



BMO Harris Bank | Random Lake, WI 53075
OFFERING MEMORANDUM

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

REPRESENTATIVE PHOTO

TABLE OF CONTENTS

4

EXECUTIVE OVERVIEW

4

FINANCIAL OVERVIEW

7

TENANT OVERVIEW

9

AREA OVERVIEW

LISTED BY

CADE NORLAND

ASSOCIATE

DIR: 949.662-2265

MOB: 949.485-9897

CADE.NORLAND@MATTHEWS.COM

LIC # 02120126 (CA)

CONNOR OLANDT

AVP & DIRECTOR

DIR: 949.432.4504

MOB: 818.618.4522

CONNOR.OLANDT@MATTHEWS.COM

LIC # 01985082 (CA)

KYLE MATTHEWS

BROKER OF RECORD

LICENSE NO. 9381054-91 (WI)

201 Allen St | Random Lake, WI 53075

OFFERING MEMORANDUM

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS

- **Investment Grade Tenant** – The S&P rates BMO Harris Bank N.A. with an A+ credit rating, benefiting an investor by having one of the strongest credit-rated tenants guaranteeing the lease.
- **Drive-Thru Equipped** – This banking center comes fully-equipped with a drive-thru, increasing efficiency and generating higher revenue than traditional brick & mortar bank buildings that lack a drive-thru.
- **Zero Landlord Responsibilities** – The lease is Absolute NNN, providing the landlord with 100% passive income.
- **Attractive Annual Rental Increases** – The lease features 1.50% annual rental increases, which is ideal for a hedge against inflation, and future value generation.



FINANCIAL OVERVIEW



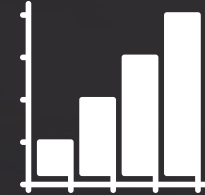
\$1,905,966

LIST PRICE



\$114,356

ANNUAL RENT



6.00%

CAP RATE

BUILDING INFO

Address	201 Allen St Random Lake, WI 53075
List Price	\$1,905,966
Cap Rate	6.00%
GLA	To be confirmed via survey
Lot Size	±1.11 AC

TENANT SUMMARY

Tenant Trade Name	BMO Harris Bank
Type of Ownership	Fee Simple
Lease Guarantor	BMO Harris Bank N.A.
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	10 Years
Lease Commencement Date	12/15/15
Rent Commencement Date	1/1/16
Lease Expiration Date	12/31/25
Term Remaining on Lease	±4.4 Years
Rent Increases	1.5% annual
Options	Eight (8), Five (5) Year Options

ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	Rent Increases	Cap Rate
Current - 12/31/2021	\$9,529.74	\$114,356.88	1.50%	6.00%
1/1/2022 - 12/31/2022	\$9,672.69	\$116,072.28	1.50%	6.09%
1/1/2023 - 12/31/2023	\$9,817.78	\$117,813.36	1.50%	6.18%
1/1/2024 - 12/31/2024	\$9,965.05	\$119,580.60	1.50%	6.27%
1/1/2025 - 12/31/2025	\$10,114.52	\$121,374.24		6.37%

LOAN QUOTE

Loan quote provided by Matthews™ based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing. Patrick Flanagan patrick.flanagan@matthews.com	LTV	65%
	Interest Rate	3.75% - 4.25%
	Amortization	25

LEASE ABSTRACT

TENANT:	BMO Harris Bank
ADDRESS:	201 Allen St Random Lake, WI 53075
SIZE:	To be confirmed via survey.
RENT COMMENCEMENT:	1/1/16
LEASE EXPIRATION:	12/31/25
LEASE TERM:	±4.4 Years
LEASE GUARANTOR:	BMO Harris Bank N.A.
RENEWAL OPTIONS:	Eight (8), Five (5) Year Options
CURRENT ANNUAL RENT:	\$114,356.88
PERCENTAGE RENT:	None
RENT INCREASES:	1.5% annual rental increases throughout the remainder of the lease term and continuing into the first Extension Term. Every Extension Term after shall have rental increases that are equal to the lesser of: (i) (107.5%) of the monthly base rent for the last year of the immediately preceding Extension Term, and (ii) (90%) of the then prevailing market rental rate. These increases shall occur at the commencement of each new extension period.
REAL ESTATE TAXES:	Tenant pays all taxes related to the property, assessments and improvements.
MAINTENANCE AND REPAIRS:	Tenant shall, during the term of the Lease and any renewals thereof, maintain the Premises and all buildings and improvements thereon (interior and exterior, structural and otherwise) in good order and repair.
INSURANCE:	Tenant, at its expense, shall throughout the term of the lease shall keep in full force and effect both liability insurance and property insurance for which landlord shall be named additional insured.
UTILITIES:	Tenant pays directly.
TENANT ASSIGNMENT AND SUBLETTING:	Tenant shall only have the right to assign the lease with Landlord's consent, unless it is to any parent company, subsidiary, or affiliate of the tenant.
ESTOPPEL:	Tenant will deliver to the requesting party within 20 days.
RIGHT OF FIRST REFUSAL	Tenant has a period of 30 calendar days from the receipt of the offer notification to accept, or waive, their ROFR.

TENANT OVERVIEW

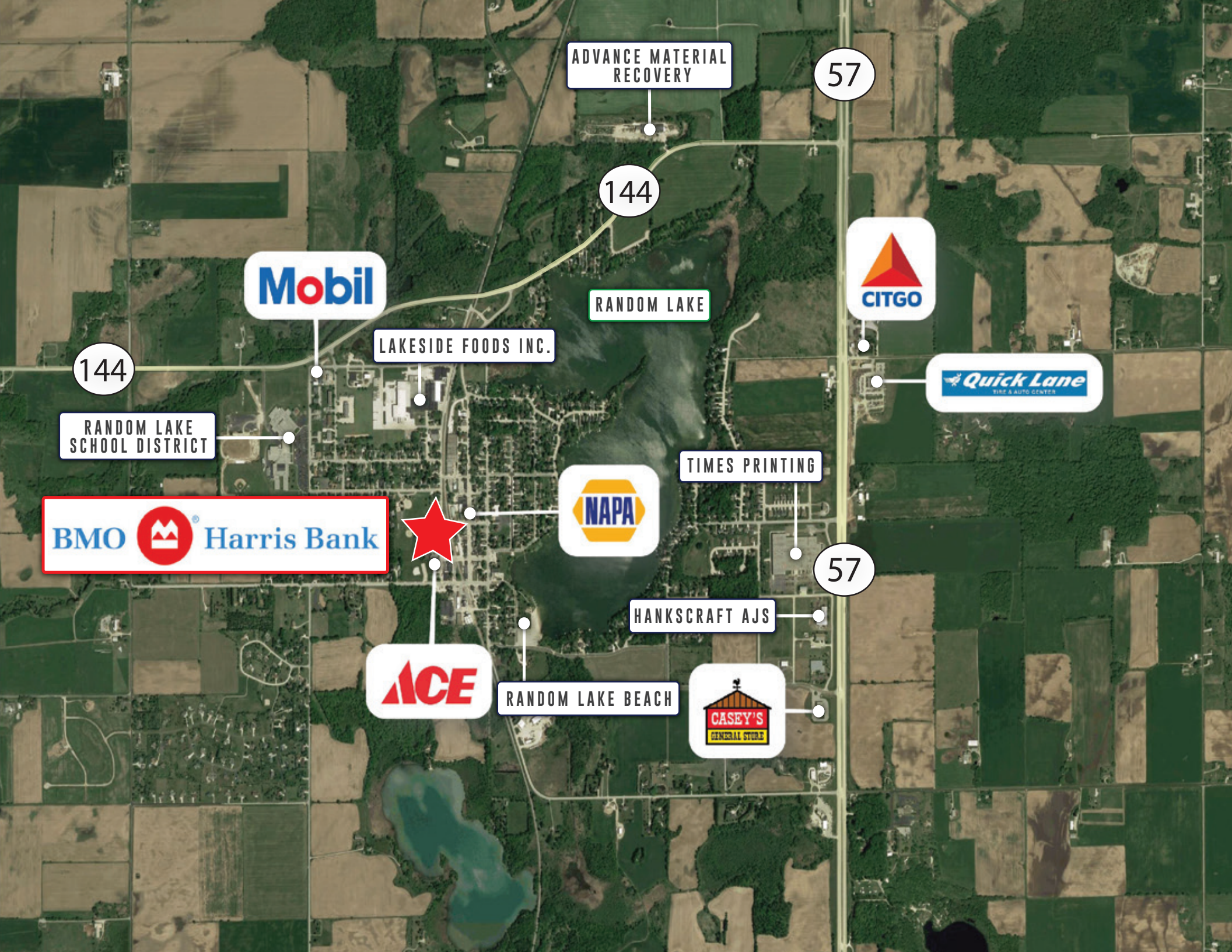


North America's eighth largest bank by assets, BMO serves more than 12 million customers through three integrated operating groups providing personal and commercial banking, wealth management and investment services. Building on 203 years of experience (and counting), they're globally minded and socially conscious, with a strong brand, distinctive capabilities and a clear, well-defined strategy. BMO is proud of their bank's highly engaged workforce and award-winning collaborative culture. BMO employees are dedicated to transparency, sound governance and the highest standards of ethical conduct – values that form the foundation of trust and cement the lasting connections we create with their customers and communities.

±600
LOCATIONS

1917
YEAR FOUNDED

MONTREAL
HEADQUARTERS



ADVANCE MATERIAL
RECOVERY

57

144

Mobil

RANDOM LAKE

CITGO

LAKESIDE FOODS INC.

Quick Lane
TIRE & AUTO CENTER

144

RANDOM LAKE
SCHOOL DISTRICT

BMO Harris Bank

TIMES PRINTING

NAPA

57

HANKSCRAFT AJS

ACE

RANDOM LAKE BEACH

CASEY'S
GENERAL STORE

AREA OVERVIEW

RANDOM LAKE, WISCONSIN

Random Lake is a village in Sheboygan County, Wisconsin. It is part of the Sheboygan, Wisconsin Metropolitan Statistical Area. The city is located on the western shore of Lake Michigan at the mouth of the Sheboygan River, about 50 miles north of Milwaukee and 64 mi south of Green Bay. Random Lake is know for its 212 acre lake located in Sheboygan County.



DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2026 Projection	1,835	2,803	4,900
2021 Estimate	1,836	2,802	4,896
2010 Census	1,875	2,860	5,002
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2026 Projection	746	1,111	1,899
2021 Estimate	746	1,111	1,896
2010 Census	762	1,133	1,935
INCOME	1 - MILE	3 - MILE	5 - MILE
Avg HH Income	\$82,437	\$84,911	\$87,333



MILWAUKEE, WI

Situated on Lake Michigan in southeastern Wisconsin, the Milwaukee metropolitan area is the largest metropolitan area in the state with a population of over 1.5 million people. It is a part of the Great Lakes Megalopolis and draws commuters from outlying areas such as Madison, Chicago, and the Fox Cities. Encompassing Milwaukee, Waukesha, Washington, and Ozaukee Counties, Metro Milwaukee covers 1,460 square miles by land area. The metro area's economy has been evolving from that of the goods-producing industry to one that is more service-based. Most of its workforce continues to be in manufacturing, although recent job growth has largely been in the service-providing sector.

As a commercial and cultural center for Wisconsin, the city of Milwaukee is the largest city in the state. Many Fortune 500 companies have corporate headquarters established in this self-sufficient city. Milwaukee has several tourist attractions such as the Milwaukee Art Museum, the Harley-Davidson Museum, and Miller Park. Milwaukee is home to four professional sports teams: Milwaukee Brewers, Milwaukee Bucks, Milwaukee Admirals, and Milwaukee Wave. Over 13 colleges and universities are located in Milwaukee with most students studying at the University of Wisconsin-Milwaukee. Milwaukee also has an international airport that has service to over 30 domestic and international destinations. With a full complement of culture, performing arts, and recreational amenities, Milwaukee continues to attract businesses and young professionals looking to live in a 21st century city.

MILWAUKEE ECONOMY

Milwaukee's central location and well-educated workforce are what attracts many company headquarters to the area. Several Fortune 500 companies are headquartered in the Metro Milwaukee area such as Johnson Controls Inc., Northwestern Mutual, ManpowerGroup, Kohl's Corp., Rockwell Automation, Harley-Davidson Inc., WEC Energy Group, and Fiserv. Companies with operations in Milwaukee are leaders in industries such as finance, manufacturing, insurance, and data processing.

TOP EMPLOYERS



POINTS OF INTEREST



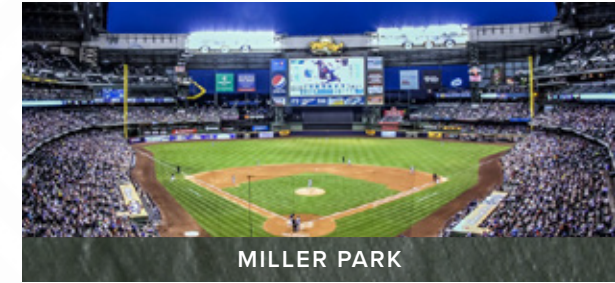
MILWAUKEE ART MUSEUM

From its origins in Milwaukee's first art gallery, the Milwaukee Art Museum has become an icon for the city. It is one of the largest museums in the country, showcasing 30,000 works of art to over 400,000 visitors a year.



HARLEY-DAVIDSON MUSEUM

Located on the riverfront, the Harley-Davidson Museum chronicles the history of the Harley-Davidson back to the oldest known motorcycle. The 20-acre museum campus houses more than 450 motorcycles and artifacts.



MILLER PARK

Named after the Miller Brewing Company, Miller Park is the homefield of the Milwaukee Brewers. The grand, brick structure is one of the largest construction projects in Wisconsin history with an impressive retractable roof.



GREAT LAKES DISTILLERY

For those of legal drinking age, the Great Lakes Distillery in the heart of Milwaukee offers small batch products made with old world methods. This world class artisan distillery is committed to providing quality spirits that exhibit craftsmanship.



PABST MANSION

Once home to Captain Frederick Pabst, founder of the Pabst Brewing Company, Pabst Mansion is a house museum that preserves the legacy of the Pabst family. In 1979, the mansion was placed on the National Register of Historic Places.



MILWAUKEE COUNTY ZOO

Spanning 200 wooded acres, the Milwaukee County Zoo houses over 2,000 mammals, birds, fish, amphibians and reptiles in specialized habitats. The zoo's objective is to inspire public support and participation in global conservation of animal species.



HISTORIC THIRD WARD

Three blocks south of downtown Milwaukee, the Historic Third Ward is known as Milwaukee's Arts and Fashion District. The area offers the city's most dynamic array of restaurants, spas, theaters, galleries and shopping, all in a historic warehouse setting.



MILWAUKEE PUBLIC MARKET

Bursting with high quality selections of artisan products and freshly-made prepared foods, the Milwaukee Public Market is Milwaukee's most unique downtown food destination. It is located in the vibrant Historic Third Ward neighborhood.



MILWAUKEE RIVERWALK

The Milwaukee RiverWalk winds through the city, tying together three distinct riverfront neighborhoods. Permanent and changing art exhibitions create a unique outdoor gallery that unifies Downtown, Beerline B., and the Historic Third Ward.



UNIVERSITY OF WISCONSIN - MILWAUKEE

Milwaukee is recognized as a leader in higher education. Metro Milwaukee is home to 13 colleges and universities and 6 two-year colleges. The institutions enroll over 96,000 students and grant over 20,000 degrees and certificates each year. Founded in 1956, the University of Wisconsin-Milwaukee is a public urban research university located just blocks away from Lake Michigan in Milwaukee. Currently, over 24,700 students attend the university. The university has 15 schools that offer over 200 academic programs. UW-Milwaukee is known for being the home of Wisconsin's largest collaboration of health sciences, nursing, and public health programs through its Partners for Health initiative. UWM is also one of the nation's top 131 research universities as recognized by the Carnegie Classification of Institutions of Higher Education.

The UW-Milwaukee Panthers participate in 6 men's sports and 7 women's sports. All varsity level sports teams play at the NCAA Division I level as a member of the Horizon League. Overall, the Panthers have won 142 championship conferences.

UW-Milwaukee contributes \$1.5 billion to Wisconsin's economy annually. The university supports over 14,000 jobs in the state. 15 startup businesses and 100 patents have been created due to the UWM Research Foundation. In addition, 71% of graduates stay in Wisconsin and further contribute to the state's economic growth.

\$1.5B
CONTRIBUTED TO
WISCONSIN'S ECONOMY
ANNUALLY BY THE
UNIVERSITY

14,000+
JOBS SUPPORTED BY THE
UNIVERSITY

±24,700
TOTAL STUDENTS ENROLLED

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **BMO Harris Bank** located at **201 Allen St, Random Lake, WI 53075** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



BMO Harris Bank | Random Lake, WI 53075

LISTED BY

CADE NORLAND

ASSOCIATE

DIR: 949.662-2265

MOB: 949.485-9897

CADE.NORLAND@MATTHEWS.COM

LIC # 02120126 (CA)

CONNOR OLANDT

AVP & DIRECTOR

DIR: 949.432.4504

MOB: 818.618.4522

CONNOR.OLANDT@MATTHEWS.COM

LIC # 01985082 (CA)

KYLE MATTHEWS

BROKER OF RECORD

LICENSE NO. 9381054-91 (WI)

MATTHEWS[™]
REAL ESTATE INVESTMENT SERVICES