



BMO  Harris Bank

945 Cardinal Lane, Green Bay, WI 54313

Offering
Memorandum

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| | |
|-----------------------------|--|
| LOCATION | 945 Cardinal Lane Green Bay WI, 54313 |
| PRICE | \$1,850,000 |
| CAP RATE | 7.70% |
| NET OPERATING INCOME | \$142,416 |
| YEAR BUILT | 1993 |
| BUILDING SIZE (SF) | 4,799 |
| LOT SIZE (AC) | 1.01 |
| LEASE TYPE | Fee Simple NNN |
| LEASE TERM | 10 Year |
| LEASE START | 9/9/2014 |
| LEASE EXPIRATION | 9/30/2024 |
| RENT INCREASES | 2% annual |
| OPTIONS | Eight, 5-year renewal options |
| ROFR | 30 Days |

- The Lease is a fee simple absolute NNN** with no landlord responsibilities.
- Lease is guaranteed** by BMO Harris Bank (S&P A+) with a 10 year term with over three years remaining on term.
- Annual rent increases of 2%** with eight 5-year option periods.
- Substantial branch deposits** of over \$119 million in 2020. Deposits have grown nearly 217% since 2016.
- This BMO Harris Bank branch** features five drive through lanes for contact free service and 37 parking spaces on a 1.01 acre lot.
- Assumable loan in place.** Buyer has the option to assume existing loan (additional information of page 4).
- Property is located** at the corner of Cardinal Lane and Tulip Lane in a mixed commercial/residential area with a traffic count of 6,900 VPD.
- Situated along a retail corridor** of roughly 30 retail and commercial businesses, including: McDonald's, Ace Hardware, Marcos Pizza, Wyndham-AmericInn, Shell and including City Hall, multiple schools and more.

Rent Schedule

| Term | Annual Rent | Monthly Rent | Annual Rent per SF |
|----------------|------------------|-----------------|--------------------|
| Year 1 | \$123,982 | \$10,332 | \$25.83 |
| Year 2 | \$126,462 | \$10,538 | \$26.35 |
| Year 3 | \$128,991 | \$10,749 | \$26.88 |
| Year 4 | \$131,571 | \$10,964 | \$27.42 |
| Year 5 | \$134,202 | \$11,184 | \$27.96 |
| Year 6 | \$136,886 | \$11,407 | \$28.52 |
| Year 7 | \$139,624 | \$11,635 | \$29.09 |
| Year 8* | \$142,416 | \$11,868 | \$29.68 |
| Year 9 | \$145,265 | \$12,105 | \$30.27 |
| Year 10 | \$148,170 | \$12,348 | \$30.88 |

*Current NOI

Lease Abstract

| | |
|--------------------|------------------------------|
| Term | 10 Years |
| Rental Increases | 2% Annually |
| Lease Commencement | 9/9/2014 |
| Lease Expiration | 9/30/2024 |
| Options | Eight (8) Five-Year |
| Type | NNN (No LL Responsibilities) |
| ROFR | 30 Days |

Loan Summary

Current Principal Balance:
\$1,453,836.87 (April 2021):

Equity Required: \$396,163

Loan Commencement:
06/01/2017

7-Year Term (5+2)

25-Year Amortization

3.99% Interest Rate

0.25% Loan Assumption Fee

No Prepayment Penalty

25% Partial Recourse
to Borrower



Tenant Overview

North America's eighth largest bank by assets, BMO serves more than 12 million customers providing personal and commercial banking, wealth management and investment services.

Established in 1817, BMO Financial Group is a highly diversified financial services provider based in North America. It is the eighth largest bank in North America by assets, with total assets of \$949 billion.



BMO Harris Bank HQ, Chicago, IL

2021 Focus is to continue improving customer loyalty by deepening primary relationships, provide necessary support to customers and employees in the new operating environment.

Leverage an updated suite of products, solutions and capabilities, to offer a compelling value proposition to customers.

In Personal Banking, drive top-tier customer acquisition, build leading share of wallet, and enhance the digital experience.

In Commercial Banking, strengthen core market presence and continue to build share of wallet, strengthen digitization and digital capabilities, drive growth and enhance return on equity, while continuing to manage risk effectively, and leverage cross-bank collaboration.

CREDIT RATING

S&P A+

REVENUE 2020

\$25 Billion

TOTAL ASSETS

\$949 Billion

OF LOCATIONS

600

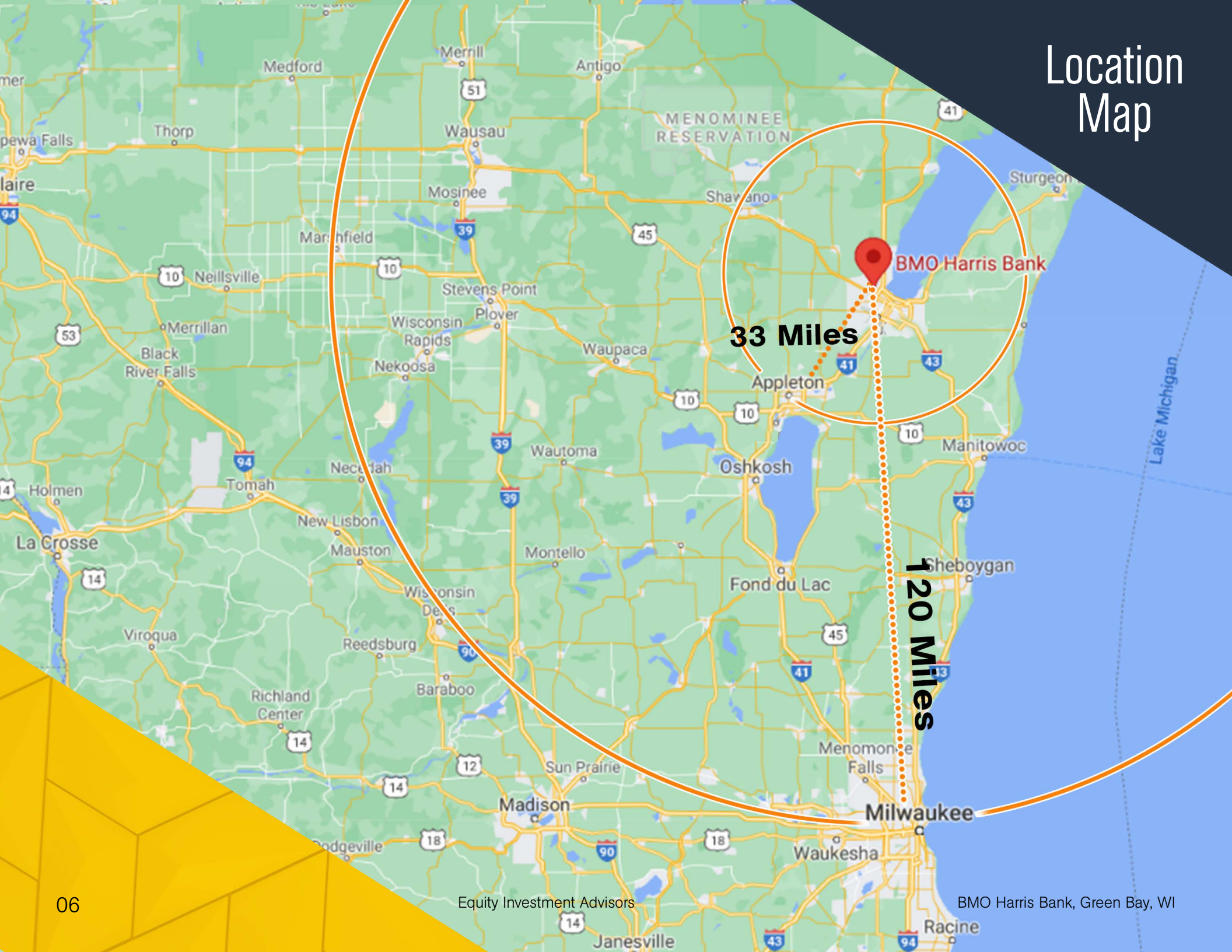
EMPLOYEES

14,200+

US HEADQUARTERS

Chicago

Location Map



Tulip Lane

Cardinal Lane

6,900 Vehicles Per Day

BMO 
Harris Bank

Nearby Retail



Green Bay

TITLETOWN USA

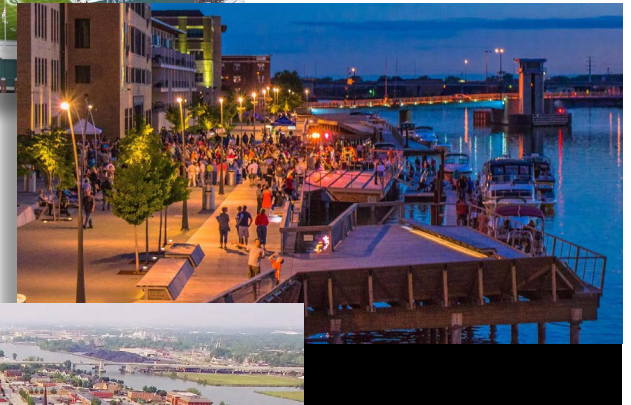
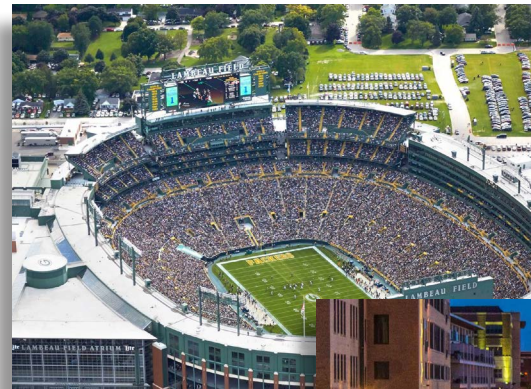
Green Bay is the third largest city in Wisconsin and is home to the world famous Green Bay Packers.

Green Bay is also home to many mature and emerging industries from paper and food, to national defense, to emerging green and digital technology industries.

Additionally, the city occupies a stunning waterfront location that cradles Wisconsin's famous Door Peninsula and its equally renowned Northwoods.

NATIONAL ACCOLADES

- #1 Medium Metro Area for doing business (Inc. Magazine).
- Ranked #2 Hub Cities for Entrepreneurs (Entrepreneur.com).
- 4th Best City overall in the USA to start a business (Inc. Magazine-2005).
- 12th Most Secure Places to Live in the U.S. Mid-Sized City {Sperling's Best Places-2010}.



Green Bay

The Green Bay, WI. marketplace has roughly 104,057 people, 42,244 households, and 24,699 families residing in the city.

The population density was 2,288.5 inhabitants per square mile (883.6/km²). There were 45,241 housing units at an average density of 995.0 per square mile (384.2/km²).

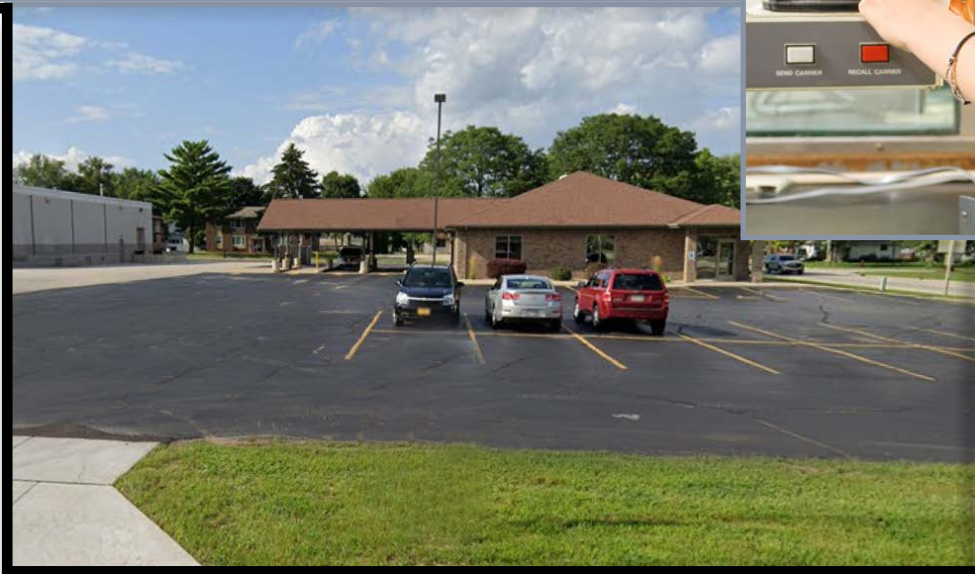
The racial makeup of the city was 77.9% White, 3.5% African American, 4.1% Native American, 4.0% Asian, 0.1% Pacific Islander, 7.2% from other races, and 3.1% from two or more races. Hispanic or Latino of any race were 13.4% of the population.

BMO Harris Bank Demographics

| | 1-Mile | 3-Mile | 5-Mile |
|-------------------|----------|----------|----------|
| Total Population | 7,101 | 30,756 | 87,914 |
| Households | 2,990 | 12,493 | 36,278 |
| Median HH Income | \$66,285 | \$62,100 | \$58,993 |
| Average HH Income | \$86,379 | \$79,868 | \$77,240 |



Image Gallery



Disclaimer

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. We cannot assume responsibility for its accuracy.

All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond control of the Owner and Broker and, therefore, are subject to material variation. This Offering Memorandum does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or its contents.

Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental condition of the Property.

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This Offering Memorandum and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting this Offering Memorandum, you unconditionally agree that you will hold and treat the Offering Memorandum and the Contents in the strictest confidence, that you will not photocopy or duplicate the Offering Memorandum or any part thereof, that you will not disclose the Offering Memorandum or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Offering Memorandum or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.

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