

# OFFERING MEMORANDUM

BMO  Harris Bank

CHICAGO, IL

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

BMO  Harris Bank

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**EQUITY INVESTMENT**  
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## Property & Location

The property totals 5,490 square feet and benefits from its highly accessible, pedestrian-friendly location in the North Side neighborhood of Uptown. With two points of ingress/egress that opens to a 19-space parking lot with three drive-thrus, the site is afforded excellent visibility and accessibility. Because of its urban location, the local market contains an eclectic mixture of national retailers, dining establishments, and businesses. Notable big-box retailers include Target and Jewel-Osco which are situated a quarter of a mile from the branch.

The property is surrounded by a dense community of residential and commercial buildings. Within a 5-mile radius, the local area is home to more than 930,000 residents with an average household income of more than \$82,000. Property values have increased dramatically due to the number of young professionals that have been moving to the area over the past decade.

The Red Line mass transit train runs through Uptown providing excellent accessibility to downtown Chicago.

## Property Summary

Location	4531 North Broadway Street, Chicago, IL
Building Size	5,490 SF
Lot Size	.70 Acres   30,541 SF
Year Built	1988
Parcel Number	14-17-218-018-0000
MSA	Chicago

## Bank Performance

Deposits (000's)	\$59,349
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## Financial &amp; Lease Data

## Financial Information

Price	\$4,000,000
Cap Rate	4.32%
Price per Square Foot	\$729
Net Operating Income	\$172,935

## Lease Information

Term	15 Years
Rental Increases	7.5% Every Five (5) Years
Lease Commencement	December 15, 2015
Lease Expiration	December 31, 2030
Options	Eight, Five-Year Renewal Options
NNN	No Landlord Responsibilities

## Rent Schedule

Term	Annual Rent	Monthly Rent	Annual Rent per SF
Years 1-5	\$172,935	\$14,411	\$31.50
Years 6-10	\$185,905	\$15,492	\$33.86
Years 11-15	\$199,848	\$16,654	\$36.40



## 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.

 A photograph of a BMO Harris Bank branch building. The building has a brick lower section and a light-colored upper section with the "BMO Harris Bank" logo in blue and red. Three people are walking on the sidewalk in front of the building. A blue sign with white text is visible on the right side of the building.
 

BMO Harris Bank

↑ Drive-Up  
 ↑ ATM  
 → Parking

## Chicago MSA

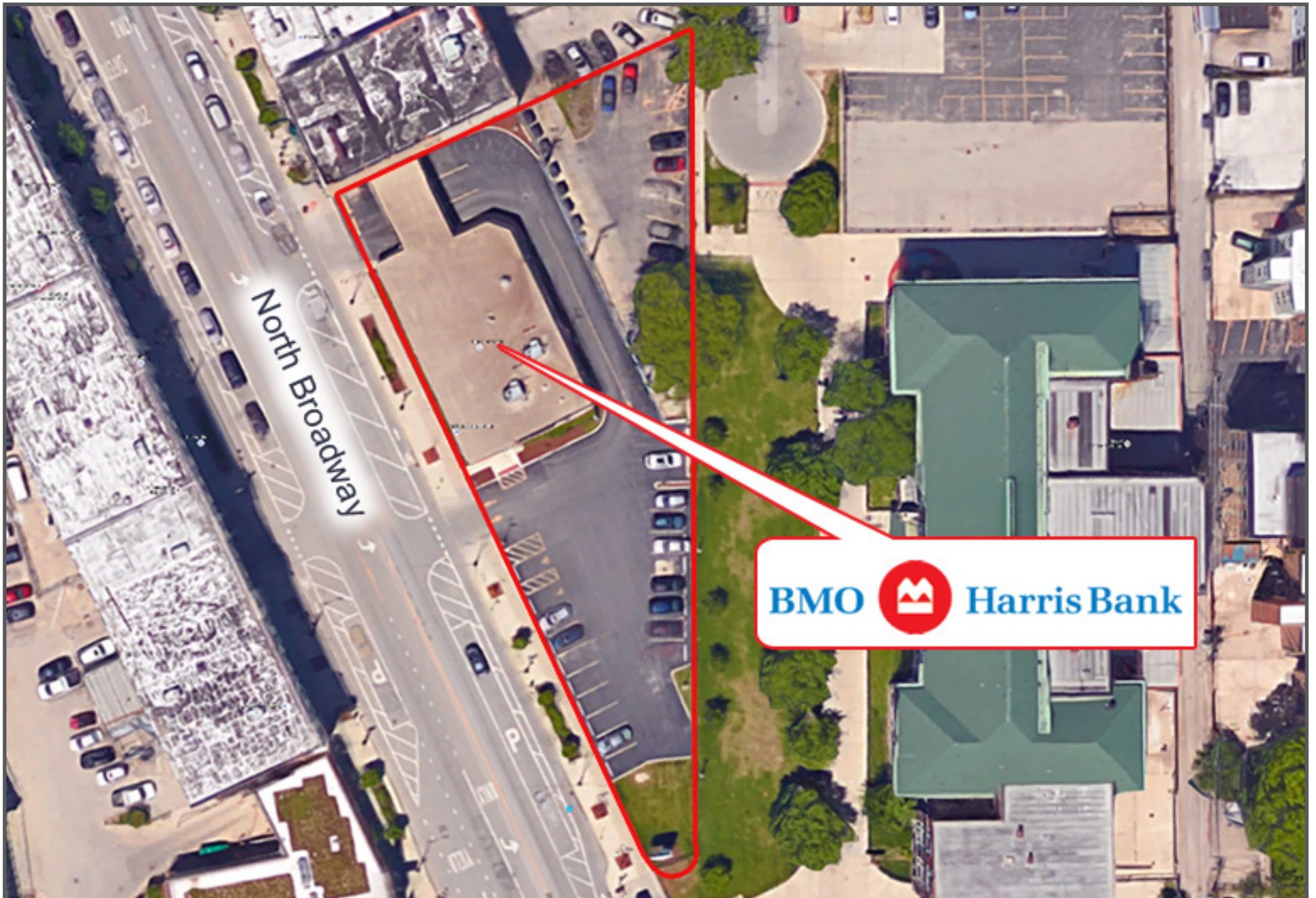


Chicago is the most populous city in the Midwestern United States and the third most populous city in the United States with 2,700,000 residents. Chicago is the county seat of Cook County, the second largest county in the United States. The Chicago MSA is the third most populated metropolitan area in the United States with 9,580,567 residents. The MSA covers over 1,300 square miles and six counties. The Chicago metropolitan area is home to the corporate headquarters of 57 Fortune 1000 companies including Boeing, McDonald's, Motorola, Discover Financial Services, and United Airlines. Chicago is a major hub for industry, telecommunications, and infrastructure. O'Hare International is the second busiest airport in the world in terms of traffic movement, with over 32 million passengers flying through O'Hare International per year.

The metro is also a major financial center in North America, and is home to the largest futures exchange in the United State, the CME Group. Chicago is third in the world on the Global Financial Centers Index which ranks the competitiveness of financial centers based on people, business environment, market access, infrastructure, and general competitiveness. Chicago's Gross Domestic Product was \$571 billion generated by over 265,000 businesses.



Aerial-The Property

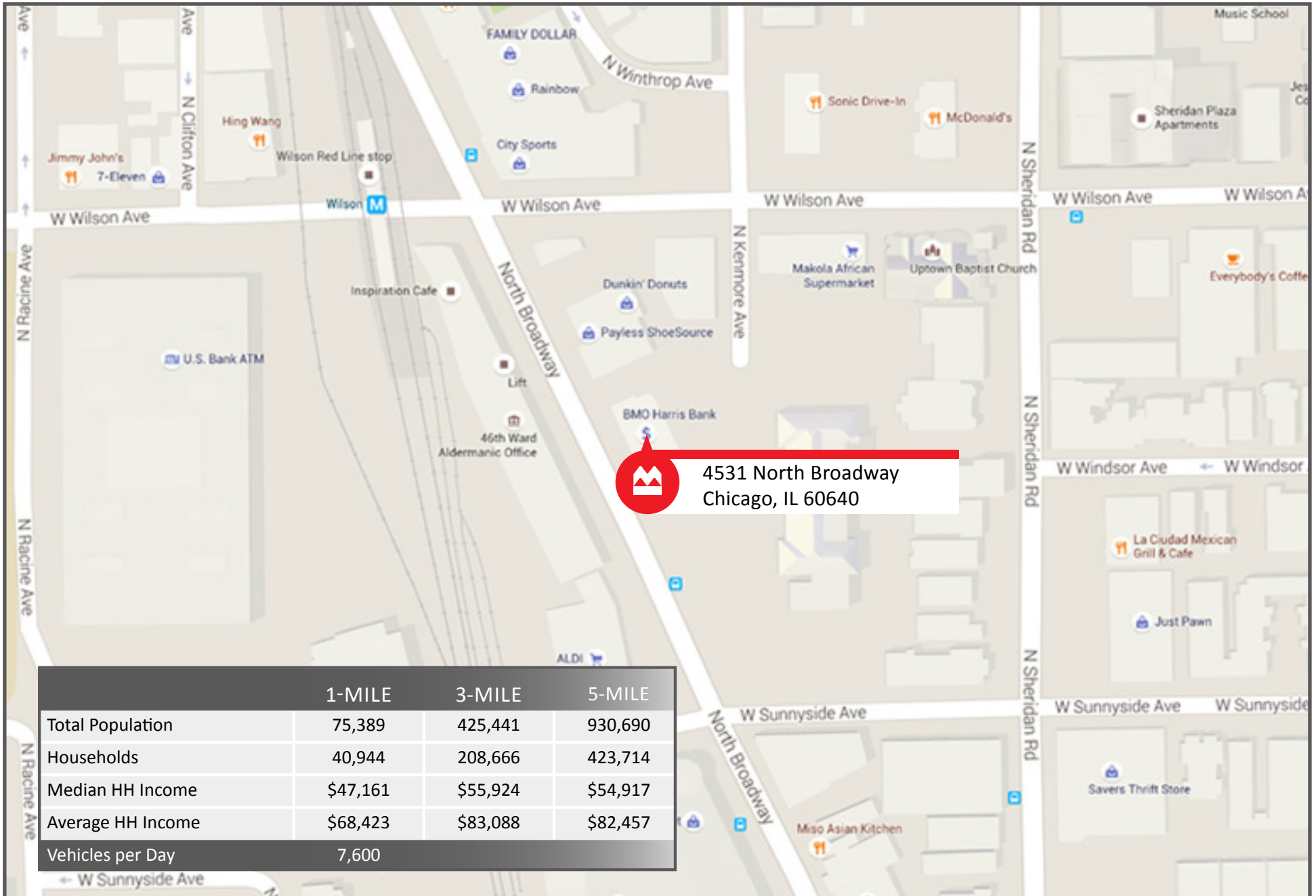


Amenities





# Demographics



	1-MILE	3-MILE	5-MILE
Total Population	75,389	425,441	930,690
Households	40,944	208,666	423,714
Median HH Income	\$47,161	\$55,924	\$54,917
Average HH Income	\$68,423	\$83,088	\$82,457
Vehicles per Day	7,600		

Property Images



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