

OFFERING MEMORANDUM

BMO  Harris Bank

ST. LOUIS, MO

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

BMO  Harris Bank

Rich Lydon  
Managing Director  
310.584.4540  
rlydon@eiadv.com  
CA Lic. 01466991

**EQUITY INVESTMENT**  
 **DVISORS**

201 Santa Monica Blvd. Suite 300  
Santa Monica, CA 90401

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## Property & Location

This location is 14 miles from downtown St. Louis. The property, situated along South Lindbergh Boulevard, consists of 8,147 square feet of improvements. With a traffic count of 20,000 vehicles per day, the site features excellent visibility and accessibility with 43 parking spaces and five drive-thrus.

The site benefits from its location in a major retail hub which includes many shopping centers within the immediate area. Notable retail destinations include Ronnie's 20 Cine and Schnuck's, a prominent regional grocery store. A dense residential neighborhood surrounds the commercial area and further enhances the viability of the branch.

Within a 5-mile radius, the population and average household income are approximately 213,000 and \$80,000, respectively. This branch had substantial bank deposits of \$144 million, a testament to the long-term success at this location.

### Property Summary

Location	5256 South Lindbergh Blvd., St. Louis, MO
Building Size	8,147 SF
Lot Size	1.30 Acres   56,628 SF
Year Built	1995
Parcel Number	27L-31-0721
MSA	St. Louis

### Bank Performance

Deposits (000's)	\$143,819
Market Share	31.29%



## Financial &amp; Lease Data

## Financial Information

Price	\$3,825,000
Cap Rate	5.16%
Price per Square Foot	\$469
Net Operating Income	\$197,253

## 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	\$191,466	\$15,956	\$23.50
Year 2	\$194,338	\$16,195	\$23.85
<b>Year 3</b>	<b>\$197,253</b>	<b>\$16,438</b>	<b>\$24.21</b>
Year 4	\$200,212	\$16,684	\$24.57
Year 5	\$203,215	\$16,935	\$24.94
Year 6	\$206,263	\$17,189	\$25.32
Year 7	\$209,357	\$17,446	\$25.70
Year 8	\$212,498	\$17,708	\$26.08
Year 9	\$215,685	\$17,974	\$26.47
Year 10	\$218,920	\$18,243	\$26.87



## 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”.



### Harris Bank

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.

## St. Louis MSA

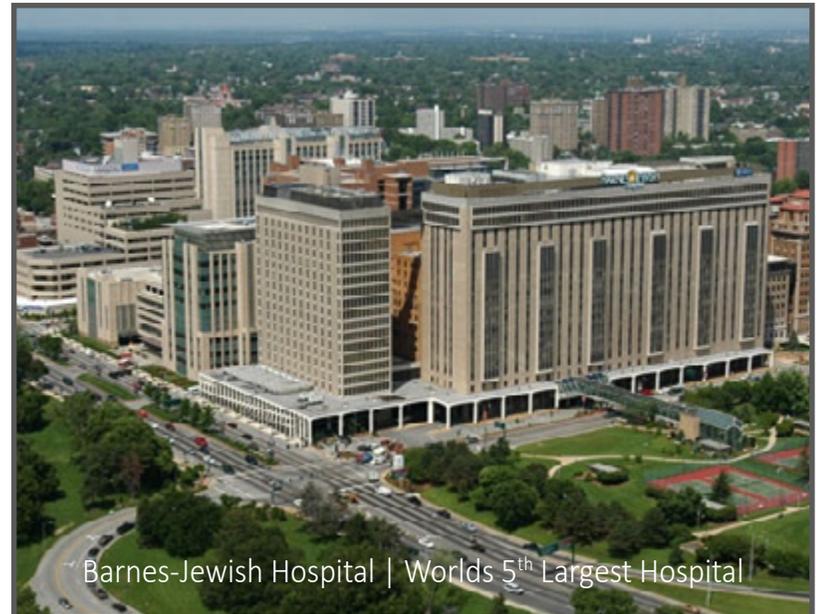
St. Louis, located on the western side of the Mississippi River, with 300,000 residents makes it the 58th largest city in the US. The 2011 Gross Metropolitan Product (GMP) of St. Louis was \$133.1 billion. That makes St. Louis the 21st highest GMP in the United States. According to the 2007 Economic Census, manufacturing in the city conducted nearly \$11 billion in business, followed by the healthcare and social service industry with \$3.5 billion, professional or technical services with \$3.1 billion, and the retail trade with \$2.5 billion. The sector employing the largest number of workers in the city was the healthcare sector with 34,000 workers, followed by administrative and support jobs with 24,000 workers, manufacturing with 21,000 workers, and food service with 20,000 workers.

The Swedish furniture retailer IKEA opened a 21 acre complex in the Central West End of St Louis, including a 380,000 square feet store. This complex serves as IKEA's Midwest hub. The company opened its new store on September 30, 2015.

Among St. Louis city healthcare employers is BJC HealthCare, which operates both Barnes-Jewish Hospital and St. Louis Children's Hospital in the city. BJC also cooperates with Washington University School of Medicine, a center of medical research that is adjacent to Barnes-Jewish Hospital. Other major employers in the city include the Saint Louis University School of Medicine and Saint Louis University Hospital, another medical research facility and hospital, and Cardinal Glennon Children's Hospital. St. Louis is also home to two companies that produce radiation therapy planning software, CMS, Inc. and Multidata Systems International.

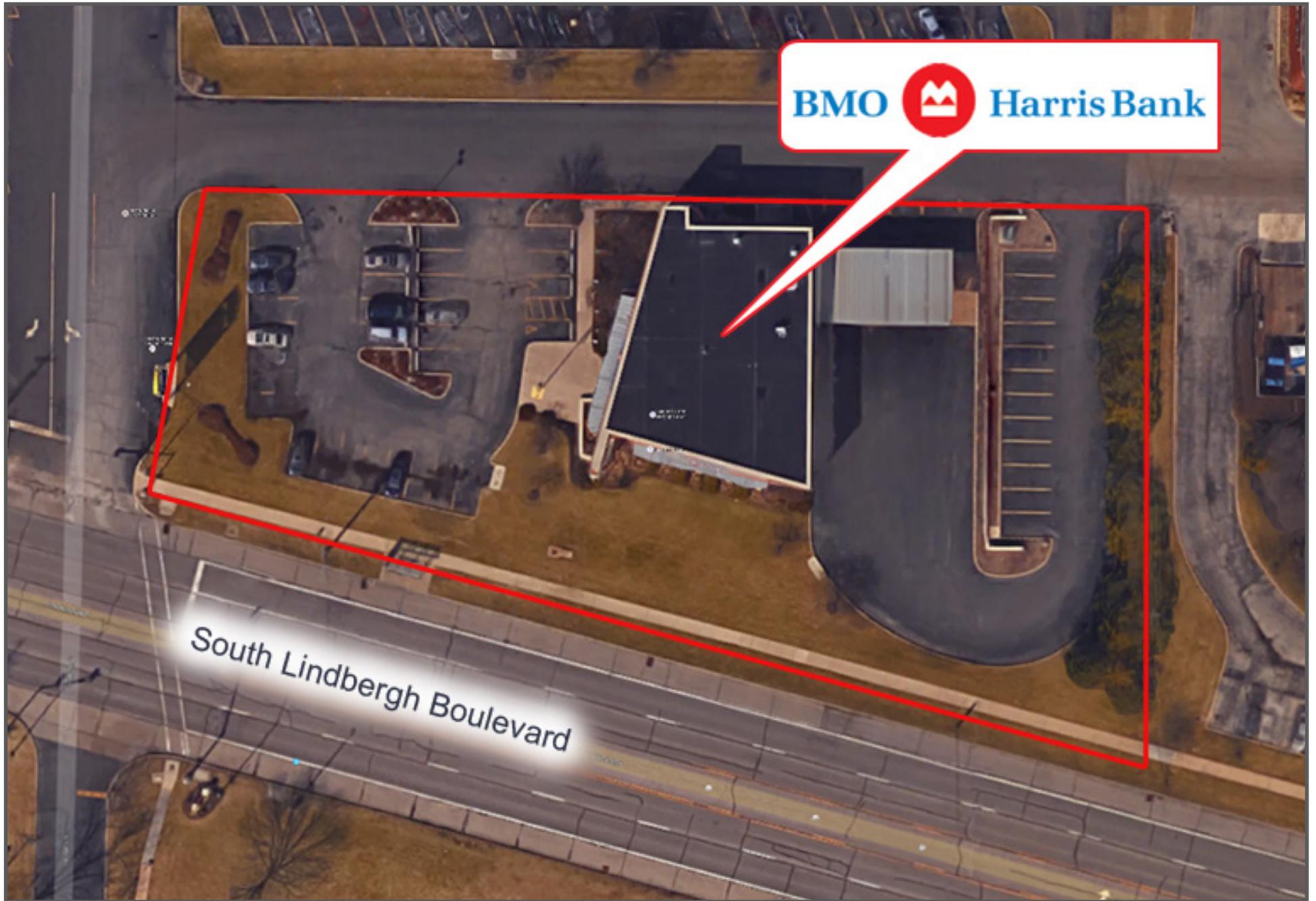


Downtown St. Louis



Barnes-Jewish Hospital | World's 5<sup>th</sup> Largest Hospital

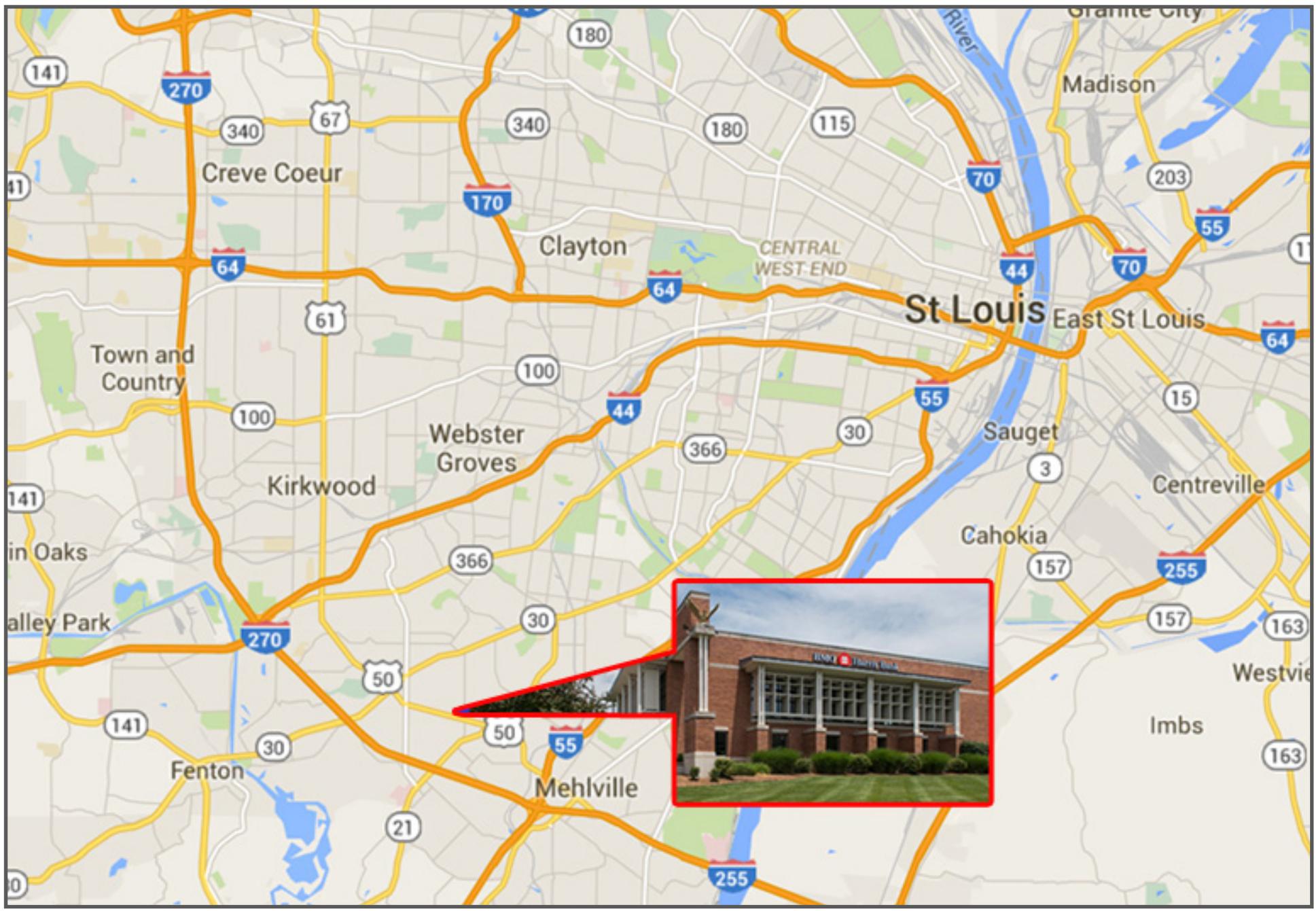
Aerial-The Property



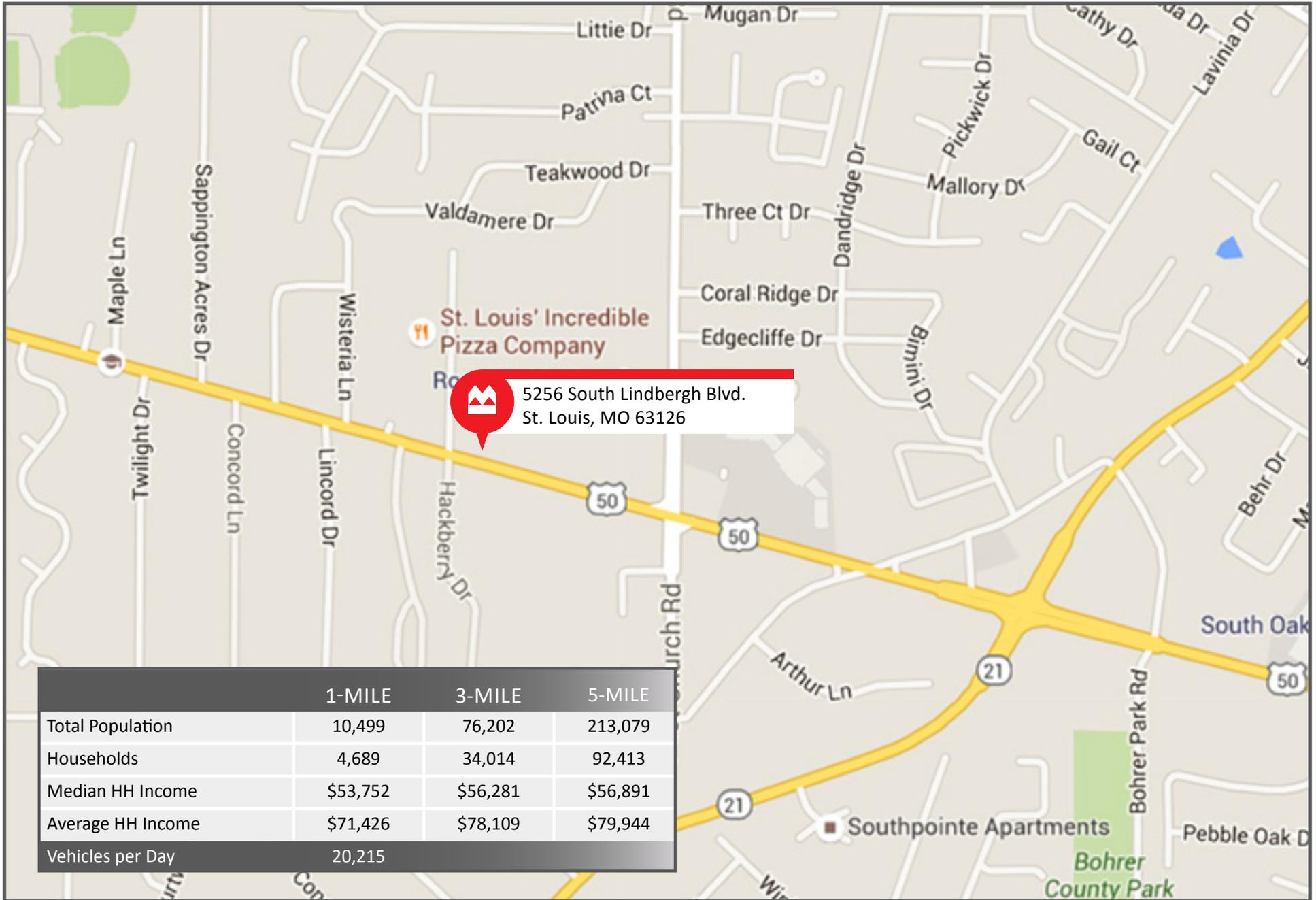
Amenities



# Area Map



# Demographics



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