

MILWAUKEE  
**MSA**

OFFERING MEMORANDUM

BMO  Harris Bank **BROOKFIELD, WI**

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



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## Property & Location

Brookfield is located approximately 12 miles west of Downtown Milwaukee along Interstate 94. The property, situated on US Route 190, consists of 9,962 square feet of improvements. The site features excellent visibility and accessibility with signage on US Route 190, 64 parking spaces, and three drive-thrus.

Brookfield is the third largest city in Waukesha County. The local economy is focused on manufacturing, retail and technical services. Home to more than 2,000 businesses, Brookfield possesses a thriving commercial real estate market and is well-positioned to accommodate business expansions and relocations.

Brookfield is characterized as an upper-middleclass community. This population has an average household income that exceeds \$135,000, which is \$60,000 more than the national average. This branch had substantial bank deposits of nearly \$70 million. Amazon will be installing Amazon Lockers in this branch later this year which will drive additional traffic to the site.

### Property Summary

Location	3470 Gateway Road, Brookfield, WI 53045
Building Size	9,962 SF
Lot Size	2.74 Acres
Year Built	1997
Parcel Number	OBRC-1035-014
MSA	Milwaukee

### Bank Performance

Deposits (000's)	\$69,714
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## Financial &amp; Lease Data

## Financial Information

Price	\$3,750,000
Cap Rate	6.90%
Price per Square Foot	\$376
Net Operating Income	\$259,055

## 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	\$244,078	\$20,340	\$24.50
Year 2	\$247,739	\$20,645	\$24.87
Year 3	\$251,455	\$20,955	\$25.24
Year 4	\$255,227	\$21,269	\$25.62
<b>Year 5</b>	<b>\$259,055</b>	<b>\$21,588</b>	<b>\$26.00</b>
Year 6	\$262,941	\$21,912	\$26.39
Year 7	\$266,885	\$22,240	\$26.79
Year 8	\$270,889	\$22,574	\$27.19
Year 9	\$274,952	\$22,913	\$27.60
Year 10	\$279,076	\$23,256	\$28.01



## 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.

## Milwaukee MSA

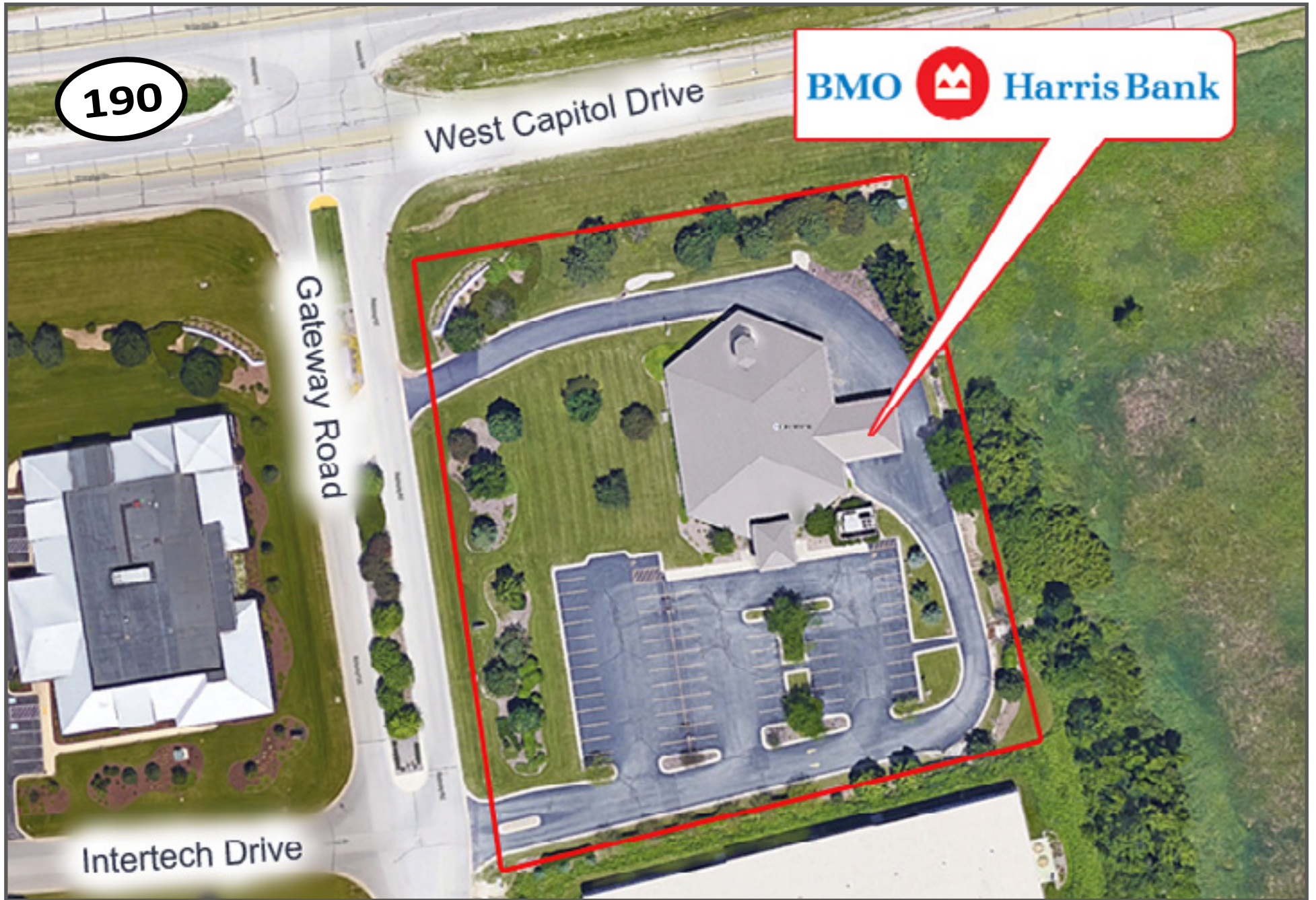


*Milwaukee* is the largest city in Wisconsin and the 28<sup>th</sup> most populous city in the United States. Milwaukee is located on the southwestern shore of Lake Michigan. According to the 2010 U.S. Census, the City of Milwaukee had a population of 594,833 and the city is the main cultural and economic center of the Milwaukee–Racine–Waukesha Metropolitan Area with a population of 1,751,316 in 2010.

Milwaukee and its suburbs are home to the international headquarters of 13 Fortune 1000 companies, including Johnson Controls, Northwestern Mutual, Manpower Inc., Jefferson Wells, Kohl's, Harley-Davidson, Rockwell Automation, Fiserv, Inc., Hal Leonard, Wisconsin Energy, Briggs & Stratton, Joy Global, Bucyrus International, A.O. Smith, GE Healthcare Diagnostic Imaging and Clinical Systems, and MGIC Investments. The Milwaukee metropolitan area ranks fifth in the United States in terms of the number of Fortune 500 company headquarters as a share of the population.



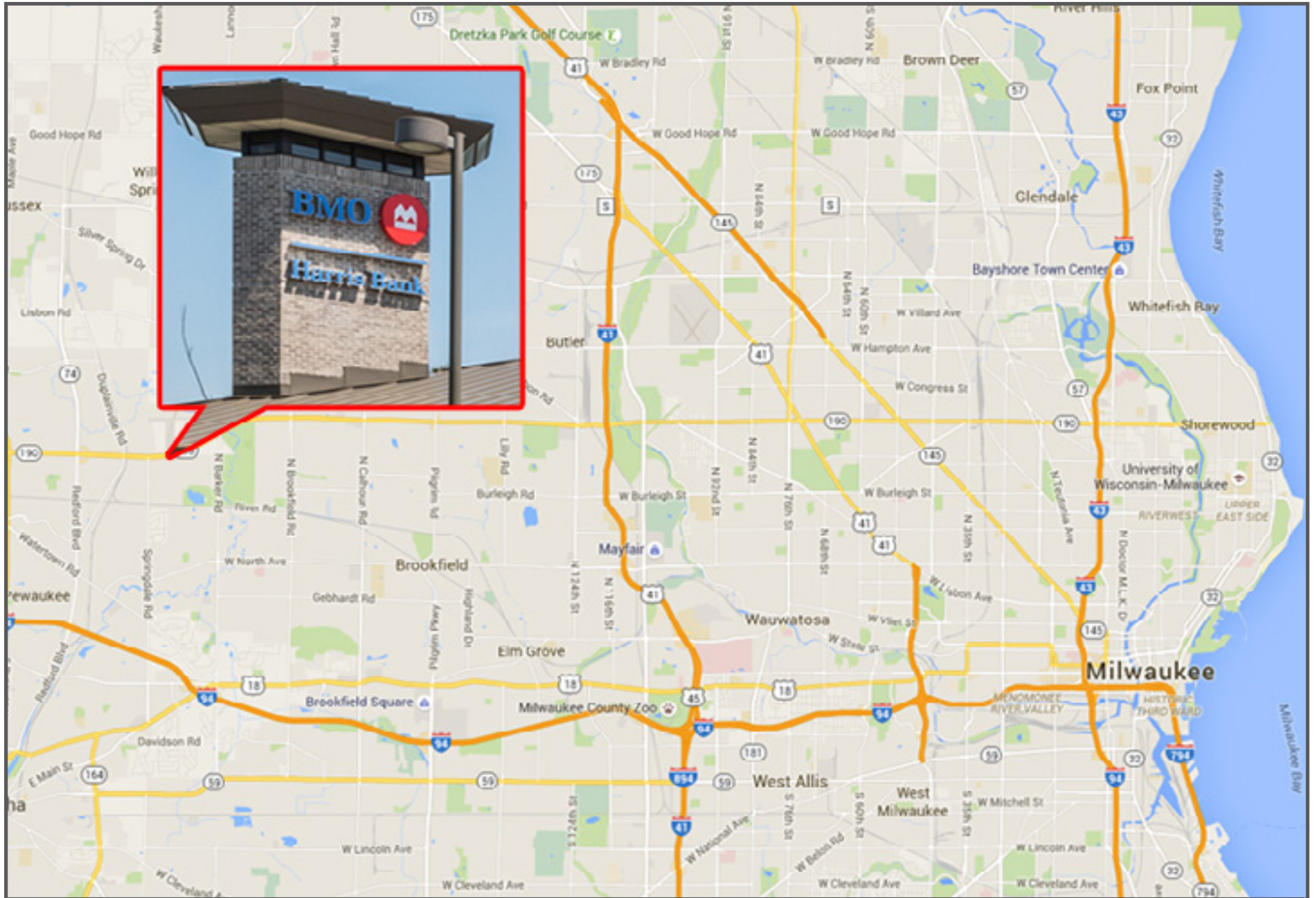
Aerial-The Property



Amenities

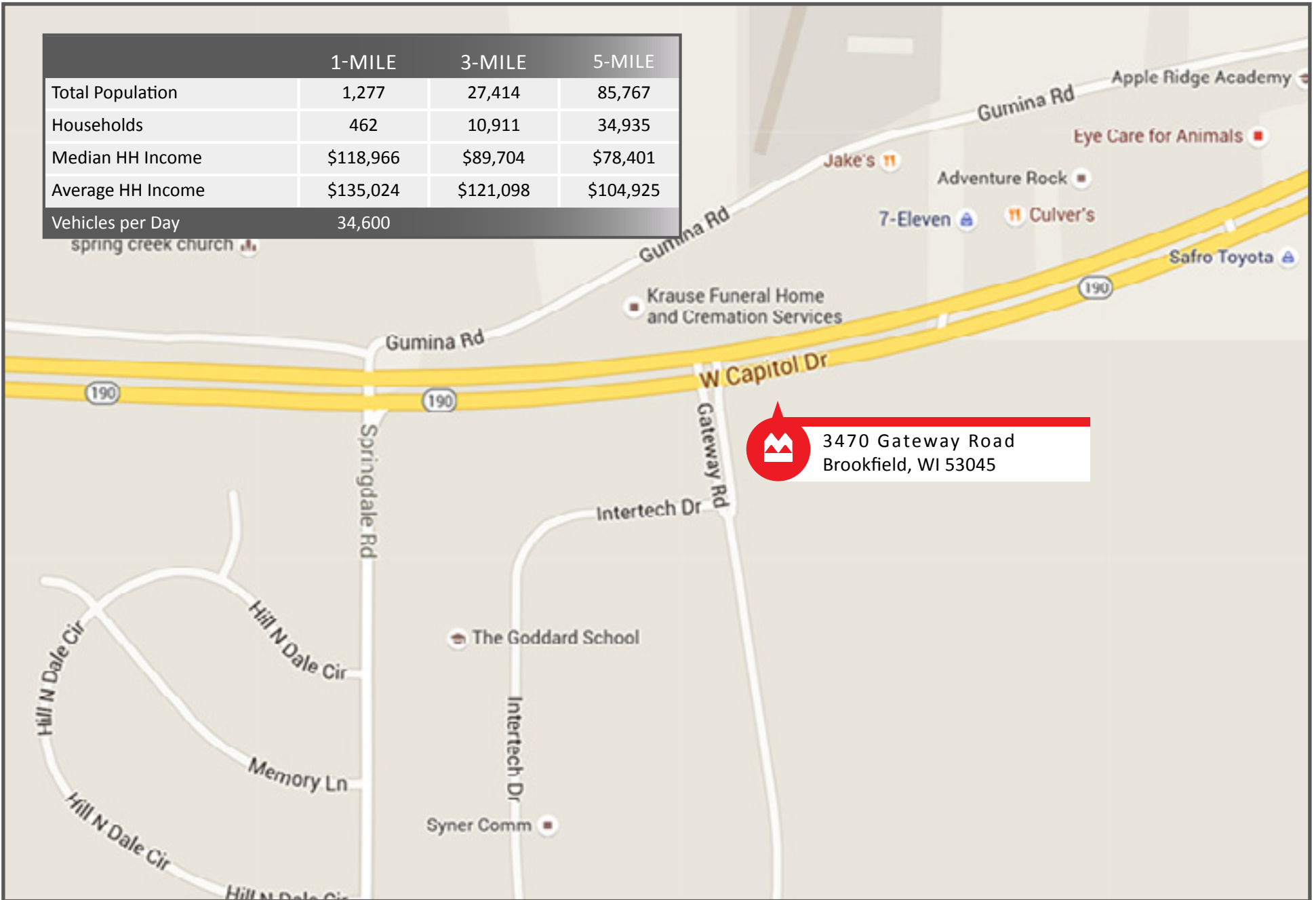



# Area Map



# Demographics

	1-MILE	3-MILE	5-MILE
Total Population	1,277	27,414	85,767
Households	462	10,911	34,935
Median HH Income	\$118,966	\$89,704	\$78,401
Average HH Income	\$135,024	\$121,098	\$104,925
Vehicles per Day	34,600		



 3470 Gateway Road  
Brookfield, WI 53045

Property Images

