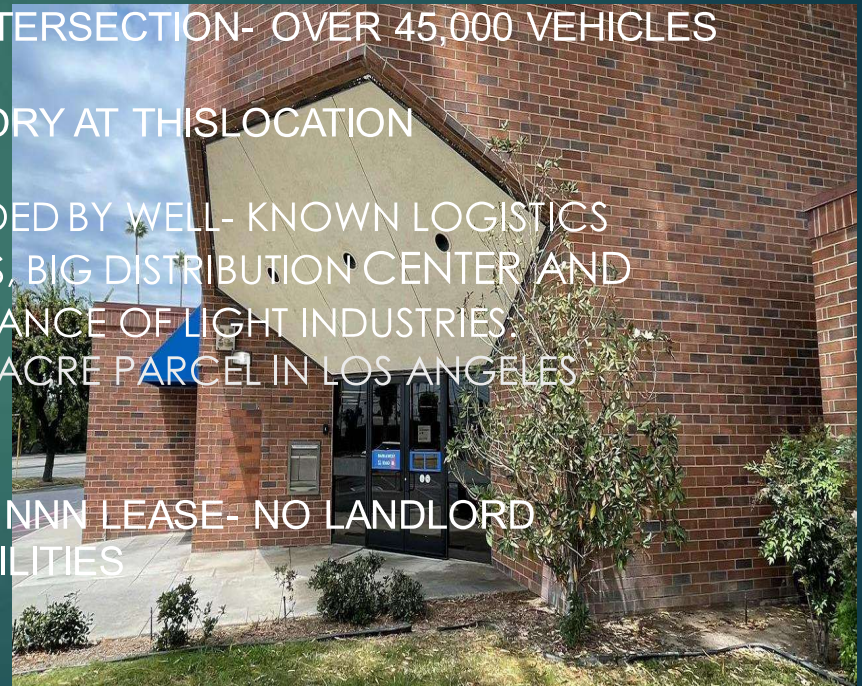


Bank of Montreal, Orange
County Regional bank
Center branch.
11955 Slauson Ave, Santa
Fe Springs, CA 90670

BMO HARRIS BANK –
INVESTMENT GRADE CREDIT
TENANT – RATED A+ BY S&P (A1
BY MOODY'S)

Highlights

- CORPORATE GUARANTEED EXTREMELY RARE ANNUAL RENT INCREASES
- STRONG TRAFFIC COUNTS AT SIGNALIZED HARD CORNER INTERSECTION- OVER 45,000 VEHICLES PER DAY
LONG HISTORY AT THIS LOCATION
- SURROUNDED BY WELL- KNOWN LOGISTICS COMPANIES, BIG DISTRIBUTION CENTER AND AN ABUNDANCE OF LIGHT INDUSTRIES.
LARGE 1.02 ACRE PARCEL IN LOS ANGELES COUNTY.
- ABSOLUTE NNN LEASE- NO LANDLORD RESPONSIBILITIES



Long-Term Lease – 4 of 5 Yr. Option Periods and current is second option will end on September 30, 2027, there are 2 of 5 years option remain,

2 % Rent Increases Every year and current option INCREASED 10%. Due to the rent still below the market.

PRICE: \$ 5,105,854.00

NOI: 209,340

Cap rate: 4.1%





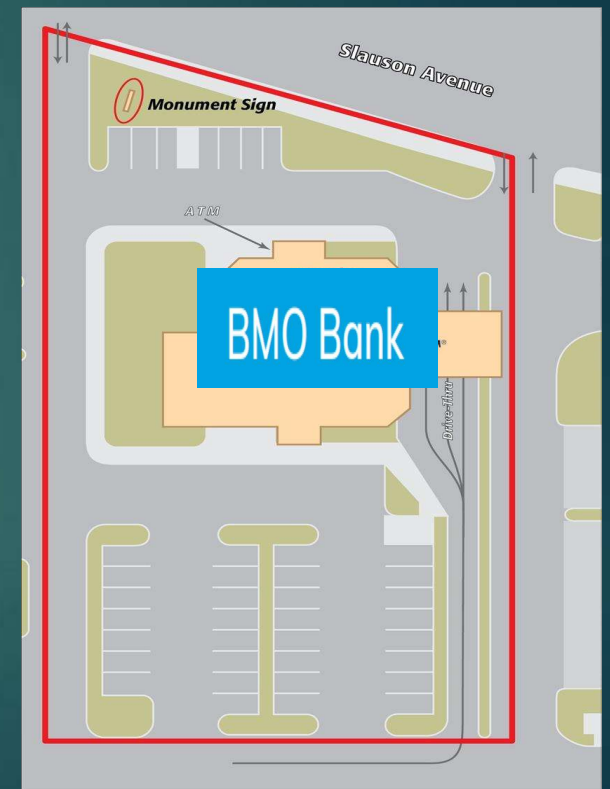
Lease Abstract Tenant BMO Bank Taxes NNN Insurance
NNN CAM NNN Lease Start Sep26, 2007 Lease Type NNN
Lease Roof , Structure & Parking lot Tenant Responsible.

Current option rent. Beginning on October 1, 2022,
monthly rent shall be as follows:

RENT PERIOD	MONTHLY RENT
October 1, 2022 to September 30, 2023	\$17,445.00
October 1, 2023 to September 30, 2024	\$17,794.00
October 1, 2024 to September 30, 2025	\$18,150.00
October 1, 2025 to September 30, 2026	\$18,513.00
October 1, 2026 to September 30, 2027	\$18,883.00

Demographics

	1 MILE	3 MILE	5 MILE
• 2023 TOTAL POPULATION	15,942	192,844	471,331
• 2023 TOTAL HOUSEHOLDS	4,087	55,140	134,161
• MEDIAN HOUSEHOLD INC	\$68,738	\$76,548	\$79,133



BMO Harris Bank, N.A.



BMO Tower, Chicago

Headquartered in Chicago, BMO Harris Bank Founded 1882, 141 years ago 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 800 branches and more than 1,400 ATMs in Illinois, Wisconsin, Indiana, Kansas, Missouri, Minnesota, Florida, Arizona and California.