

BMO BANK • BELLEVILLE, IL



S&P: A+ • RECENTLY EXTENDED NNN LEASE • \$59 MILLION DEPOSIT BASE

EXECUTIVE SUMMARY

The CBRE Capital Markets Group, as exclusive agent, is pleased to offer qualified investors the opportunity to acquire 2 Carlyle Plaza Drive (the "Property"). The Property is subject to a recently extended NNN lease to BMO Bank, National Association (S&P: A+). Structured as a NNN lease with no landlord responsibilities, the Property includes a new 5-year lease extension, commencing January 1, 2026, and expiring on December 31, 2030. The Tenant retains seven, 5-year options to renew.

The Property is strategically located in Belleville, IL directly across from the Belleville Township High School on Carlyle Drive. Furthermore, the Property sits adjacent to well-known local and national tenants including Club Fitness, CVS Pharmacy, Schnucks Grocery, Dollar Tree, McDonald's, Penn Station, Subway, and many more. The Tenant has been calling this location home since 2016, and its recent extension reinforces its commitment to this location and its clients.

Property Address: 2 Carlyle Plaza Dr Belleville, IL 62221
Tenant: BMO Bank N.A. (S&P: A+).
Lease Type: NNN - Zero Landlord Responsibilities
Lease Start: 1/1/2016
Lease Expiration: 12/31/2030
Term & Renewals: Recently Extended with 5 Years Remaining as of January 1, 2026; 7 x 5-year Renewal Options Remaining
RSF: 9,575
Asking Price: \$2,150,000
Asking NOI: \$172,158.50
Asking Cap Rate: 8.0%



INVESTMENT HIGHLIGHTS

- » NNN Lease with No Landlord Responsibilities
- » Recently Extended 5-Year NNN Lease
- » Premier Financial Services Tenant
- » Grocery Driven Retail Corridor

CONFIDENTIALITY AGREEMENT



INVESTMENT CONTACTS

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