BMO HARRIS BANK –

$4,424,000 / 5.75% CAP / 15-Year / ABS NNN

2400 N Richmond Rd, McHenry, IL 60051

BMO HARRIS BANK

MCHENRY, IL

2400 N Richmond Rd, McHenry, IL

+-4,891 SF Freestanding, Renovated, single tenant banking facility leased to BMO Harris Bank in busy McHenry, IL

Highly visible site on the outlot of a Kohl's anchored center with two points of access; full access and right in, right out

Traffic Count – Richmond Rd–24,500 VPD

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,198	32,230	**64,319**
AVERAGE HH INCOME	$113,594	$110,602	**$110,933**
# HOUSEHOLDS	2,071	12,816	**25,614**

EXECUTIVE SUMMARY

OFFERING DETAILS

SALE PRICE	IN PLACE CAP RATE
$4,424,000	5.75%
Base Rent	$254,332

- +-4,891 SF national bank branch in McHenry, IL
- The building is ideally located on Richmond Rd, on the outlot of a Kohl's anchored center with two points of access; full access and right in, right out
- 15-year NNN lease with six (6) five (5) year options. 10% increases each 5-year period.
- December 1st, 2025, rent commencement date
- Strong building signage allowed on 2 sides of the building
- High residential density with high average HH Incomes

NATIONAL BANKING TENANT

BMO HARRIS BANK | NATIONAL BANK TENANT PROFILE

INDUSTRY:

NATIONAL BANK

COMPANY SIZE:

5001 – 10,000+ EMPLOYEES

HEADQUARTERS

CHICAGO, IL

COMPANY TYPE

PUBLIC COMPANY

- At BMO Harris, banking is our personal commitment to helping people at every stage of their financial lives.
- The truth is, people's needs change: so we change too. But we never change who we are. Which means we'll never waiver from providing our customers the best possible banking experience in the industry.
- Our incredible team of over 10,000 people, 600 plus branches and 1300 ATMs, are just the tip of the iceberg. You should get to know us. We're here to help.
- BMO Harris Bank® is a trade name used by BMO Harris Bank N.A. Member FDIC.
- BMO Harris Bank is part of BMO Financial Group.

INVESTMENT HIGHLIGHTS

NATIONAL CREDIT BANKING TENANT

- BMO Harris Bank is one of the largest national banking brands in the U.S. with 10,000+ people, 600 plus branches and 1300 ATMs

FULLY LEASED

- 15 - Year NNN lease with six (6) five (5) year options.
- $254,332 base rent / 10% Increases every 5-years

HIGH VISIBILITY INTERSECTION

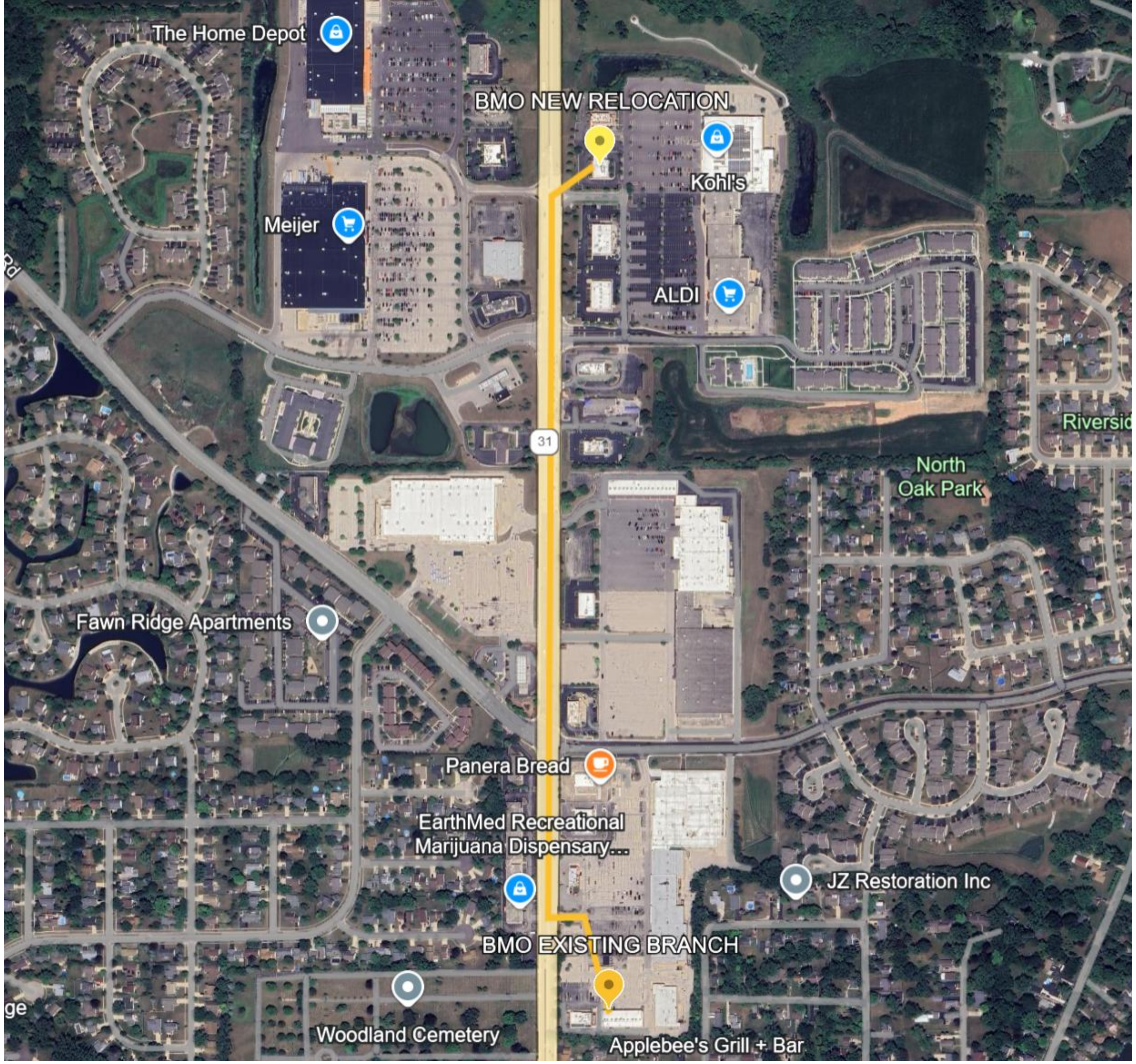
- Highly visible site with drive thru, newly constructed building and monument signage on busy corner

AFFLUENT CHICAGO SUBURB

- Average HH Income $113,594 – 1 Mile Radius

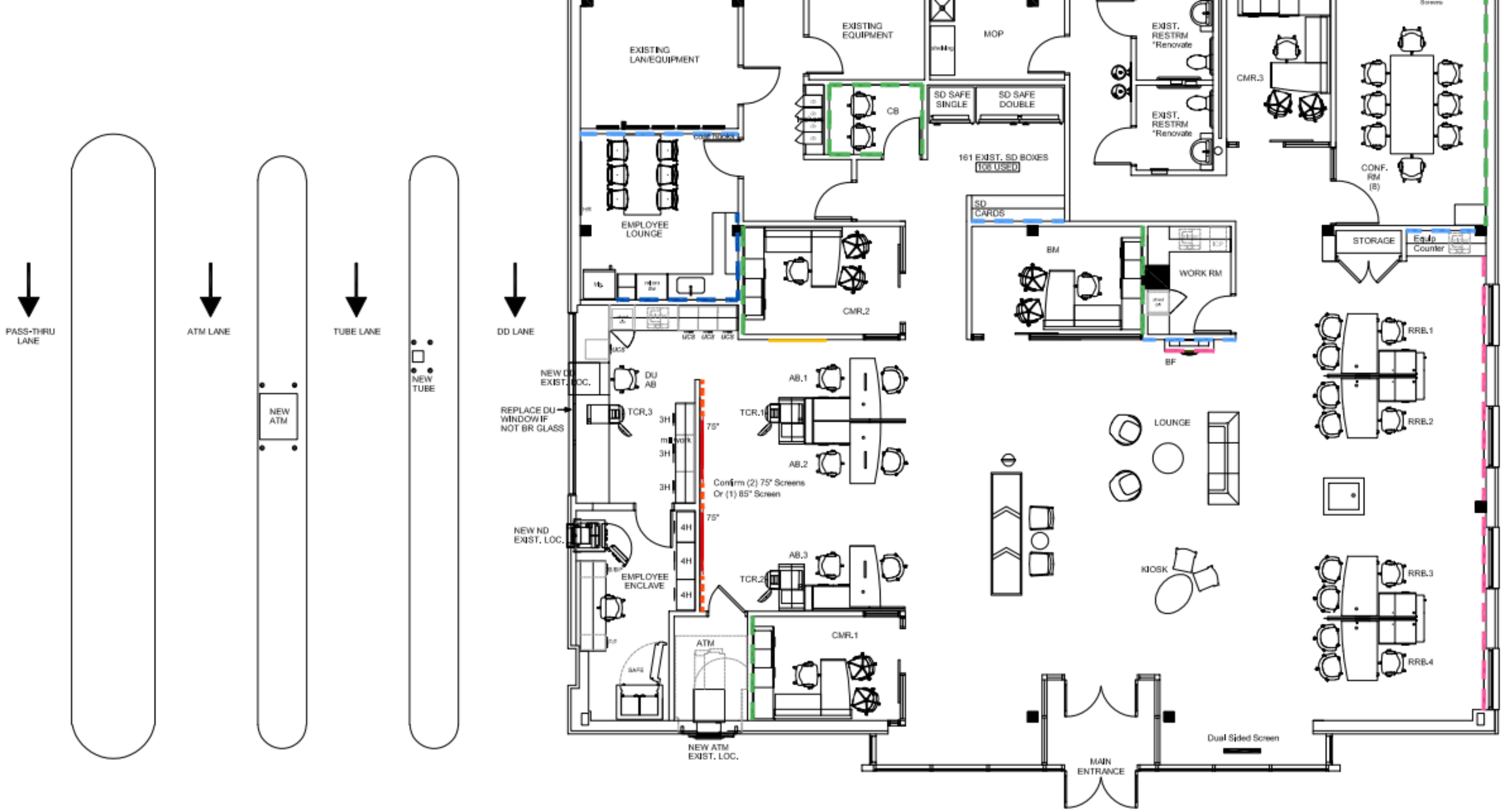
HIGH POPULATION DENSITY

- 64,316 people – 5 Mile Radius



BMO HARRIS BANK – 0.73 Mile Relocation From Inline Branch

2400 N Richmond Rd, McHenry, IL 60051



PRELIMINARY PLAN Premises type: Inline Branch type:	
Branch Area:	XX SF
AB	3
RRB	4
BM	1
CMR	3
CONF.RM.	1
TOTAL	12

LEGEND

- DIGITAL MERCHANDISING FEATURE
- ART
- BR GLASS
- BACKSPLASH TILE
- ACCENT WALL APPLICATION - PAINT
- ACCENT WALL APPLICATION - VWC
- ACCENT WALL APPLICATION - MURAL
- FEATURE WALL: WOOD SLATS

NOTES:

DRAWING CREATED FROM IMPORTED PDF - FIELD VERIFICATION REQUIRED

ELEVATIONS OF DIGITAL WALLS - PENDING CONFIRMATION OF CEILING HEIGHTS

BMO HARRIS BANK – FLOORPLAN

2400 N Richmond Rd, McHenry, IL 60051

BMO HARRIS BANK – 3 LANE DRIVE THRU

2400 N Richmond Rd, McHenry, IL 60051

SITE AERIAL

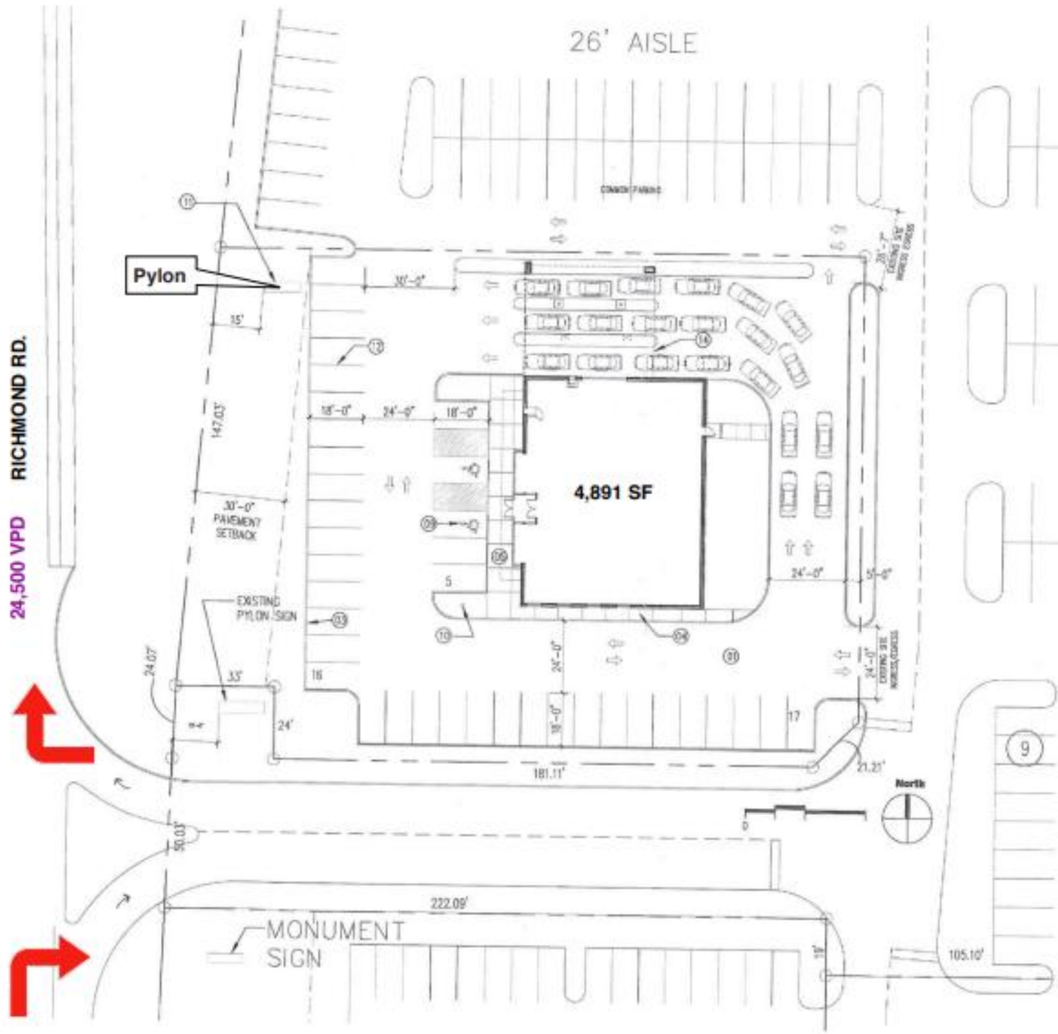
2400 N Richmond Rd, McHenry, IL 60051

GROCERY ANCHORED CENTER AERIAL

2400 N Richmond Rd, McHenry, IL 60051

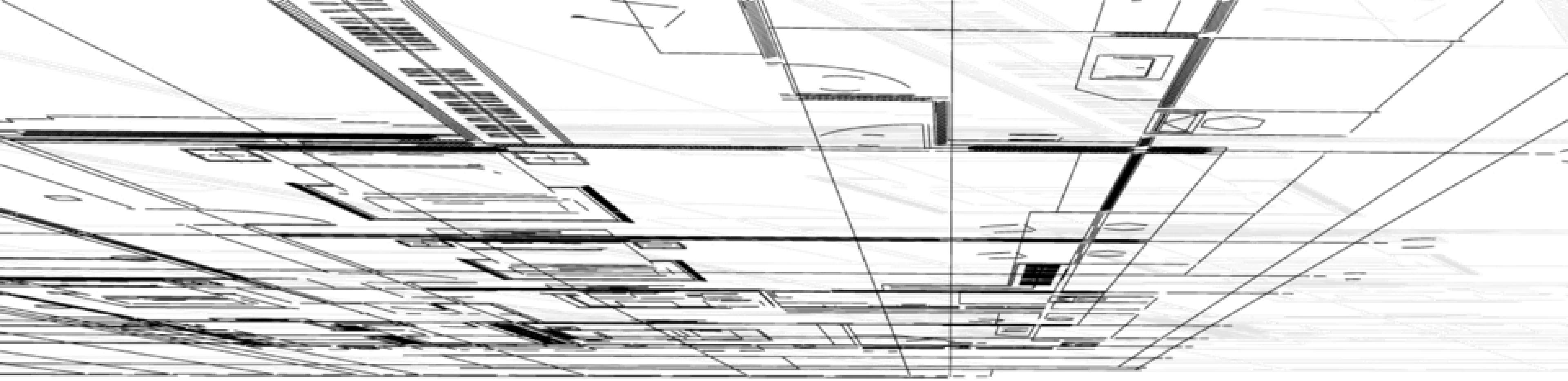
RETAIL MARKET OVERVIEW

2400 N Richmond Rd, McHenry, IL 60051

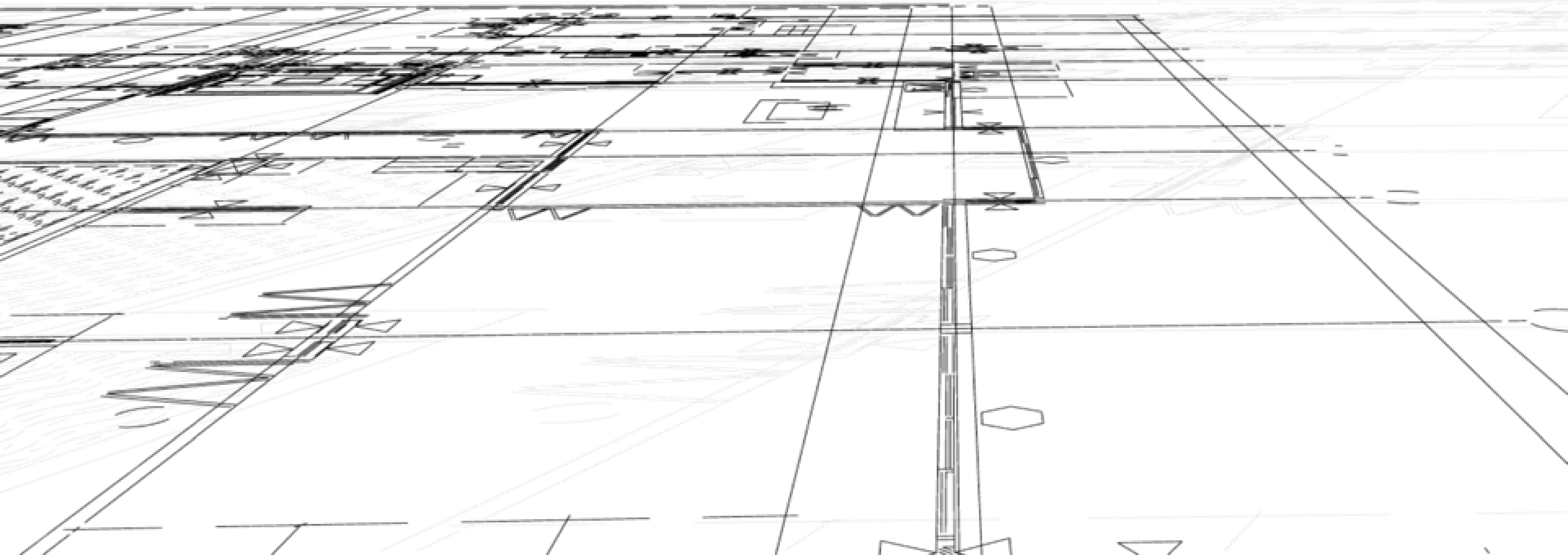


SITE PLAN

2400 N Richmond Rd, McHenry, IL 60051



DISCLOSURES



BUILD HOLDING CO INVESTMENT OFFERING

PROJECTIONS

Future events and actual results could differ materially from the above projections and any other revenue projections, forecasts, or estimations contained herein. No representation or warranty, express or implied, is made as to the accuracy or completeness of the foregoing revenue projections or forecasts, and nothing contained herein is or should be relied upon as a promise or representation of any such revenue projection or forecast. Nothing contained in this memorandum is intended as legal, accounting, or investment advice and any prospective investor should consult independent legal counsel and financial advisors with respect to any Company investment. Performance figures in this presentation were not audited and are based on the bookkeeping records kept by Build Holding Co and its affiliates.

CONFIDENTIALITY

This Memorandum has been prepared on a confidential basis solely for the benefit of a limited number of selected investors in connection with this private offering. This Memorandum is not to be reproduced or redistributed. By accepting this document you agree to maintain in confidence the information set forth in this Memorandum, together with any other non-public information regarding Build Holding Co, LLC, an Illinois limited liability company (the "Company"), obtained from the Company, its agents, its representatives, or its affiliates, during the course of the proposed offering, and to return this Memorandum to the Company in the event that you do not elect to participate in the offering.

Disclosure & Disclaimer Updated: 01/21/2021

LEGAL DISCLAIMER

This presentation and all corresponding materials (collateral, websites, etc.) is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this website has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Build Holding Co, LLC., and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

By reading and reviewing the information contained in this website, the user acknowledges and agrees that Build Holding Co, LLC., and/or its agents do not assume and hereby disclaim any liability to any party for any loss or damage caused by the use of the information contained herein, or errors or omissions in the information contained in this website, to make any investment decision, whether such errors or omissions result from negligence, accident or any other cause.

Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to the investors respective lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall Build Holding Co, LLC, and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this website or any information contained herein. Build Holding Co, LLC, and/or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.

Disclosure & Disclaimer Updated: 01/21/2021

BUILD HOLDING
COMPANY

BUILD HOLDING CO, LLC

502-550-0766

www.buildholdingco.com

evan@buildholdingco.com