

MILWAUKEE  
MSA

OFFERING MEMORANDUM

BMO  Harris Bank **ELM GROVE, WI**

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

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**EQUITY INVESTMENT**  
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## Disclaimer

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. We cannot assume responsibility for its accuracy. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond control of the Owner and Broker and, therefore, are subject to material variation. This Offering Memorandum does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to qualified prospective buyers.

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Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with an entity at any time with or without notice. Owner has no legal commitment or obligations to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived.

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 in Elm Grove is approximately 10 miles west of Milwaukee. The site features excellent visibility and accessibility with two points of ingress/egress, 38 parking spaces, and four drive-thrus.

The BMO branch can be found in downtown Elm Grove, a pedestrian-friendly community with a variety of shopping destinations and businesses. Elm Grove is less than three miles from the Milwaukee County Zoo, one of the country's finest zoological attractions.

The community that surrounds the bank is home to approximately 6,000 residents within a 1-mile radius. This population has an average household income of more than \$134,000, which greatly exceeds the national average. This branch had substantial bank deposits of over \$134 million, a testament to the long-term success at this location.

## Property Summary

Location	900 Elm Grove Road, Elm Grove, WI 53122
Building Size	6,013 SF
Lot Size	1.00 Acres   43,560 SF
Year Built	1979
Parcel Number	EGV-1106-968
MSA	Milwaukee

## Bank Performance

Deposits (000's)	\$134,447
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## Financial &amp; Lease Data

## Financial Information

Price	\$2,200,000
Cap Rate	5.49%
Price per Square Foot	\$366
Net Operating Income	\$120,807

## 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	\$117,263	\$9,772	\$19.50
Year 2	\$119,022	\$9,918	\$19.79
<b>Year 3</b>	<b>\$120,807</b>	<b>\$10,067</b>	<b>\$20.09</b>
Year 4	\$122,619	\$10,218	\$20.39
Year 5	\$124,459	\$10,372	\$20.70
Year 6	\$126,326	\$10,527	\$21.01
Year 7	\$128,220	\$10,685	\$21.32
Year 8	\$130,144	\$10,845	\$21.64
Year 9	\$132,096	\$11,008	\$21.97
Year 10	\$134,077	\$11,173	\$22.30



## 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”.



**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.

## Milwaukee MSA

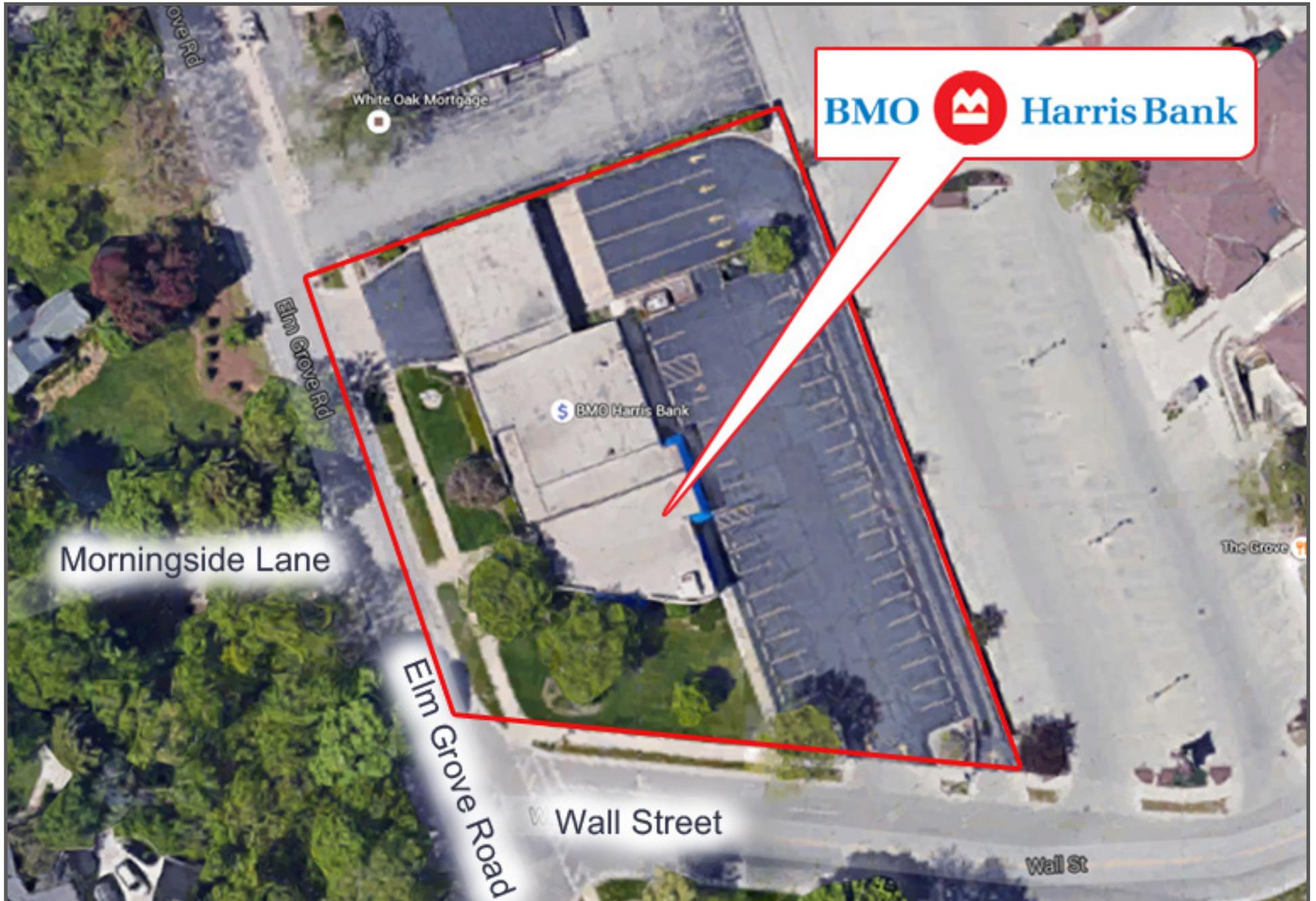


*Milwaukee* is the largest city in Wisconsin and the 28<sup>th</sup> most populous city in the United States. Milwaukee is located on the southwestern shore of Lake Michigan. According to the 2010 U.S. Census, the City of Milwaukee had a population of 594,833 and the city is the main cultural and economic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



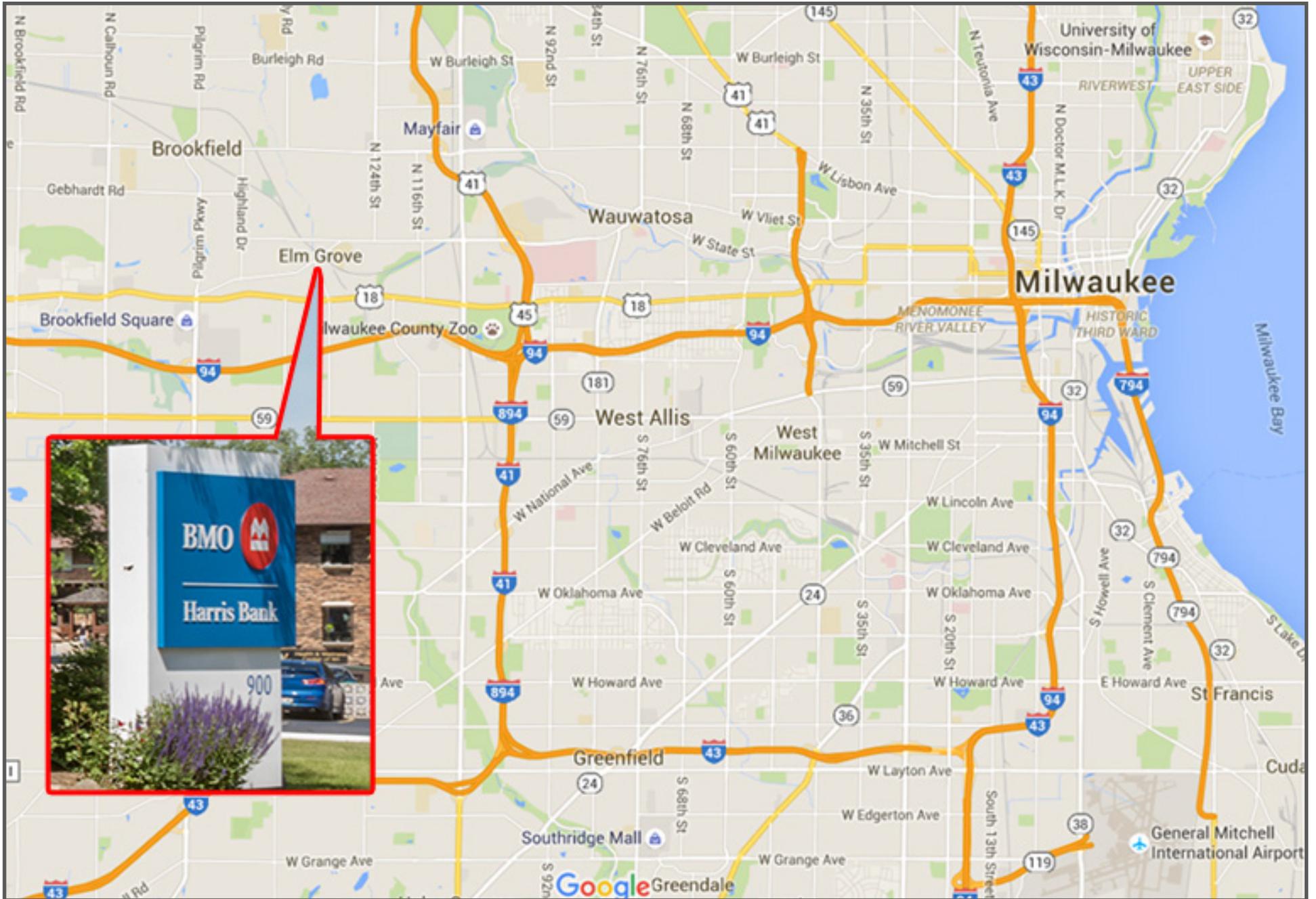
Aerial-The Property



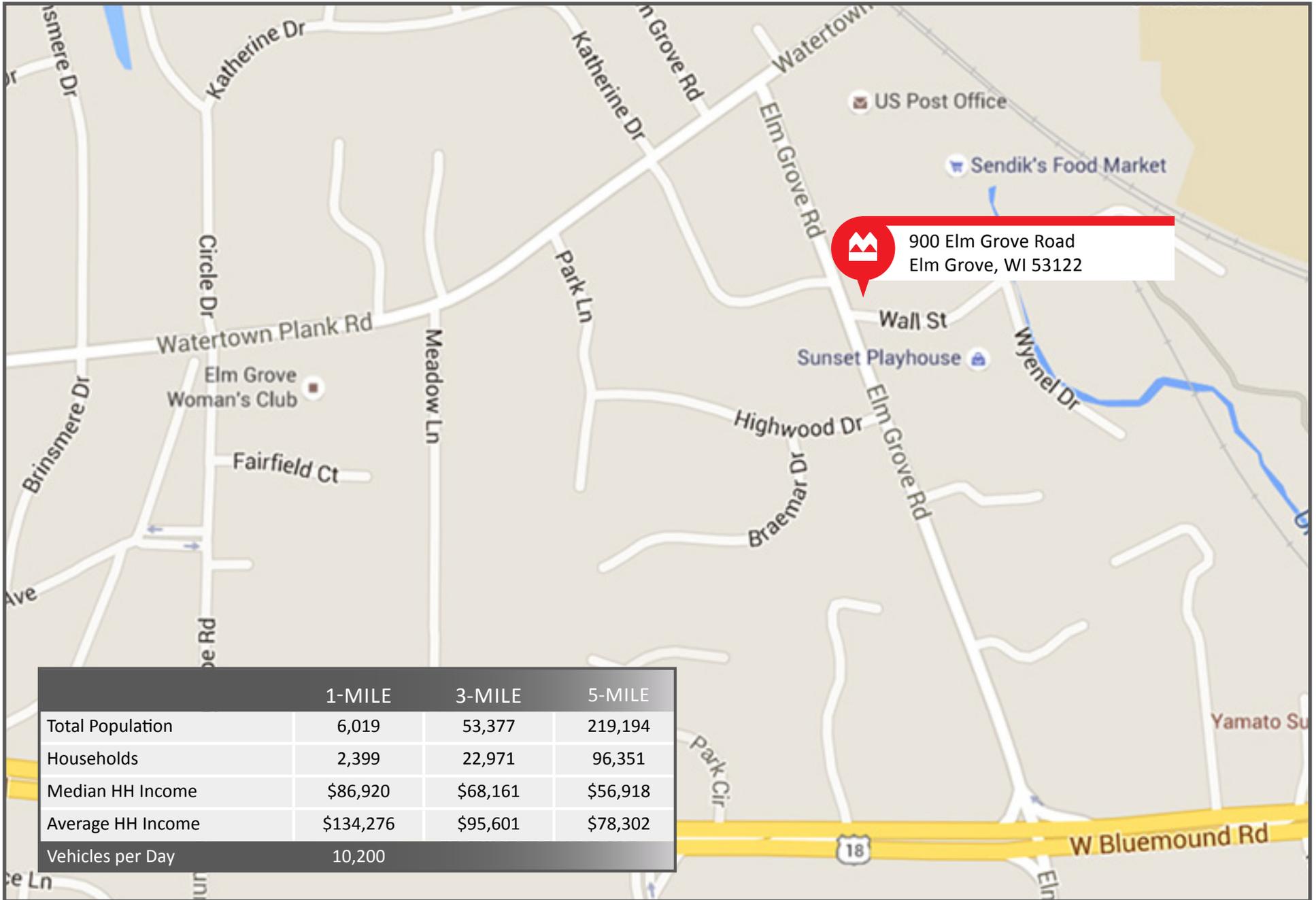
# Amenities



# Area Map



# Demographics



Property Images

A close-up of the BMO Harris Bank sign. The sign is white with a blue top section containing the BMO logo and the text "Harris Bank". Below the sign, the address number "900" is visible. The sign is surrounded by greenery and a tree. In the background, a blue car is parked. The sky is clear and blue.

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