



2005 W US HIGHWAY 34 | PLANO, IL 60545

EXCLUSIVELY LISTED BY



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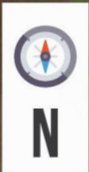
INVESTMENT HIGHLIGHTS

LEASE & LOCATION:

- BMO Harris Bank has $\pm 58\%$ of the total deposit market share in the Plano, IL region.
- Absolute NNN Lease with zero landlord responsibilities.
- The lease features 1.5% annual increases and eight, 5-year option periods.
- Deposits have increased over 30% since 2018, proving this to be a strong location in a growing market.
- Ideally positioned along Walter Payton Memorial Highway, this property is surrounded by several national retailers including Walmart, Aldi, Arby's Murphy USA, Smoothie King, AutoZone, O'Reilly Auto Parts.
- Plano, IL is ± 50 miles west of Chicago and has seen a population growth of nearly 1% annually since 2010.
- Built in 1992, this branch has successfully operated for over 30 years.
- Average household income with a 5-Mile Radius over \$100,000.

TENANT:

- Extremely strong credit rating of A+ (S&P 500) with over \$940B in total assets as of April 2023.
- Founded in 1882, BMO Harris Bank is headquartered in Chicago, IL. Its parent company is the Bank of Montreal with a market cap of \$62.5B (NYSE: BMO).
- Serving over 12 million customers globally, BMO Harris Bank has over 600 branches 1,300 ATMs, and has nearly 15,000 employees.



WAUBONSEE COMMUNITY COLLEGE -
PLANO CAMPUS
10,428 STUDENTS



PLANO HIGH SCHOOL
797 STUDENTS



SUBJECT PROPERTY



34



+ 16,000 VPD

34







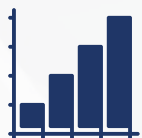
\$2,320,475

LIST PRICE



\$174,035

NOI



7.50%

CAP RATE



±2.67 AC

LOT SIZE



1992

YEAR BUILT



±10,000 SF

GLA

TENANT SUMMARY

Tenant Trade Name	BMO Harris Bank
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Roof/Structure, Parking Lot, HVAC	Tenant Responsibility
Original Lease Term	10 Years
Rent Commencement Date	1/19/2016
Lease Expiration Date	1/31/2026
Term Remaining on Lease	±1.5 Years
Increase	1.5% Each Year Of Base Term & 7.5% Each Option
Options	Eight, 5-Year Options

FINANCING INQUIRIES

For financing options reach out to:

Corey Russell
+1 (817) 932-4333
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ANNUALIZED OPERATING DATA

ANNUALIZED OPERATING DATA			
Term	Monthly Rent	Annual Rent	Cap Rate
Year 9	\$14,502.97	\$174,035.64	7.50%
Year 10	\$14,721.53	\$176,658.36	7.61%
Option 1	\$15,825.64	\$189,907.74	8.18%
Option 2	\$17,012.57	\$204,150.82	8.80%
Option 3	\$18,288.51	\$219,462.13	9.46%
Option 4	\$19,660.15	\$235,921.79	10.17%
Option 5	\$21,134.66	\$253,615.92	10.93%
Option 6	\$22,719.76	\$272,637.12	11.75%
Option 7	\$24,423.74	\$293,084.90	12.63%
Option 8	\$26,255.52	\$315,066.27	13.58%

TENANT PROFILE



HEADQUARTERS

Chicago, IL

OF EMPLOYEES

46,000+

YEAR FOUNDED

1817

BRANCH OFFICES

600+

The Bank of Montreal (BMO), commonly known as BMO Bank, is one of Canada's leading financial institutions with a rich history dating back to 1817. As one of the country's Big Five banks, BMO has expanded its presence internationally, including operations in the United States and other global financial markets. Renowned for its commitment to customer service and innovative financial solutions, BMO offers a comprehensive range of banking services, including personal and commercial banking, wealth management, investment banking, and capital markets. The bank has a strong emphasis on digital banking, providing customers with convenient online and mobile banking platforms. BMO's dedication to community engagement is evident through its various corporate social responsibility initiatives, contributing to its reputation as a socially responsible and customer-focused financial institution.



AREA OVERVIEW

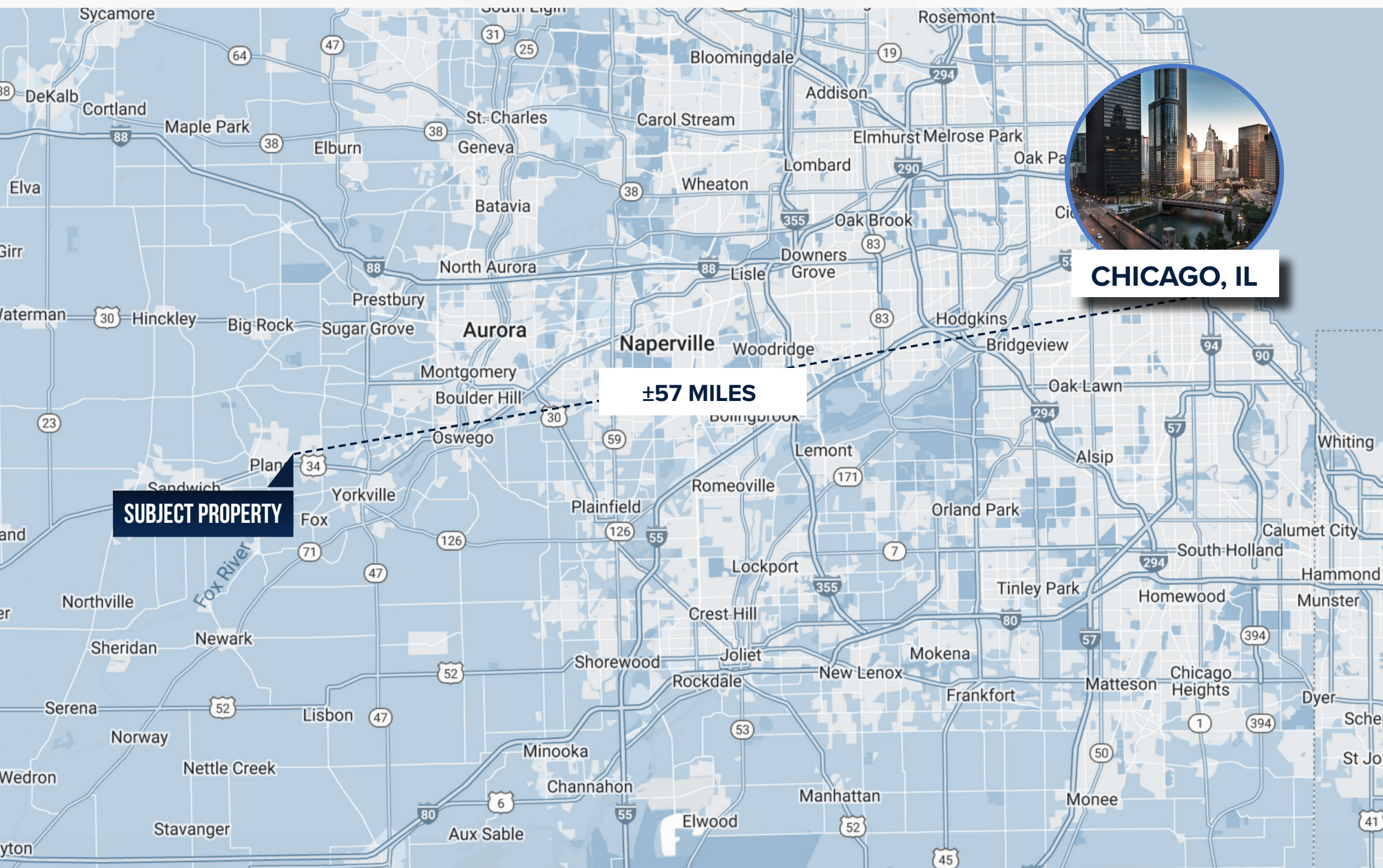
PLANO, IL

Situated in Kendall County about 20 miles southwest of Naperville, Plano is a peaceful suburb with a small-town atmosphere. Plano exudes a distinct rural feel with plenty of surrounding farmland and fresh produce available. Plano’s history is preserved in the downtown area, brimming with restaurants, bars, and specialty shops in historic buildings. Plano also contains the Farnsworth House, a modernist glass house designed by Mies van der Rohe, which attracts visitors from all over the world. Plano residents enjoy abundant recreational opportunities at Silver Springs State Park and the Cedardell Golf Club. Convenient access to U.S. 34 brings Plano to Naperville and Chicago in about an hour’s drive.

DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
2028 Population	4,858	15,290	27,789
2023 Population	4,645	14,691	27,137
2020 Population	4,045	13,090	25,133
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Household	1,671	5,104	9,465
2023 Households	1,599	4,905	9,263
2020 Households	1,400	4,372	8,602
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$83,783	\$103,065	\$103,945



AREA MAP



CHICAGO, IL

Chicago, located in northeastern Illinois, is the state's largest and the country's third most populous city, with over 2.7 million residents. The greater Chicagoland area encompasses northeastern Illinois and extends in southeastern Wisconsin and northwestern Indiana, representing the third-largest metropolitan area in the United States and the most dominant metropolis in the Midwest region. Chicago's triumphant economy is powered by its strong manufacturing presence in a variety of industries such as food products, candy, pharmaceuticals, communication equipment, scientific instruments, automobiles, and raw metals. Since its founding, the city has proven to be an essential manufacturing hub for the nation's top-performing companies with its central location allowing Chicago to be at the center of global trade, transit, and data networks. Chicago's industrial mix most closely matches the nation's, with no single industry employing more than 12% of the workforce. Additionally, as a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago embodies the values of America's heartland integrity. It is this level of diversification that has resulted in Chicago being rated as having the most balanced economy in the United States with an extremely high satisfaction rating.



**2ND MOST BEAUTIFUL CITY IN THE WORLD
AND THE FIRST IN NORTH AMERICA**

(VOTED BY 27,000 TIME OUT INDEX SURVEY VOTERS FROM ACROSS
THE GLOBE)

**ILLINOIS HAS THE 3RD MOST FORTUNE 500
CORPORATE HEADQUARTERS IN THE US.**

(FORTUNE 500, 2020)

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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.

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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 Owner 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.

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Net Lease Disclaimer: There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

BMO



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