



BMO HARRIS BANK

CORPORATE ABSOLUTE NNN SINGLE-TENANT INVESTMENT OPPORTUNITY

PLOVER, WI



CAPITAL PACIFIC

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BMO HARRIS BANK

1200 COMMERCE PLACE, PLOVER, WI 54467

\$2,169,037
PRICE

6.75%
CAP

NOI:	\$146,410
LEASE TYPE:	ABSOLUTE NNN
LEASE TERM:	20 YEARS (5+ YEARS REMAINING)
LEASABLE AREA:	4,937 SF
LAND AREA:	0.99 acres
YEAR BUILT:	2006

LOCATED AT THE MAIN ENTRANCE OF
CROSSROADS COMMONS, A REGIONAL
RETAIL SHOPPING DESTINATION | ADJACENT

Investment Highlights



THE OFFERING

Capital Pacific presents the opportunity to acquire a freestanding BMO Harris Bank branch located at the main entrance of Crossroads Common, the preeminent power shopping center in Plover, WI. The subject property was developed in 2006, and has over five years remaining on the primary lease term, in addition to three 5-year extension options. The lease structure is absolute NNN and features 10% rental increases every five years, providing an investor with both a passive investment and a hedge against inflation. BMO Harris Bank is one of the dominant players in the Midwest banking sector and enjoys a senior debt credit rating of A+ from Standard and Poor's. Deposits at this branch have increased by approximately 80% in the past 5 years, and as of June 30, 2020, the location had \$48,555,000 in deposits on account per the FDIC.

The subject property is ideally-positioned at the signalized, hard corner intersection and entrance to the freeway adjacent Crossroads Commons shopping center, which features a dynamic mix of regional and national retailers. The Walmart Supercenter within the Crossroads Commons is the only Walmart that serves the surrounding communities, with the next closest store located more than 22 miles to the southwest. Additional surrounding retailers include Lowe's Home Improvement, Kohl's, T.J. Maxx, Petco and Michaels.

HIGHLIGHTS

- **Corporate absolute NNN investment opportunity; leased to one of the largest banks in the Midwest**
- **BMO Harris Bank has been at this location since 2006 (5+ years remaining in the initial term)**
- **Average household incomes exceed \$81,000 within a 3-mile radius of the subject property**

DESIRABLE LOCATION

- **Main entrance location within a regional shopping center; excellent street visibility**
- **Crossroads Commons is visible and easily accessible from Interstate 35 (18,200 VPD)**
- **Dynamic mix of surrounding daily needs retailers**

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Income & Expense

PRICE		\$2,169,037
Price Per Square Foot:		\$439.34
Capitalization Rate:		6.75%
Total Rentable Area (SF):		4,937
Lot Size (AC):		0.99
STABILIZED INCOME		PER SQUARE FOOT
Scheduled Rent (as of 7/01/21)	\$29.66	\$146,410
Effective Gross Income	\$29.66	\$146,410
LESS		PER SQUARE FOOT
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
EQUALS NET OPERATING		\$146,410



Rent Roll

TENANT INFO		LEASE TERMS		RENT SUMMARY				
TENANT NAME	SQ. FT.			CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT
BMO Harris Bank	4,937	06/28/06	06/30/11		\$9,166.67	\$110,000	\$1.86	\$22.28
		07/01/11	06/30/16		\$10,083.33	\$121,000	\$2.04	\$24.51
		07/01/16	06/30/21		\$11,091.67	\$133,100	\$2.25	\$26.96
		07/01/21	06/30/26	\$146,410	\$12,200.83	\$146,410	\$2.47	\$29.66
	Option 1	07/01/26	06/30/31		\$13,420.92	\$161,051	\$2.72	\$32.62
	Option 2	07/01/31	06/30/36		\$14,763.00	\$177,156	\$2.99	\$35.88
	Option 3	07/01/36	06/30/41		\$16,239.33	\$194,872	\$3.29	\$39.47
TOTALS:	4,937			\$146,410	\$12,200.83	\$146,410	\$2.47	\$29.66

Property is priced on income as of 7/01/21.

Lease Abstract



RENT

BASE RENT

DATE RANGE	MONTHLY RENT	ANNUAL RENT
06/28/06 - 06/30/11	\$9,166.67	\$110,000
07/01/11 - 06/30/16	\$10,083.33	\$121,000
07/01/16 - 06/30/21	\$11,091.67	\$133,100
07/01/21 - 06/30/26	\$12,200.83	\$146,410

OPTION RENTS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
#1. 07/01/26 - 06/30/31	\$13,420.92	\$161,051
#2. 07/01/31 - 06/30/36	\$14,763.00	\$177,156
#3. 07/01/36 - 06/30/41	\$16,239.33	\$194,872

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the Property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. Capital Pacific and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

PREMISES & TERM

TENANT LEASE TYPE LEASE TERM OPTIONS

BMO Harris Bank National Association
Corporate Absolute NNN
20 years
Three 5-year options

EXPENSES

TAXES

Tenant shall pay for all taxes directly to the taxing authority.

INSURANCE

Tenant shall carry and maintain property damage insurance, and commercial general liability insurance with limits no less than \$4 million per occurrence. Such insurance coverage shall be in an amount equal to 90% of the then "Full Replacement Cost" of the improvements. Landlord shall be named as additional insured.

UTILITIES

Tenant pays all utilities directly.

MAINTENANCE

Tenant is responsible for all structural and non-structural portions of the premises, including roof and HVAC.

ADDITIONAL LEASE PROVISIONS

RIGHT OF FIRST REFUSAL

If Landlord receives a Bona Fide Offer to purchase the premises, Tenant shall be notified and will have 10 days to purchase at the same price and terms.

ESTOPPEL

Tenant and Landlord shall deliver an executed estoppel certificate within 10 days of written request from the other party.

Site Plan



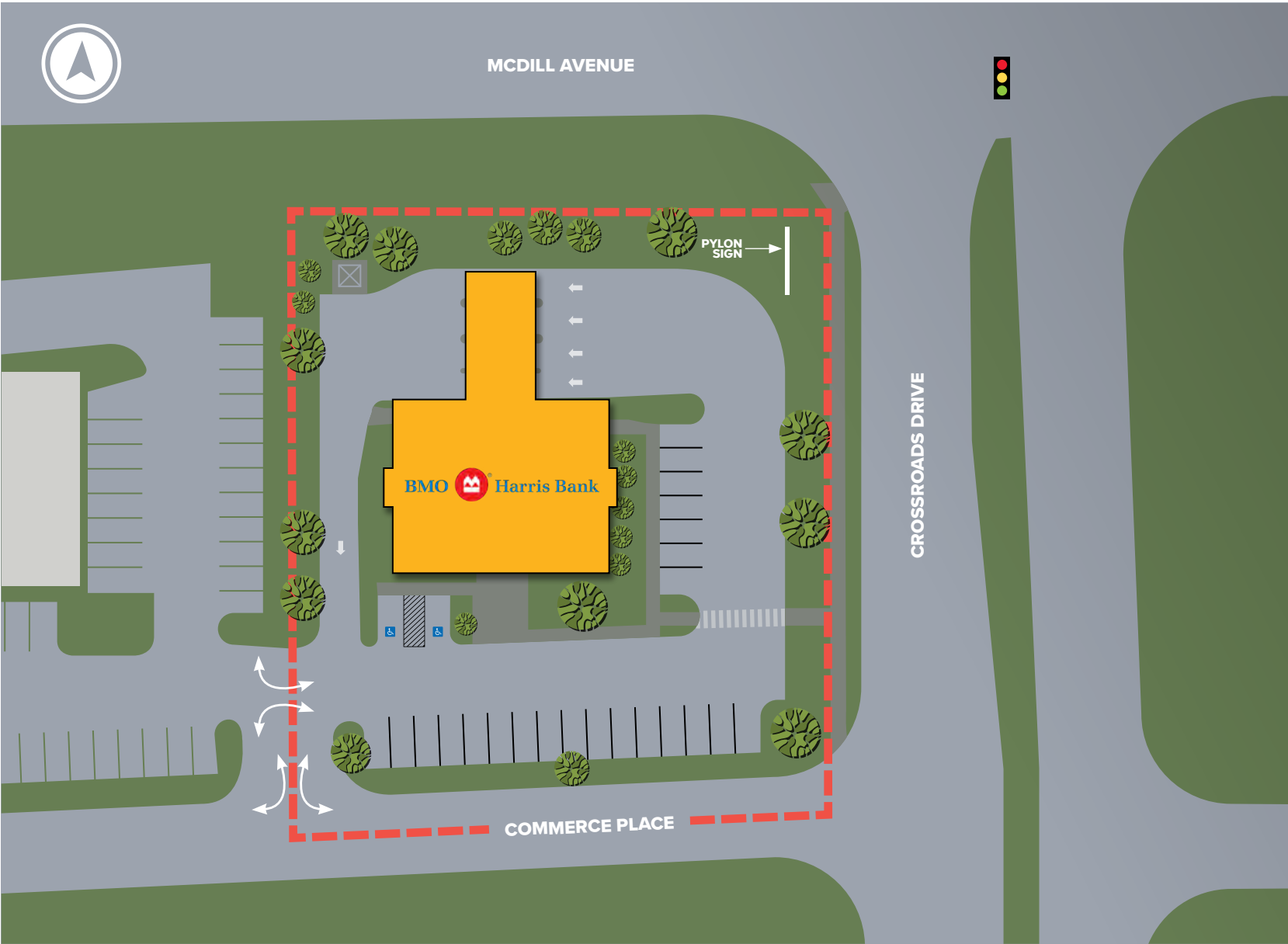
4,937
RENTABLE SF



0.99
ACRES



25
SPACES





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 eighth-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 \$880 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 2019 for the second year in a row by the Ethisphere Institute.

\$22.7B

**2019 REVENUE
IN CANADIAN \$**



Surrounding Retail



Retail Aerial



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Retail Aerial



KOHL'S

CASH STORE
sweetFrog
GameStop
US Cellular

Cellcom

LOWE'S

Walmart
Supercenter

Ashley
HOMESTORE

FURNITURE
ApplianceMart

goodwill

Davita
Get It Now!
Christopher & Banks

THE TANNING STUDIO
EL MOLCAJETE
MEXICAN GRILL
LEE'S NAILS

SILGAN
CONTAINERS

Del Monte Foods, Inc.
Storck's Foods, Inc. (Borden's, Borden's, Borden's)

Automatan

TJ-maxx

Staples

JOANN

DOLLAR TREE

BEST BUY

PANDA EXPRESS
GOURMET CHINESE FOOD

ULTA
BEAUTY

at&t

GNC
Starbucks
H&R BLOCK
OneMain Financial
SportClips
HAIRCUTS

The Portage County
Bank

BMO
Harris Bank

Panera
BREAD

pepper's

maurices

petco

Michael's

planet fitness

McDonald's

MONK'S
Bar & Grill

AspenDental

Pizza Ranch

MATTRESS FIRM
Save Money. Sleep Happy.

State Farm

SALLY BEAUTY

MCDILL AVENUE

CROSSROADS DRIVE

8,000
VPD

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Zoomed-In Aerial



8,000
VPD

2,500
VPD

MCDILL AVENUE

MCDILL AVENUE

sally
MATTRESS FIRM
Aspen Dental

Portage County Bank

AIG
Travel Guard

ASPIRUS STEVENS POINT SURGERY DEPT.

WISCONSIN INTERSCHOLASTIC ATHLETIC ASSOCIATION

BioLife PLASMA SERVICES

GameStop
SportClips
OneMain
US Cellular
H&R BLOCK

KOHL'S

COMMERCE PLACE

COMMONS CIRCLE

Michaels
PETCO

maurices
TJ-maxx
STAPLES

LOWE'S

BEST BUY

McDonald's

planet fitness

DOLLAR TREE

ULTA BEAUTY

charcoal grill

AT&T

chili's

Tanera

Pizza Mania

MONK'S Bar & Grill

GREEN BAY

Walmart
Supercenter

Davita
JO-ANN
Christopher Banks

COMMONS CIRCLE

CROSSROADS DRIVE

COUNTY ROAD

4,400
VPD

18,200
VPD

39



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Zoomed-Out Aerial



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Demographics



POPULATION

	1-MILE	3-MILES	5-MILES
2010	2,086	21,729	46,508
2019	2,263	22,451	47,903
2024	2,334	22,824	48,627

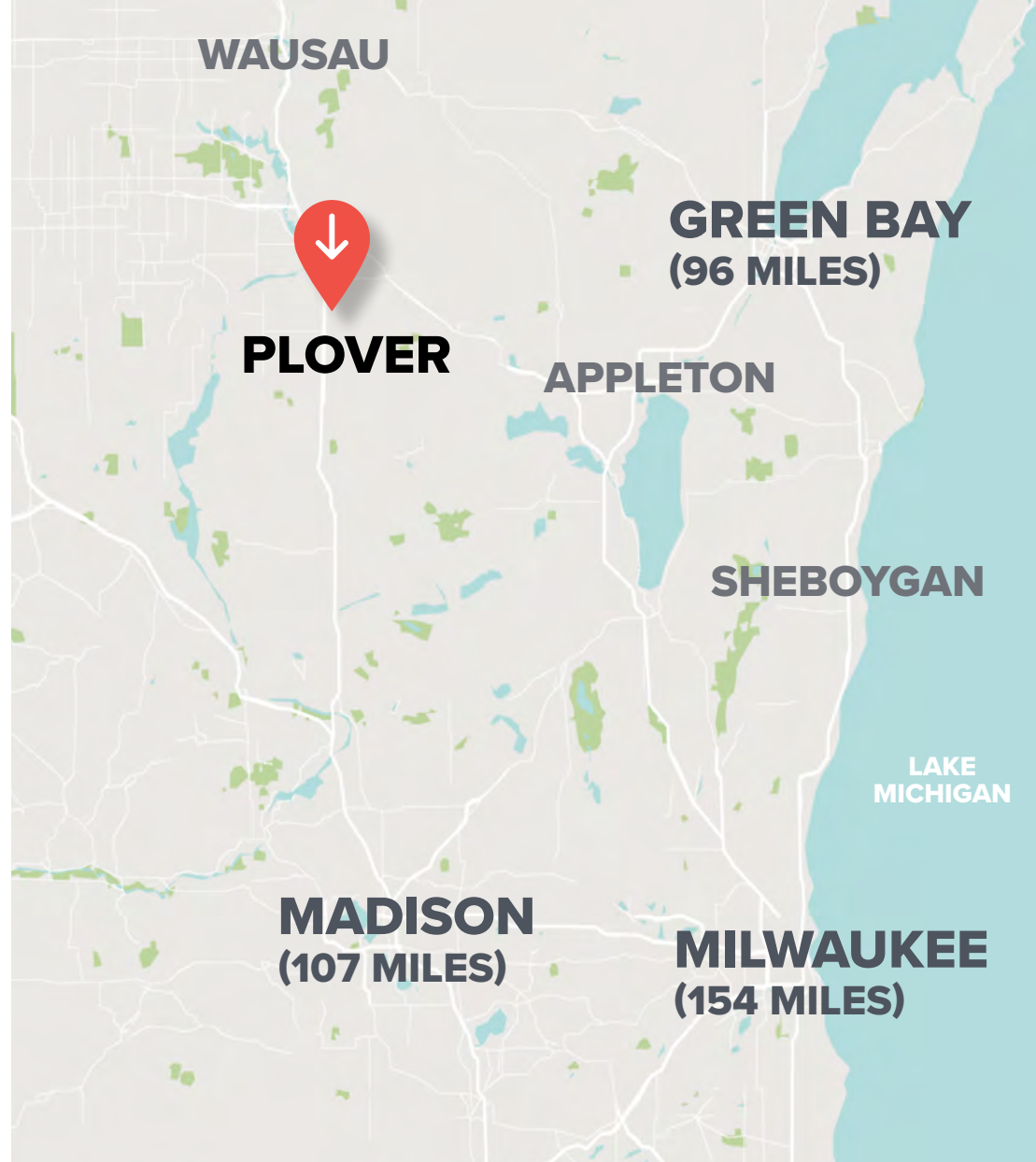


2019 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$89,252	\$81,679	\$70,888
Median	\$74,910	\$63,661	\$54,798

PORTAGE COUNTY TOP EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Sentry Insurance	2,500
Stevens Point School District	980
University of Wisconsin Stevens Point	923
Donaldson Co.	400
Pixelle Specialty Solutions	240



**THE AVERAGE HOUSEHOLD
INCOME WITHIN A 3-MILE RADIUS
IS OVER \$81K**

PLOVER, WISCONSIN

STEVENS POINT

PLOVER is a thriving community of approximately 13,200 residents located in Central Wisconsin. The Village of Plover is located just south of Stevens Point on the eastern shore of the Wisconsin River. The charming community is conveniently located at the crossroads of I-39 and Hwy. 51, and is home to a variety of retailers and businesses, including O'so Brewing Company and Great Northern Distilling.

Covering more than 800 square miles in Central Wisconsin, most of Portage County is rural offering year-round recreational opportunities, dotted with small communities. the region is home to 27 municipalities with a population of over 70,000.

THE UNIVERSITY OF WISCONSIN - STEVENS POINT is part of the public University of Wisconsin system. The UW - Stevens Point grants associate, baccalaureate, and master's degrees, as well as doctoral degrees in audiology and educational sustainability. The 400-acre campus includes Schmeckle Reserve (a 280-acre nature preserve), the Wisconsin Conservation Hall of Fame, the Museum of Natural History, the Carlsten Art Gallery and the Allen F. Blocher Planetarium.

70,772



**PORTAGE COUNTY
POPULATION
(ESTIMATED)**

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