

900 EAST
MAIN STREET
MERRILL, WI

BMO HARRIS
12.6-YEAR
ABSOLUTE
NET LEASE





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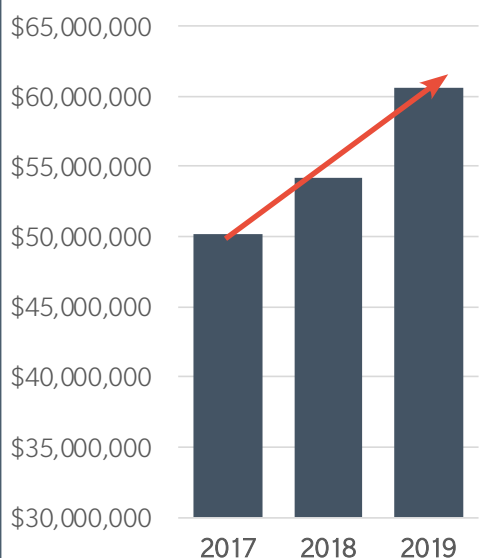
Last Updated: 3/2/2020

INVESTMENT SUMMARY

**\$61 MILLION
IN DEPOSITS**

BMO HARRIS ABSOLUTE NET LEASE
11.6 YEARS REMAINING

Deposit Growth



PROPERTY HIGHLIGHTS

- **12.6 Year Lease Term - Absolute Net Structure**
 - 100% occupied by BMO Harris with no Landlord responsibilities
 - 11.6 years of remaining BMO term – Lease until 2032
 - \$120,154 Net Rental Income (10/1/20 – 9/30/21)
 - Three (3), Five (5)-Year Renewal Options
- **Annual Rent Escalations:**
 - 1.00% + CPI
 - Example: CPI-All Urban Consumers (Current Series)
 - August 2018 = 252.146
 - August 2019 = 256.558
 - Difference = 4.412 (256.558 - 252.146) or 1.75%
 - Annual Increase = 1.00% + 1.75% = 2.75%
- **Significant Annual Deposits:**
 - \$61 million in total 2019 deposits
- **Consistent Annual Deposit Growth:**
 - 10% average annual growth since 2017
- **Dominant Market Share:**
 - 24% market share for 2019 deposits
- **Excellent Credit Tenancy:**
 - A+ (S&P) rated credit with over \$880 billion in assets
- **Multi-Lane Drive Thru & Ample Parking:**
 - Four (4) lane drive thru with 24 surface parking spaces
- **Excellent Visibility and Signage**



INVESTMENT SUMMARY

**A+ (S&P)
CREDIT
RATING**

OFFERING

Sale Price	\$2,185,000
In-Place NOI	\$120,154
CAP Rate	5.5%

PROPERTY SPECIFICATIONS

	<i>Total Building</i>
First Floor	8,497 SF
Lower-Level	8,685 SF
Total SF	17,182 SF

Land Area	0.85 Acres
Property Address	900 E Main Street, Merrill, WI
Year Built	1973
Zoning	Business District
Parcel Numbers	251-3106-123-0020 251-3106-123-0021



MERRILL

TENANT HIGHLIGHT

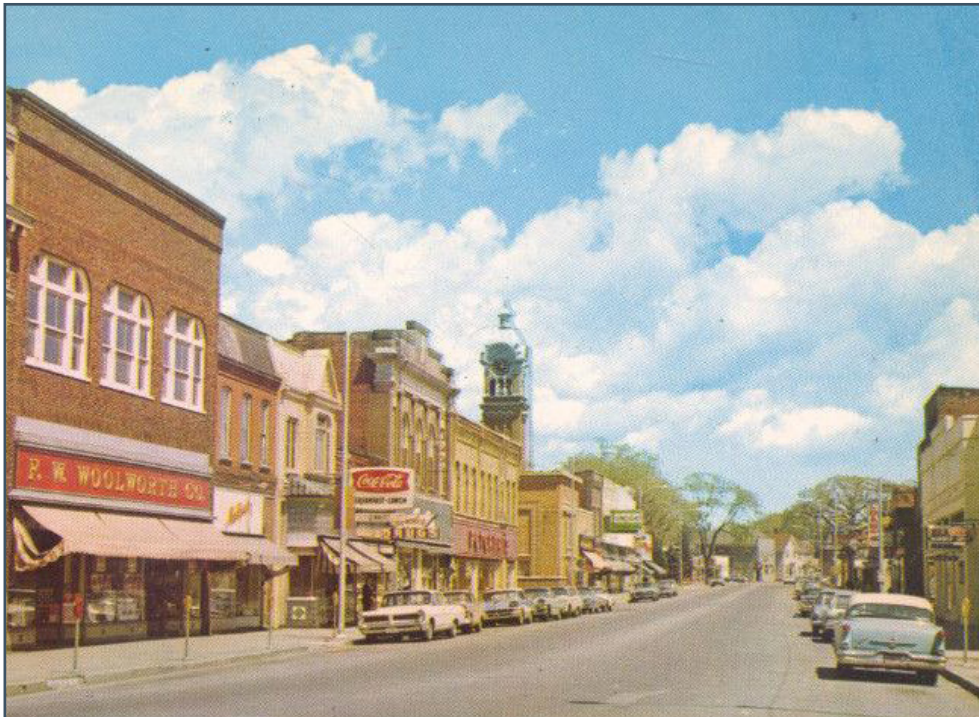
BMO HARRIS BANK

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 500 branches and fee-free access to over 40,000 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. Today, BMO is an A+ (S&P) rated credit tenant with over \$880 billion in assets.

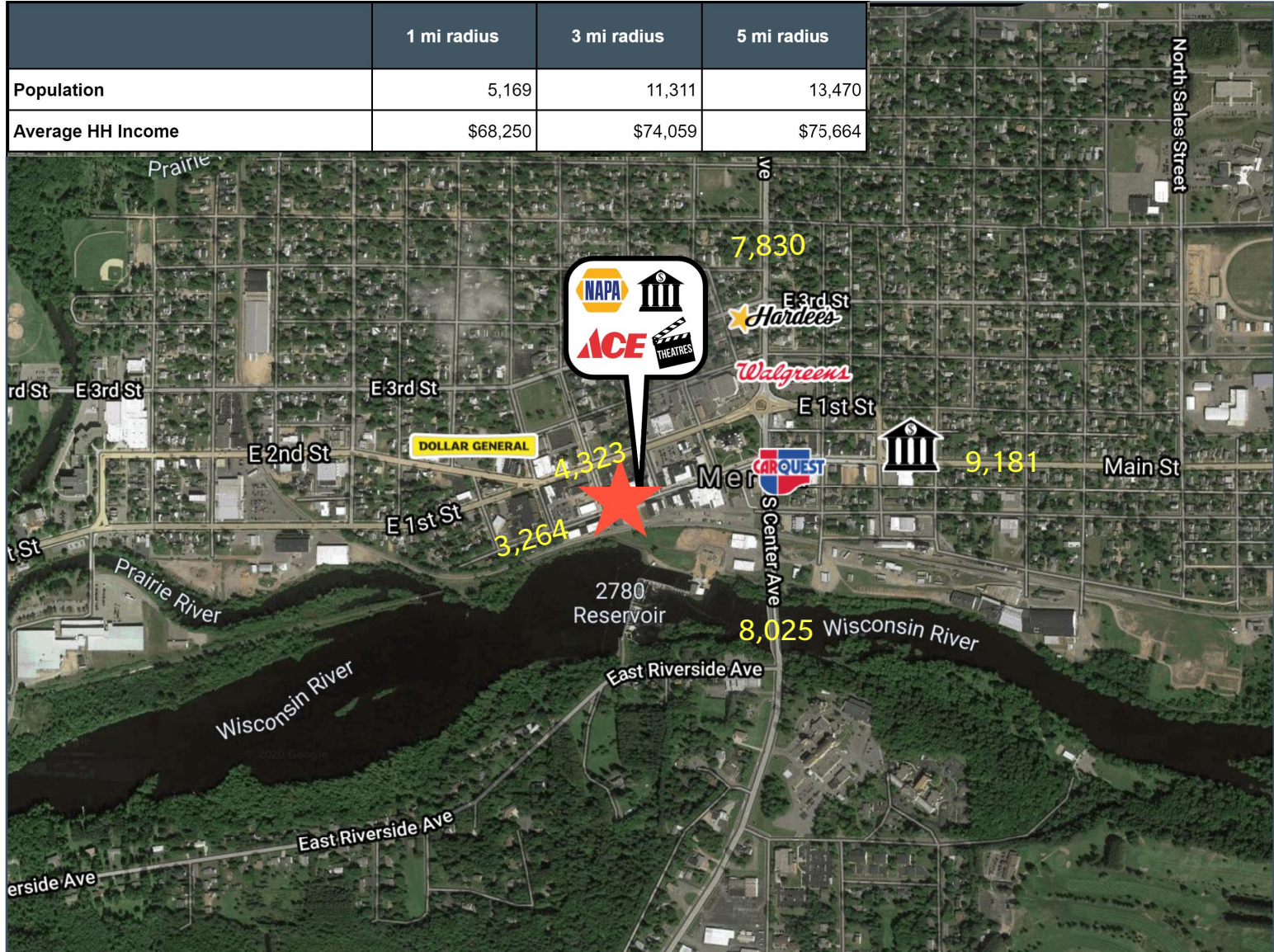
MARKET HIGHLIGHTS

Situated in Lincoln County, the City of Merrill is home to approximately 10,000 residents. Merrill is a community with small-town charm and Northwoods hospitality. Year round, Merrill residents and visitors enjoy a wide variety of activities. A Farmer's Market, and special events such as the Ladies Lifestyle Expo, Barley-Fest, Pro-Rodeo, parades, ice cream socials, and the county fair are popular summer attractions.

Over the years Merrill has seen remarkable development in commerce and manufacturing. With a strong commercial and industrial base, Merrill is the business and service center for Lincoln County. Today, as well as historically, the central business district along the Wisconsin River represents an important sector of the city's economy. The City of Merrill is very committed to continuing investment in the downtown area in order to maintain its economic position and contribution to the community.



AREA DEMOGRAPHICS

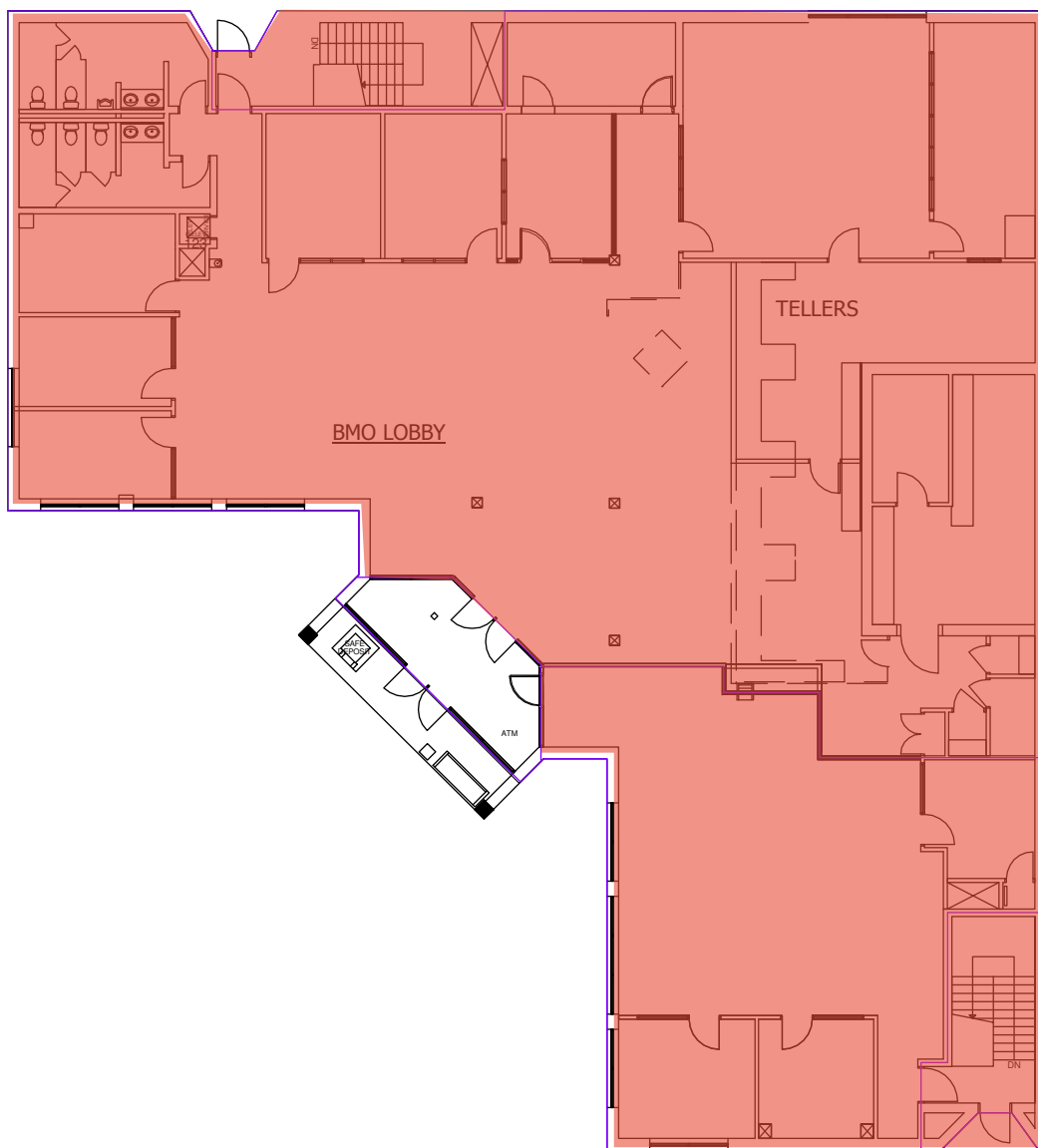


PHOTOS



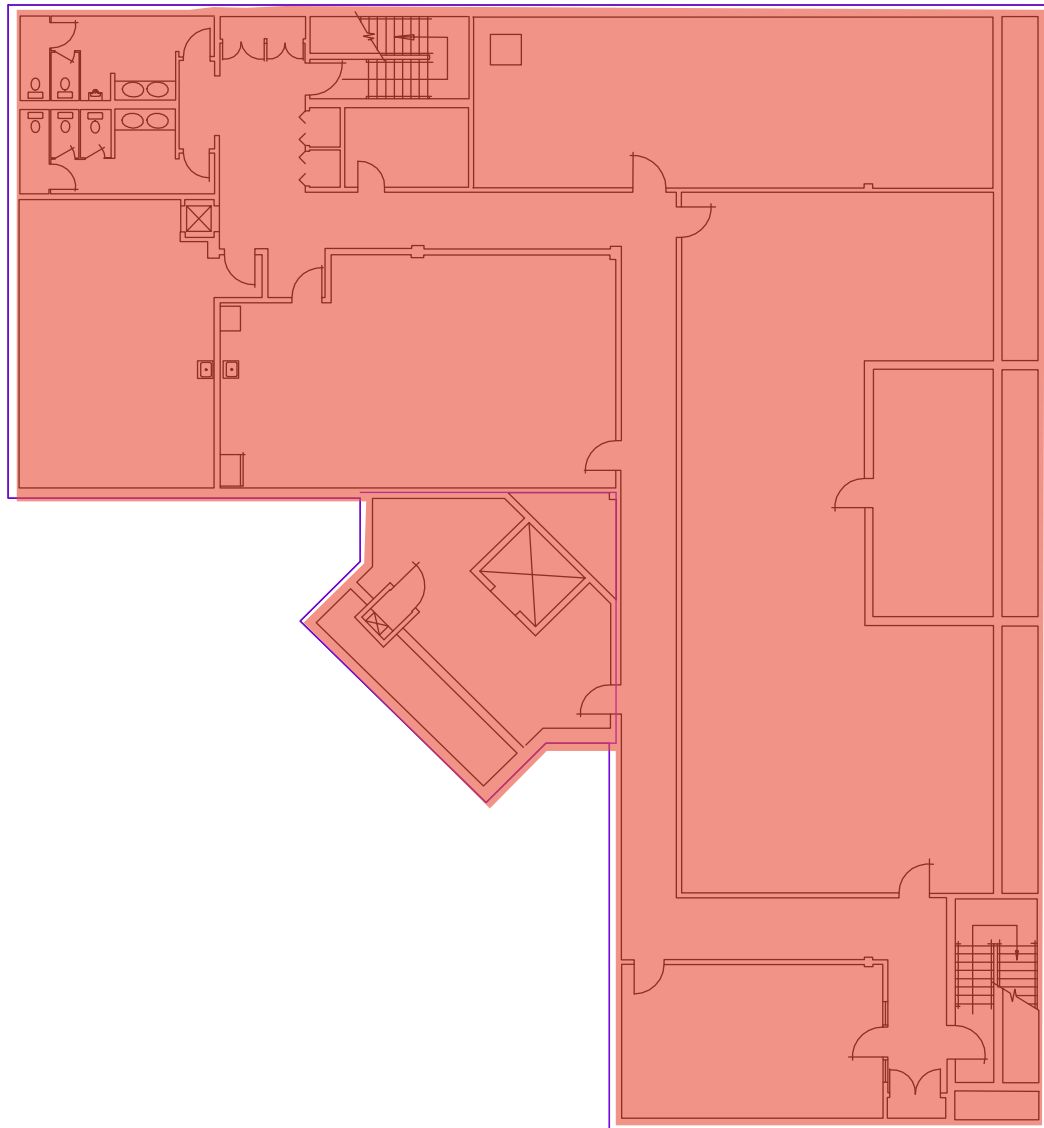
FLOOR PLAN

1st FLOOR PLAN



FLOOR PLAN

LOWER-LEVEL FLOOR PLAN



SURVEY

