



BMO  Harris Bank

ACTUAL SITE PHOTO

The Kase Group

BMO HARRIS BANK | ABSOLUTE NNN LEASE

3470 GATEWAY RD, BROOKFIELD, WI 53045

OFFERING MEMORANDUM Presented By:

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TABLE OF CONTENTS



4 INVESTMENT OVERVIEW

5 FINANCIAL SUMMARY

6 TENANT OVERVIEW

7 PROPERTY PHOTOS

8 LOCATION AERIAL

9 DEMOGRAPHICS

10 AREA OVERVIEW

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INVESTMENT OVERVIEW

This is a BMO Harris Bank fee simple absolute NNN lease in **Brookfield, Wisconsin**. The property 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**. The 100% fee simple interest in the underlying land and building is being offered. The lease calls for **1.5% annual increases** and **zero landlord obligations**. The asset is well situated near major retailers, including BP and Culver's.



INVESTMENT HIGHLIGHTS

ABSOLUTE NNN LEASE

100% FEE SIMPLE INTEREST

ZERO LANDLORD OBLIGATIONS

SCHEDULED ANNUAL INCREASES IN RENT

BMO HARRIS BANK CORPORATE GUARANTY - NYSE: BMO

S&P RATED A+ INVESTMENT GRADE CREDIT

SITUATED NEAR MAJOR NATIONAL RETAILERS

16TH LARGEST COMMERCIAL BANK IN THE U.S.

OFFERING SPECIFICATIONS

PRICE	\$4,600,000
CAP RATE	5.47%
NET OPERATING INCOME	\$251,455
SQUARE-FOOTAGE	9,962
LOT SIZE	2.71 AC
YEAR BUILT	1997
DEPOSITS (000'S)	\$70,670

FINANCIAL SUMMARY

BMO HARRIS BANK | ABSOLUTE NNN LEASE OFFERING

3470 GATEWAY RD, BROOKFIELD, WI 53045

\$4,600,000

5.47% CAP

FEE SIMPLE OWNERSHIP

SUMMARY

TENANT NAME	BMO HARRIS BANK
SQUARE FOOTAGE	9,962
LEASE BEGINS	12/15/2015
LEASE ENDS	12/31/2025
ANNUAL RENT	\$251,455
OPTIONS	EIGHT, 5 YEAR
INCREASES	1.5% ANNUALLY

OPERATING SUMMARY

	NET OPERATING INCOME	CAP RATE
2017	\$251,455	5.47%
2018	\$255,227	5.55%
2019	\$259,055	5.63%
2020	\$262,941	5.72%
2021	\$266,885	5.80%
2022	\$270,889	5.89%
2023	\$274,952	5.98%
2024	\$279,076	6.07%

TENANT OVERVIEW

BMO HARRIS BANK

BMO Harris Bank, N.A. is a Chicago-based bank. It is a member of the Federal Reserve System. The bank is owned by BMO Financial Corporation, a holding company which in turn is owned by Bank of Montreal, also known as BMO Financial Group.

BMO Harris offers more than 600 branches and 1,300 ATMs throughout Illinois, Indiana, Arizona, Missouri, Minnesota, Kansas, Florida, and Wisconsin. Over 14,500 are employed by BMO in the United States. In 1882, Norman Wait Harris established N.W. Harris & Co., a Chicago-based municipal bond broker and the forerunner of Harris Bank. Harris Trust and Savings Bank was established 1907. It merged with Chicago National Bank in 1960 and was restructured as Harris Bankcorp, Inc. in 1972. Bank of Montreal (later known as BMO Financial Group) acquired Harris in 1984.

The bank grew rapidly through a series of acquisitions beginning with the First National Bank of Barrington in 1985, State Bank of CHICAGO and First National Bank of Batavia in 1988 and Libertyville Federal Savings Bank and Loan and Frankfort Bancshares in 1990. Harris Bankcorp and Suburban Bancorp combined under the Harris name in 1994 and two years later, the company acquired 54 Chicago area branches from Household Bank. In 1999, the direct brokerage firm Burke, Christensen & Lewis merged with Harris Investors Direct to form Harris InvestorLine. The company's further acquisitions include Freeman Welwood in 2000; Village Bank of Naples, and Century Bank (Arizona) and First National Bank of Joliet in 2001; Northwestern Trust and Investors Advisory Company (Seattle) in 2002. Also in 2002, InvestorLine combined with CSFBdirect to form Harrisdirect and Harris acquired online client accounts of Morgan Stanley Individual Investor Group and myCFO. The following year, it purchased Sullivan, Bruyette Speros & Blayney Incorporated, followed by Lakeland Community Bank in Round Lake, Illinois, New Lenox State Bank and Mercantile Bancorp, Inc. based in Hammond, Indiana in 2004 and Villa Park Trust and Savings Bank in 2005.

BMO continued its acquisitions in 2007 with First National Bank & Trust, (Kokomo, Indiana) followed by Ozaukee Bank, (Cedarburg, Wisconsin) and Merchant and Manufacturers Bankcorp Inc., (New Berlin, Wisconsin) in 2008 and Amcore Bank N.A. on April 23, 2010.

On December 17, 2010, Bank of Montreal (BMO) agreed to purchase Marshall & Ilsley in an all-stock transaction valued at about \$4.1 billion USD. Marshall & Ilsley was combined with BMO's Harris Bank subsidiary based in Chicago. The company restructured as BMO Bankcorp July 5, 2011.



600+
BRANCHES



14,500 +
EMPLOYEES

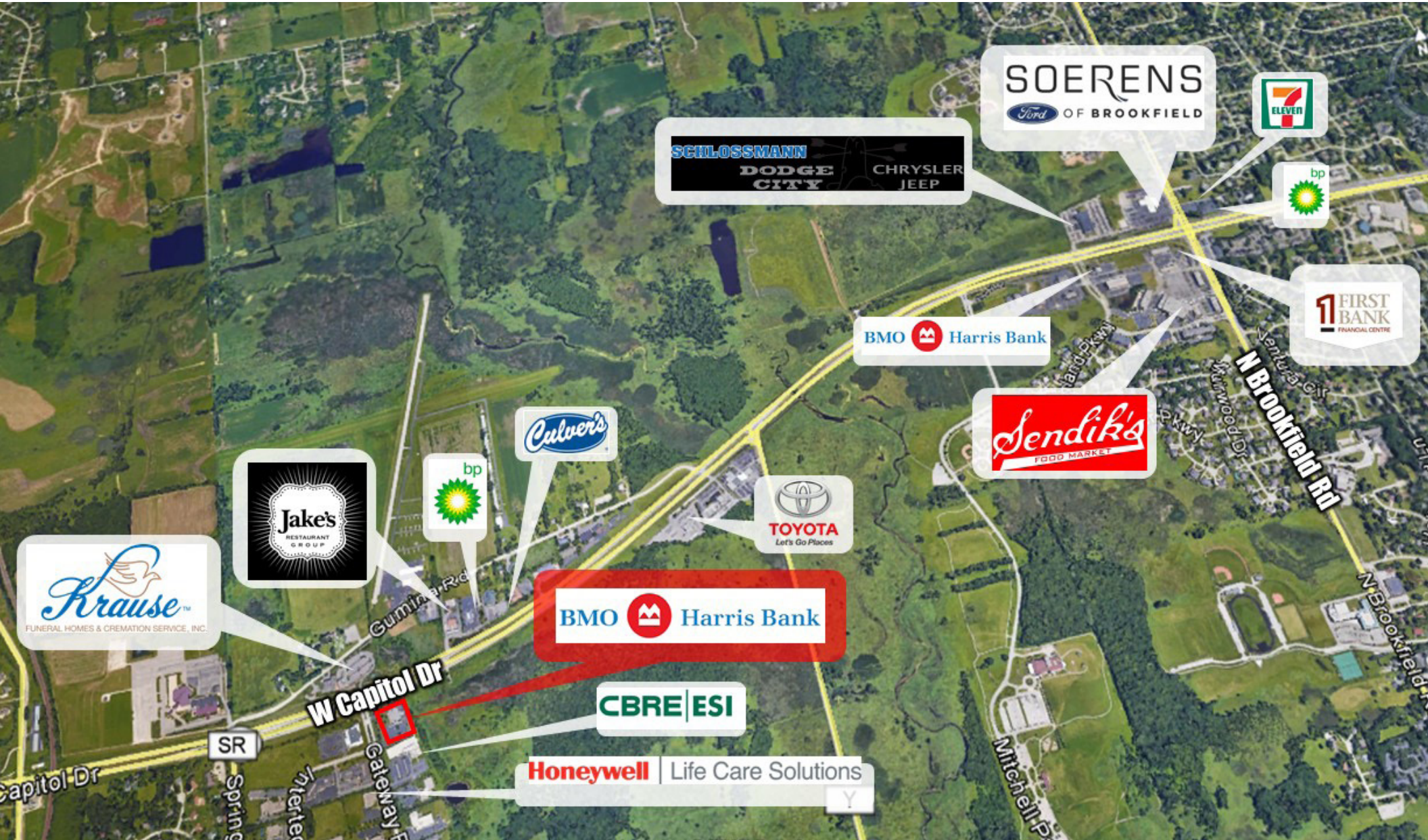


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PROPERTY PHOTOS

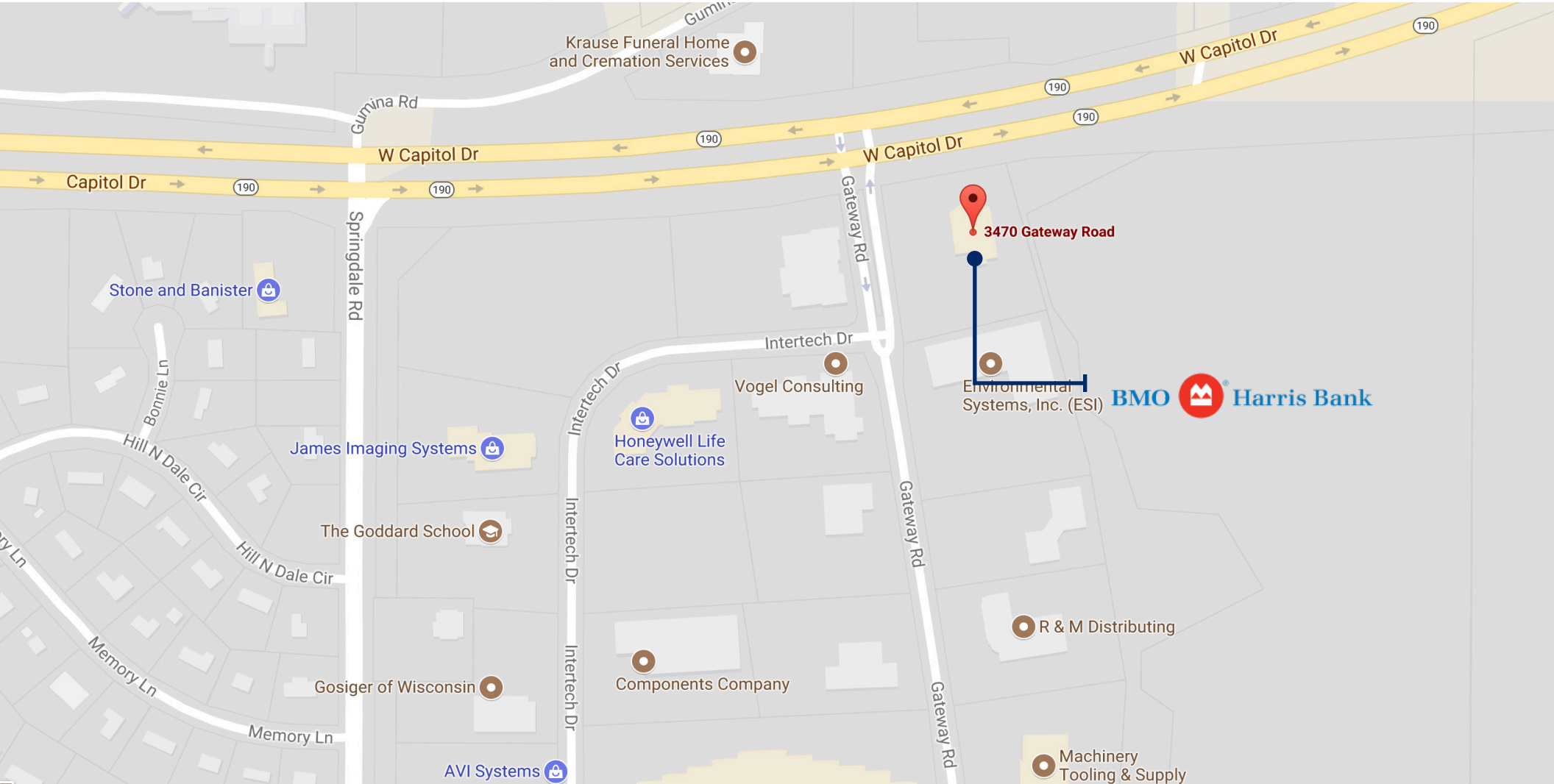


LOCATION AERIAL



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,022	10,537	33,975
TOTAL POPULATION	3,040	27,269	84,507
AVERAGE HOUSEHOLD INCOME	\$126,030	\$106,581	\$94,821
MEDIAN AGE	43	43.4	42.5



AREA OVERVIEW

BROOKFIELD, WISCONSIN

Brookfield is a city located in Waukesha County, Wisconsin. It had a population of 37,920 in the 2010 census. Brookfield is the third largest city in Waukesha County.

Brookfield is located west of Milwaukee in Waukesha County in an area originally inhabited by Potawatomi Indians. The first known white settler was Robert Curren who built the first log cabin in 1836. Farms dominated the landscape into the mid-20th century.

The City of Brookfield was incorporated on August 14, 1954 from the Town of Brookfield, a portion of which still survives along the city's western edge.



DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,022	10,537	33,975
TOTAL POPULATION	3,040	27,269	84,507
PERSONS PER HOUSEHOLD	3	2.6	2.5
AVERAGE HOUSEHOLD INCOME	\$126,030	\$106,581	\$94,821
AVERAGE HOUSE VALUE	\$346,357	\$332,461	\$300,656
AVERAGE AGE	43	43.4	42.5
AVERAGE AGE - MALE	43.2	41.4	40.9
AVERAGE AGE - FEMALE	42.9	45.1	43.8
POPULATION - WHITE	2,928	25,178	76,880
POPULATION - BLACK	35	411	1,624
POPULATION - HISPANIC	11	460	3,251
POPULATION - ASIAN	60	1,281	4,297
POPULATION - PACIFIC ISLANDER	0	15	20
POPULATION - AMERICAN INDIAN	0	12	94
POPULATION - OTHER	0	75	458



BROOKFIELD | WISCONSIN



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