



NET LEASE INVESTMENT OFFERING



BMO Bank (New 10-Year Extension)

945 Cardinal Lane
Green Bay, WI 54313





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Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased BMO Bank property located in Green Bay, Wisconsin. BMO Bank has been operating from this location since 2014 and recently signed a 10-year lease extension through September 2034 demonstrating their commitment. The subject lease is absolute triple net with no landlord responsibilities. There are seven 5-year renewal options and 2% annual rental escalations throughout the lease. As of the most recent FDIC statistics, this location has deposits in excess of \$100MM. BMO Bank is an investment grade rated tenant with a Standard & Poor's rating of A+.

The 4,801 square-foot building benefits from its position that is less than a fifteen-minute drive from downtown Green Bay. The property is conveniently located near two of the area's main thoroughfares: Interstate 41 and State Highway 29, which experience traffic volumes of 82,000 and 33,800 vehicles per day, respectively. There are over 90,000 people residing within a five-mile radius. Furthermore, the population within a one-mile radius earns a six-figure average household income of \$104,779. Neighboring tenants that help draw consumers to the area include Ace Hardware, CVS, McDonald's, Wells Fargo Bank, Dairy Queen, and Shell.

BMO Harris Bank, N.A. is an American bank based in Chicago, Illinois. It is a member of the Federal Reserve System and operates branches in the states of Illinois, Indiana, Arizona, Missouri, Minnesota, Kansas, Florida, Wisconsin, and California. BMO Harris Bank has over 600 branches and 1,300 ATMs and employs 14,500 staff in the United States. BMO Harris Bank is one of the largest banks in the United States.

Investment Highlights

- » New 10-year lease extension through September 2034
- » Investment grade tenant – S&P: A+
- » Positioned within the Green Bay MSA
- » NNN – no landlord responsibilities
- » 2% annual rental escalations
- » Branch deposits of \$101,293,000
- » 90,000+ people live within a five-mile radius
- » Six-figure average household income within one mile (\$104,779)
- » Proximity to Interstate 41 (82,000 VPD) & State Highway 29 (33,800 VPD)
- » Nearby tenants include Ace Hardware, CVS, McDonald's, Wells Fargo Bank, Dairy Queen, & Shell



Property Overview



PRICE
\$2,421,083



CAP RATE
6.00%



NOI
\$145,265

LEASE COMMENCEMENT DATE:	9/9/2014
LEASE EXPIRATION DATE:	9/30/2034
RENEWAL OPTIONS:	Seven 5-year
RENTAL ESCALATION:	2% annual
LEASE TYPE:	NNN
TENANT:	BMO Harris Bank, N.A.
YEAR BUILT:	1993
BUILDING SIZE:	4,801 SF
LAND SIZE:	0.95 AC
BRANCH DEPOSITS:	\$101,293,000 (2023 FDIC statistics)



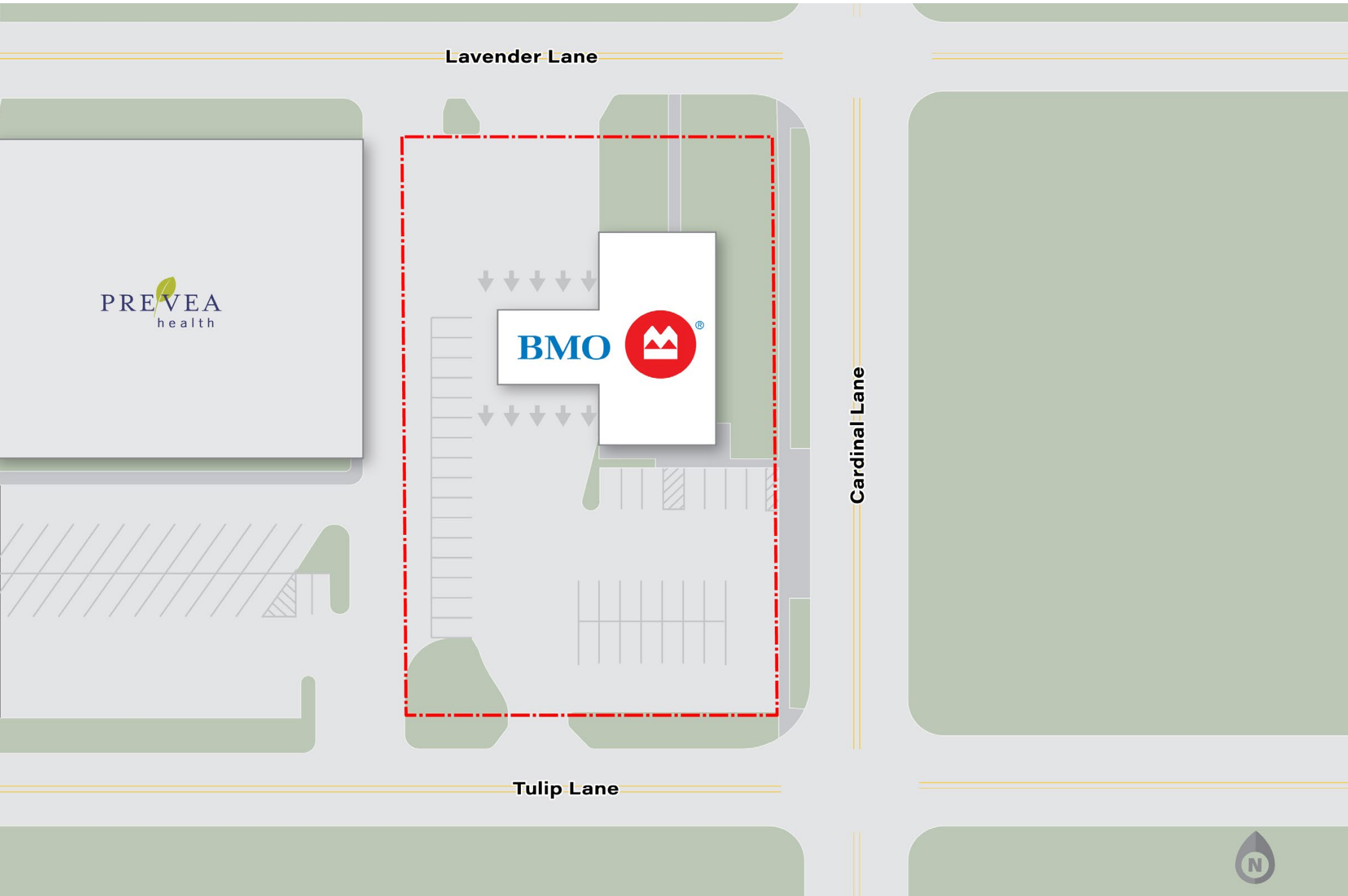
Photographs



Aerial



Site Plan



Lavender Lane

Cardinal Lane

Tulip Lane



Map



Location Overview



GREEN BAY, WISCONSIN

Green Bay, Wisconsin, located in Brown County, is the third-largest city in the state and a key regional hub for commerce, industry, and transportation. Founded in 1634, Green Bay is one of the oldest permanent European settlements in America. Historically significant as a fur trade center, it has evolved into a diverse economy with robust manufacturing, healthcare, education, and services sectors. Major employers include Schneider National, Inc., and the iconic Green Bay Packers, contributing significantly to the local economy and tourism.

Home to approximately 107,000 residents, Green Bay is known for its Midwestern charm, affordable living, and strong sense of community. Educational institutions like the University of Wisconsin-Green Bay and Northeast Wisconsin Technical College provide high-quality education and support a skilled workforce. The city offers a variety of cultural and recreational amenities, including the Bay Beach Wildlife Sanctuary, Fox River State Recreational Trail, Meyer Theatre, and Neville Public Museum.

Green Bay’s transportation infrastructure enhances its regional economic role. The city is served by Austin Straubel International Airport, major highways like Interstate 43, and U.S. Route 41, facilitating easy access for business and leisure travelers. With its strategic location, diverse economy, and high quality of life, Green Bay is an attractive destination for businesses, residents, and visitors alike.

Demographics



POPULATION



HOUSEHOLDS



MEDIAN INCOME

AVERAGE INCOME

1-MILE	7,509	3,387	\$78,310	\$104,779
3-MILE	31,539	13,227	\$76,808	\$101,233
5-MILE	90,905	38,186	\$74,349	\$96,249

Tenant Overview



BMO BANK

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The bank is an independent subsidiary of the multinational investment bank and financial services company Bank of Montreal, commonly known as "BMO" which owns BMO Harris Bank through the holding company BMO Financial Corporation (formerly Bankmont Financial Corporation, then Harris Financial Corporation). Harris Bank traced its history to 1882 in Chicago and became an acquired subsidiary of Bank of Montreal in 1984.

Website:	www.bmo.com
Founded:	1882
Number of Locations:	600+
Type:	Subsidiary of Bank of Montreal
Headquarters:	Chicago, IL



CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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