foiled the robbery. Years later, the event became a Hollywood movie starring Steve McQueen.

Southwest Bank started as an institution serving The Hill's Italian immigrants. The bank grew in assets and locations over the years before it became part of Marshall & Ilsely, then BMO Harris.

[READ THE FULL ARTICLE](#)

Submarket Overview

RETAILERS IN CLOSE PROXIMITY INCLUDE:

- 7-Eleven

Anthonino's Taverna

AutoZone

Denny's

Domino's Pizza

Favazza's

Jack in the Box

Mama's On The Hill
- McDonald's

Missouri Baking Co

Park Avenue Coffee

QuikTrip

Rigazzi's

Schnucks

Sonic Drive-In

Starbucks
- Steak 'n Shake

Taco Bell

The Home Depot

The London Tea Room

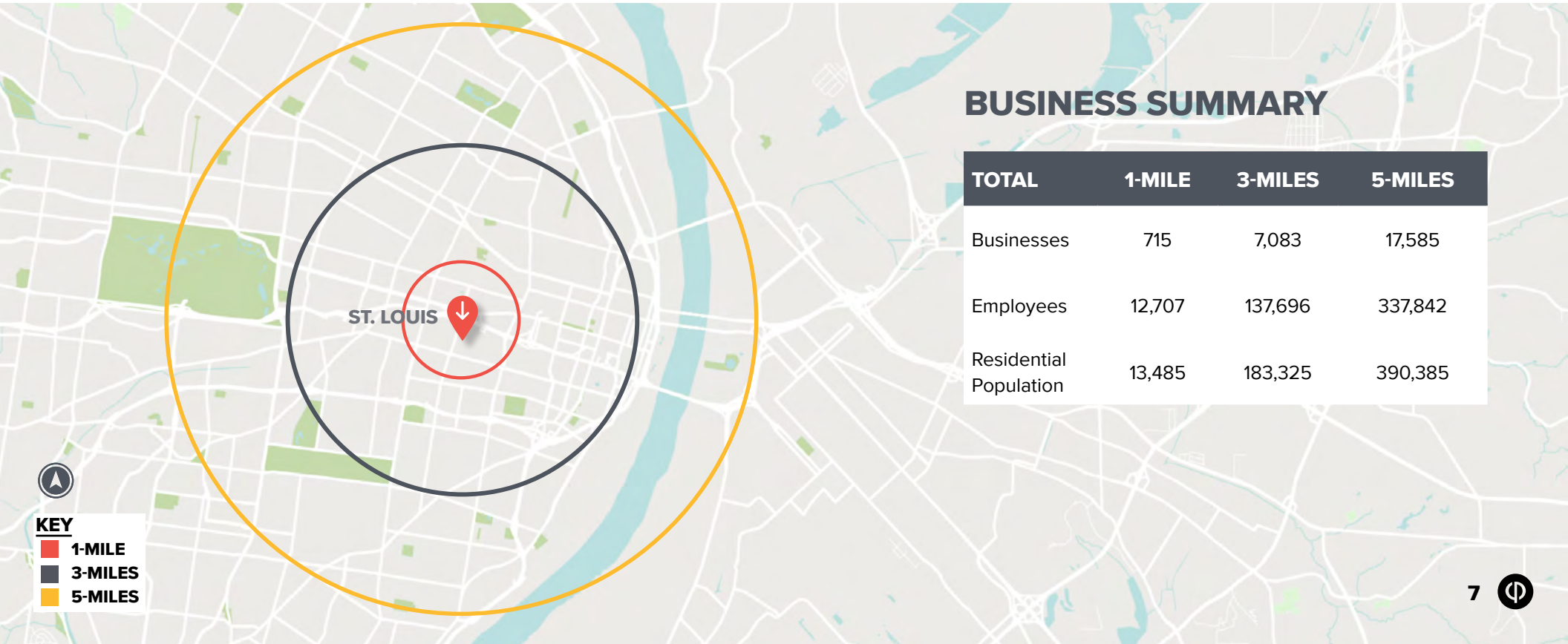
Walgreens

Waterway Carwash

Wendy's

World's Fair Donuts

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BUSINESS SUMMARY

TOTAL	1-MILE	3-MILES	5-MILES
Businesses	715	7,083	17,585
Employees	12,707	137,696	337,842
Residential Population	13,485	183,325	390,385

Income & Expense

PRICE		\$2,600,000
Capitalization Rate:		5.00%
Building Size (SF):		4,343
Lot Size (Acres):		1.05
STABILIZED INCOME		PER SQUARE FOOT
Scheduled Rent		\$29.93 \$130,000
Effective Gross Income		\$29.93 \$130,000
LESS		PER SQUARE FOOT
Taxes		NNN \$0.00
Insurance		NNN \$0.00
Total Operating Expenses		NNN \$0.00
EQUALS NET OPERATING INCOME		\$130,000

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Rent Roll

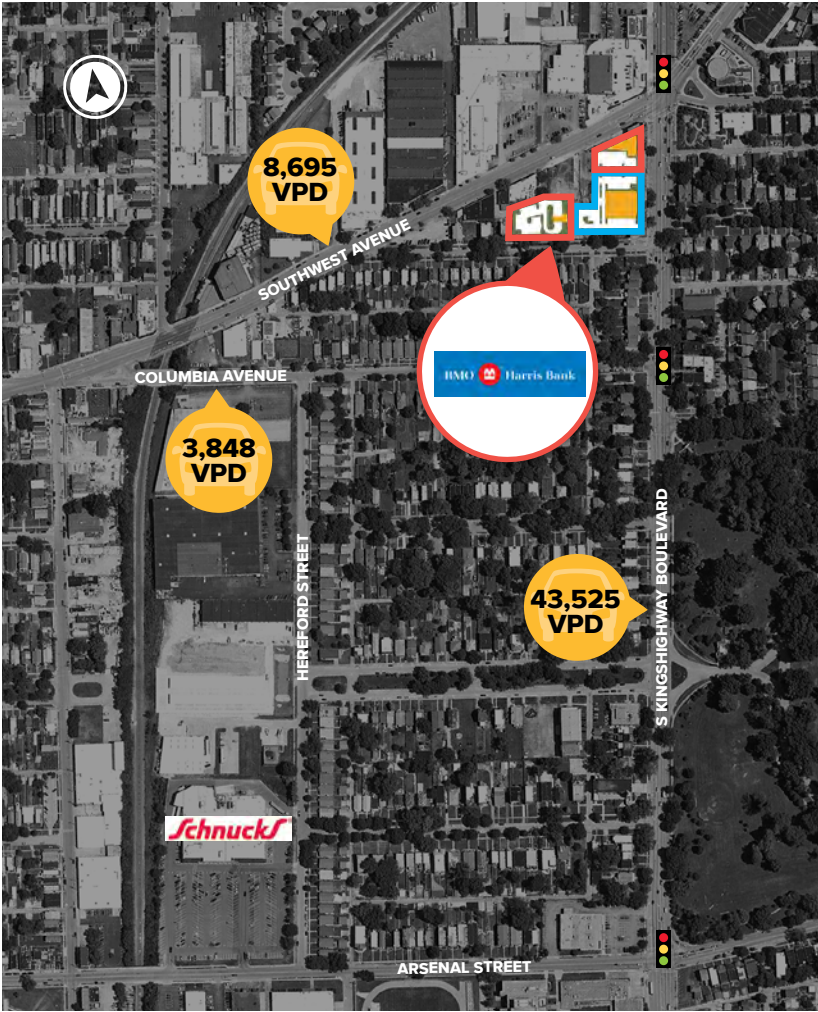
TENANT INFO		LEASE TERMS		RENT SUMMARY				
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	ANNUAL RENT	MONTHLY RENT/FT	ANNUAL RENT/FT
BMO Harris Bank	4,343	3/4/2019	3/3/2024	\$130,000	\$10,833.33	\$130,000	\$2.49	\$29.93
		3/4/2024	3/3/2029					
		3/4/2029	3/3/2034					
		Option 1	3/4/2034 3/3/2039					
		Option 2	3/4/2039 3/3/2044					
		Option 3	3/4/2044 3/3/2049					
		Option 4	3/4/2049 3/3/2054					
		Option 5	3/4/2054 3/3/2059					
		Option 6	3/4/2059 3/3/2064					
		Option 7	3/4/2069 3/3/2074					
		Option 8	3/4/2074 3/3/2079					
TOTALS:	4,343			\$130,000	\$10,833	\$130,000	\$2.49	\$29.93

Site Plan

sf

4,343
RENTABLE SF

28
SPACES



This site plan is a rendering that has been created based on sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

Tenant Overview



ABOUT BMO HARRIS BANK

Established in 1882 as Harris Bank, and owned by BMO Financial Group (TSX, NYSE: BMO) since 1984, BMO Harris Bank has grown to become one of the largest banks in the Midwest and the eight-largest bank in North America by assets serving personal, commercial, and affluent customers. Headquartered in Chicago, Illinois, it has over 600 branches and 43,000 ATMs in Illinois, Indiana, Arizona, Missouri, Minnesota, Kansas, Florida, and Wisconsin. It employs over 14,000 workers across the United States.


BMO provides a broad range of personal and commercial banking, wealth management and investment banking products and services to over 12 million global customers. It is the 8th largest bank in North America by assets with \$774 billion in total assets.

BMO Financial Group received an S&P Long Term Deposits rating of A+ and was named one of the World's Most Ethical Companies in 2018 by the Ethisphere Institute.


\$16B | 2018 REVENUE

Demographics

POPULATION

	1-MILE	3-MILES	5-MILES
2010	16,513	79,936	96,587
2018	16,815	83,840	101,847

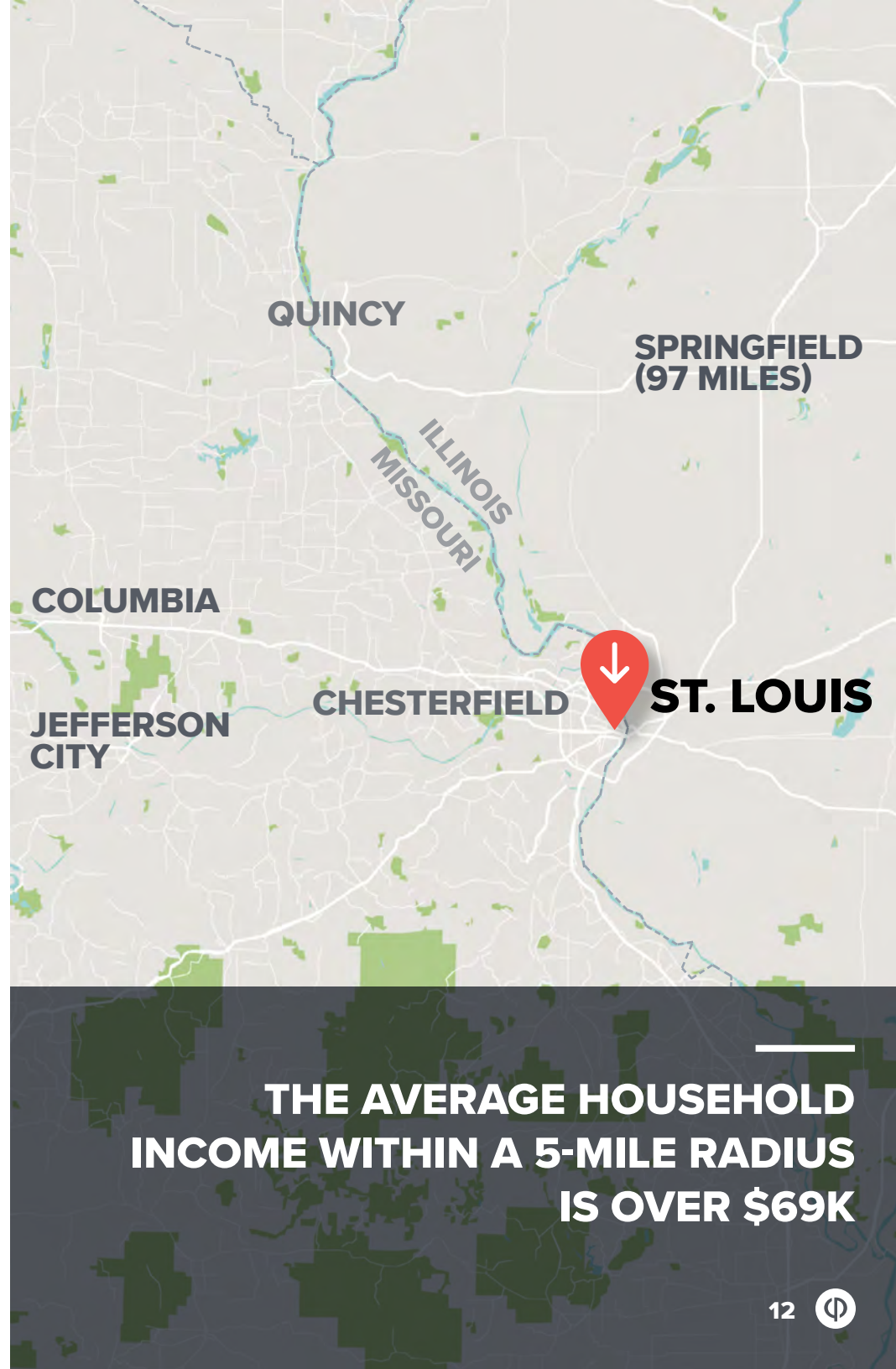
2018 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$64,123	\$66,815	\$69,031
Median	\$76,250	\$79,223	\$81,364

TOP EMPLOYERS

EMPLOYER	# OF EMPLOYEES
BJC HealthCare	28,975
Wal-Mart Stores Inc.	22,290
Washington University in St. Louis	16,903
SSM Health	16,140
Mercy	15,174

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ST. LOUIS, MISSOURI



ST. LOUIS is the second-largest city in Missouri with a population of 318,069 residents. It lies on the west bank of the Mississippi River and is the second largest inland port in the country and is a major part of the Inland Waterway System. St. Louis is also home to one of the country's largest rail centers, an international airport, and an extensive network of interstate highways.

One of the most popular attractions in St. Louis is the Gateway Arch, the tallest man-made monument in the United States where visitors can see almost 30 miles in each direction from the top on a clear day.

ST. LOUIS METRO is a historic area with an estimated population of 2.8 million residents. The \$150 billion St. Louis regional economy is established, broad, and growing. Built on commerce, the region's economy began as a trading center in 1764, grew into a manufacturing powerhouse, and has undergone dramatic diversification driven by an expanding service sector over the past two decades. It is now one of the nation's most diverse metropolitan economies, with the region's strengths being its central location, infrastructure capacity, favorable cost structure, and competitive competencies in bioscience, financial services, and advanced manufacturing.

2.8 MILLION



**ST. LOUIS MSA
POPULATION
(ESTIMATED)**

We'd love to hear from you.

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