

KANSAS CITY
MSA

OFFERING MEMORANDUM

BMO  Harris Bank

OLATHE, KS

\$77.5B in Deposits | \$55.1B Market Cap | A+ Credit (S&P)



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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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Property & Location

The property is conveniently positioned near the interchange between West 119th Street and Interstate 35. In particular, Interstate 35 traverses suburban Kansas City and provides direct access to downtown Kansas City. Passed by over 32,000 vehicles per day, the asset totals 5,173 square feet with two drive-thrus and parking for 68 cars.

The neighborhood surrounding the property is best characterized as a full service commercial corridor with numerous businesses and retail amenities. While the building is an infill location to a Super Target, many other retailers anchor the nearby shopping centers, including a Dick's Sporting Goods, AMC Theaters, Best Buy, and The Home Depot.

The community surrounding the branch benefits from strong demographics. A population of approximately 225,000 resides within a 5-mile radius with an average household income of \$100,000, which exceeds the national average.

Property Summary

Location	15203 West 119 th Street, Olathe, KS 66062
Building Size	5,173 SF
Lot Size	1.49 Acres 64,862 SF
Year Built	1999
MSA	Kansas City, MO



Financial & Lease Data

Financial Information

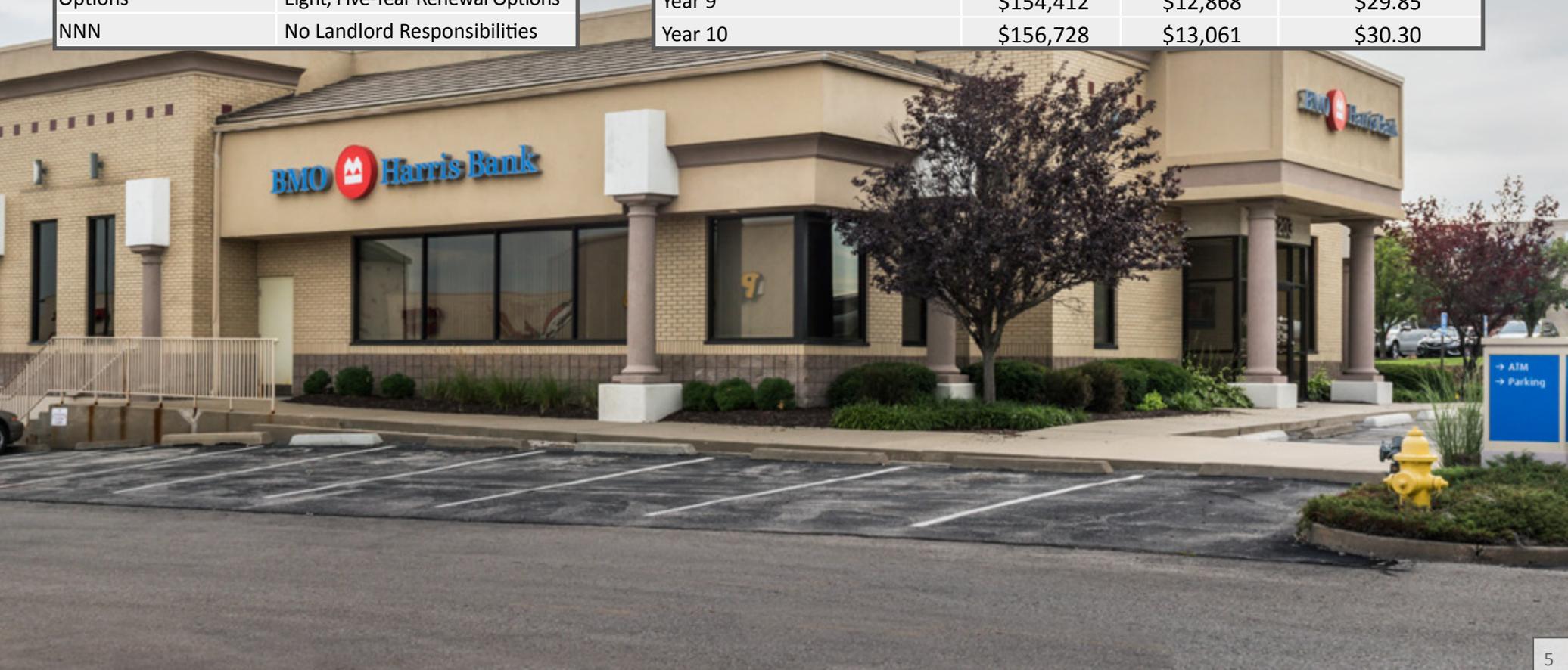
Price	\$2,625,000
Cap Rate	5.38%
Price per Square Foot	\$507
Net Operating Income	\$141,216

Lease Information

Term	10 Years
Rental Increases	1.5% Annual
Lease Commencement	December 15, 2015
Lease Expiration	December 31, 2025
Options	Eight, Five-Year Renewal Options
NNN	No Landlord Responsibilities

Rent Schedule

Term	Annual Rent	Monthly Rent	Annual Rent per SF
Year 1	\$137,073	\$11,423	\$26.50
Year 2	\$139,129	\$11,594	\$26.90
Year 3	\$141,216	\$11,768	\$27.30
Year 4	\$143,334	\$11,945	\$27.71
Year 5	\$145,484	\$12,124	\$28.12
Year 6	\$147,667	\$12,306	\$28.55
Year 7	\$149,882	\$12,490	\$28.97
Year 8	\$152,130	\$12,677	\$29.41
Year 9	\$154,412	\$12,868	\$29.85
Year 10	\$156,728	\$13,061	\$30.30



Tenant Information



Corporate Overview

Ticker Symbol	NYSE: BMO
Total Assets	\$523 billion
Credit Rating	A+ (S&P)

Established as Harris Bank in 1882, BMO Harris Bank N.A. ("BMO") is the U.S. operating arm and subsidiary of the Bank of Montreal ("BMO Financial Group"), a diversified financial services provider. With total assets of \$523 billion and over 46,000 employees, BMO Financial Group provides a broad range of retail banking, wealth management, and investment banking products and services to more than 12 million customers. BMO Financial Group through its two largest subsidiaries – BMO Harris Bank and Bank of Montreal – mainly operates in the United States and Canada. Well regarded by all major credit ratings, BMO holds ratings of A2, A+, and AA- for Moody's, S&P, and Fitch, respectively. All three agencies hold the outlook as "Stable".



Headquartered in Chicago, BMO Harris Bank is one of the largest banks in the Midwest serving more than 2 million customers. BMO boasts a market capitalization of \$55.1 billion (10/31/2016) and \$77.5 billion in deposits. The Company provides a broad range of personal banking products and solutions through over 600 branches and approximately 1,300 ATMs in Illinois, Wisconsin, Indiana, Kansas, Missouri, Minnesota, Florida, and Arizona.

Kansas City MSA



Located in northeastern Kansas, Olathe is the fourth most populous city in the state, with a population of 125,872 at the 2010 census. Olathe is also the fourth-largest city in the Kansas City metropolitan area. It is bordered by the cities of Lenexa to the north, Overland Park to the east, and Gardner to the southwest.

Olathe's commercial and industrial parks are home to many companies, including Honeywell, Husqvarna, ALDI, Garmin, Grundfos, and Farmers Insurance Group. Although Farmers Insurance is based in Los Angeles California, Olathe has more Farmers employees than any other city in the United States.

Kansas City is the largest city in the state of Missouri and one of two county seats in Jackson County. It is the 37th largest city by population in the United States and the 23rd largest by area. This MSA has roughly 2.1 million people spanning the Missouri-Kansas border.

Kansas City is home to the headquarters of dozens of national companies including American Century Investments, AMC Theatres, Applebee's, and Hallmark Cards. It is also home to one of the largest drug manufacturing plants in the U.S., Sanofi-Aventis, located in South Kansas City. Kansas City is one of ten regional office cities for the United States Government, making the U.S. Government the largest employer in the Kansas City metro area, with more than 146 federal agencies.



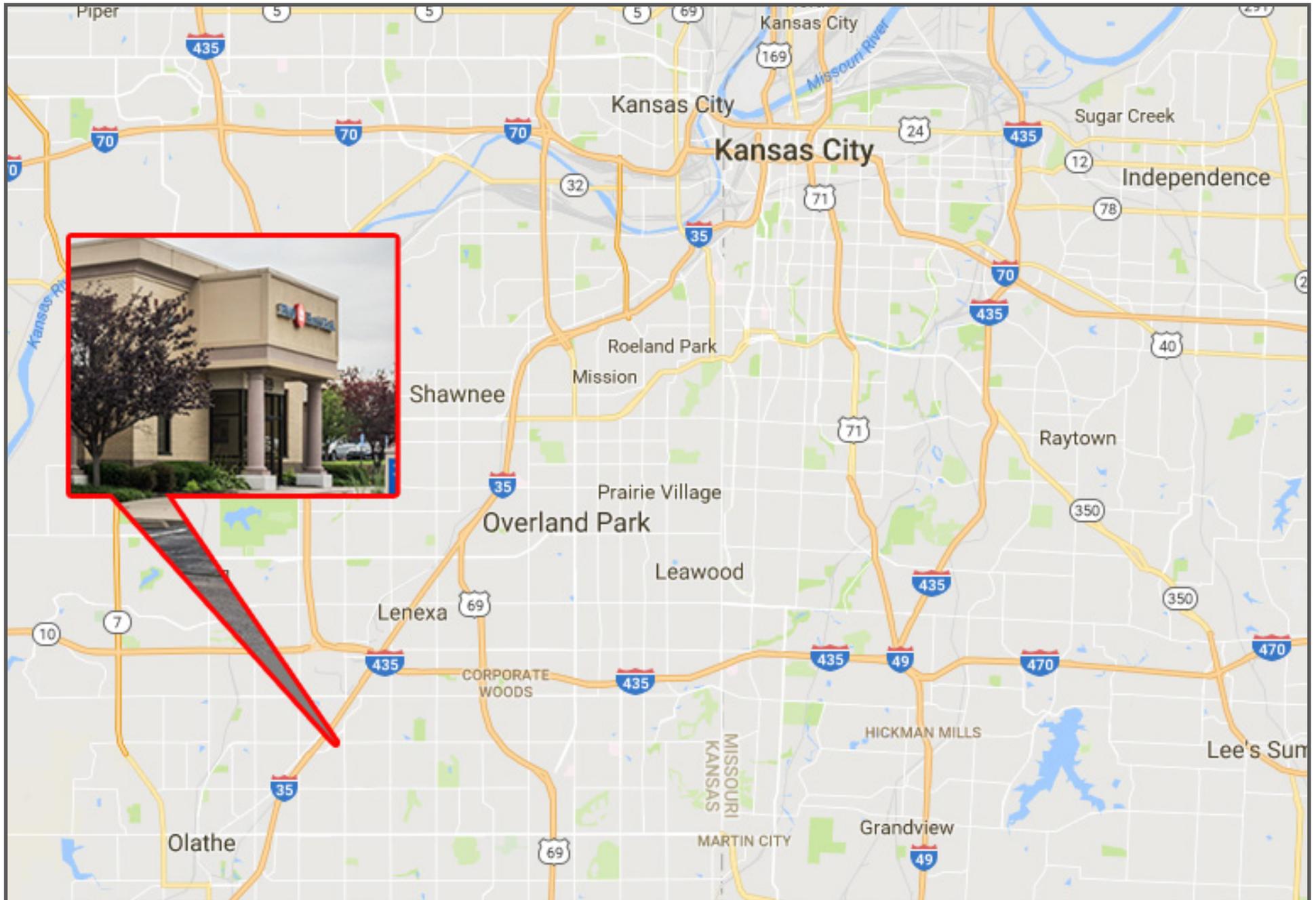
Aerial-The Property



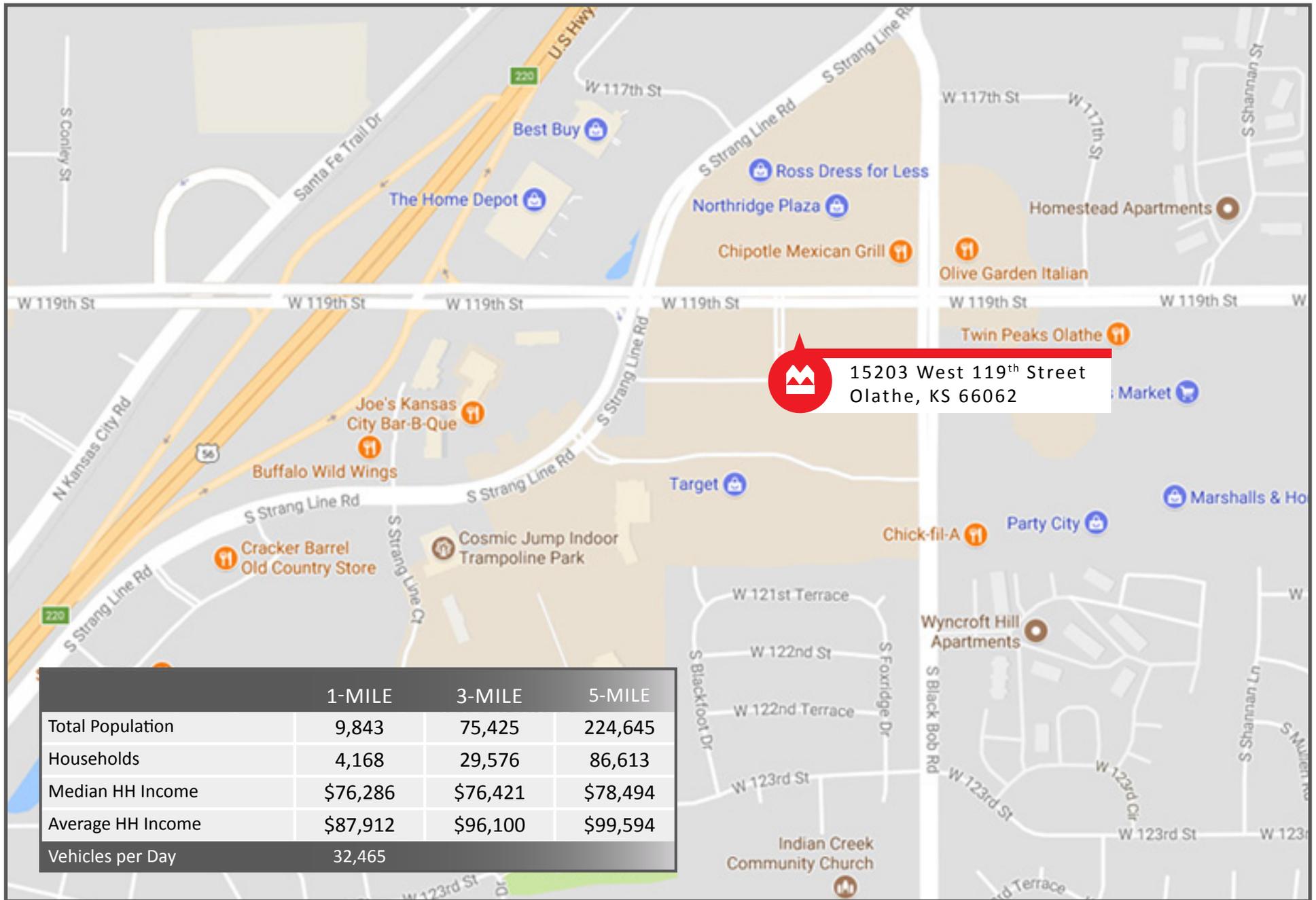
Amenities



Area Map



Demographics



 15203 West 119th Street
Olathe, KS 66062

	1-MILE	3-MILE	5-MILE
Total Population	9,843	75,425	224,645
Households	4,168	29,576	86,613
Median HH Income	\$76,286	\$76,421	\$78,494
Average HH Income	\$87,912	\$96,100	\$99,594
Vehicles per Day	32,465		

Property Images



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