

**BMO HARRIS**  
ABSOLUTE NET LEASE PORTFOLIO  
*WISCONSIN*

**12.6** YEAR  
LEASE TERMS



**\$209**  
MILLION  
IN DEPOSITS

**33%**  
AVERAGE  
MARKET SHARE





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Last Updated: 4/23/2020



# INVESTMENT SUMMARY

## PORTFOLIO HIGHLIGHTS

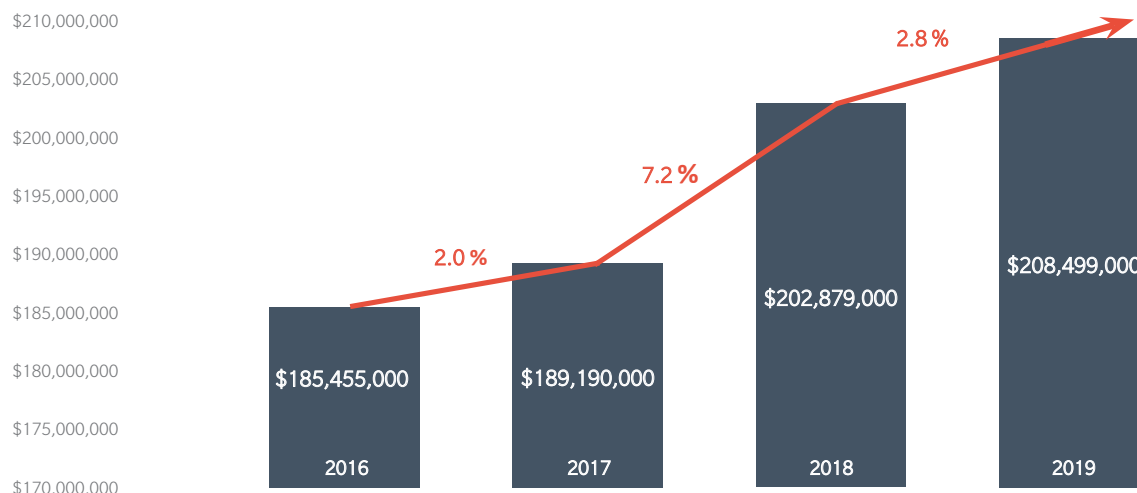
- **Available on an Individual Asset or Portfolio Basis**
- **100% Leased, Absolute Net Structure:** 100% occupied by BMO Harris with no Landlord responsibilities
- **Annual Rent Escalations:** 1.0% + CPI
- **Significant Annual Deposits:** \$208.5 million in total 2019 deposits
- **Dominant Market Share:** 33.2% weighted average for 2019 deposits
- **Consistent Annual Deposit Growth:** 4.0% average annual growth since 2016
- **Long Term Income Stability:** 11.6 years of remaining BMO Harris lease term
- **Excellent Credit Tenancy:** A+ (S&P) rated credit with over \$880 billion in assets
- **Multi-Lane Drive Thrus:** Each location has existing multi-lane drive thrus
- **Excellent Visibility and Signage**

**A+(S&P)**  
**CREDIT RATING**  
\$880 BILLION IN ASSETS

TENANT: **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.

## ANNUAL DEPOSIT GROWTH



# INVESTMENT SUMMARY

## OFFERING

Sale Price	\$8,770,000
In-Place NOI	\$482,369
CAP Rate	5.5%

**4.0% AVERAGE**  
**ANNUAL DEPOSIT GROWTH**

11.6 YEARS REMAINING BMO TERM

## PORTFOLIO SPECIFICATIONS

PROPERTY INFO	<i>Milwaukee</i>	<i>Watertown</i>	<i>Merrill</i>	<i>Portfolio</i>
Property Address	8300 W Silver Spring Dr	205 N Second St	900 E Main St	
Property City	Milwaukee, WI	Watertown, WI	Merrill, WI	
Property SF*	10,494 SF	9,430 SF	8,497 SF	28,421 SF
BMO Occupancy %	100.0%	100.0%	100.0%	100.0%
Remaining Lease Term**	11.6 years	11.6 years	11.6 years	11.6 years
Annual Rent Escalations	1.0% + CPI	1.0% + CPI	1.0% + CPI	1.0% + CPI

## DEPOSITS

Total Deposits (2019)***	\$56,658,000	\$91,290,000	\$60,551,000	\$208,499,000
Total Market Share***	61.1%	22.2%	23.6%	33.2%

## NET OPERATING INCOME

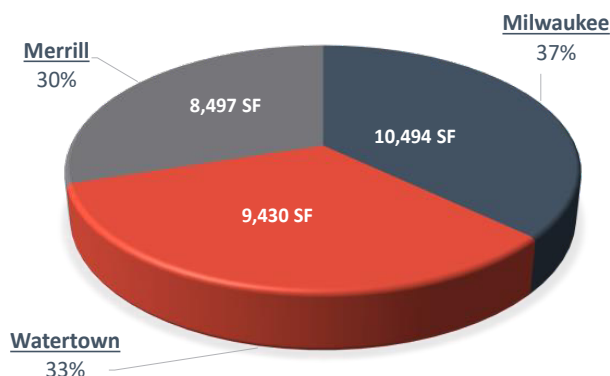
In-Place NOI (10/1/20-9/30/21)	\$190,777	\$171,438	\$120,154	\$482,369
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\* Property SF does not include lower-level space

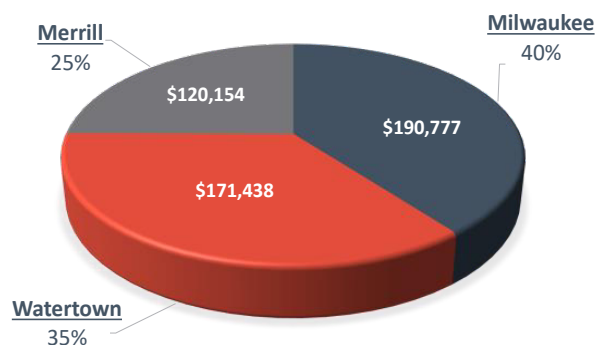
\*\* W.A.L.T. is calculated from 10/1/2020

\*\*\*2019 deposits and market share is calculated by zip code

PORTFOLIO SF - BY PROPERTY



IN-PLACE NOI - BY PROPERTY



# BRANCH LOCATIONS

