



35 E MAIN ST.

CHILTON, WI

Offering Memorandum

Absolute NNN Investment



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THE COLLABORATION

Property Profile



ADDRESS

35 E Main St, Chilton, Wisconsin

PRICE

\$1,350,000

CAP RATE

6.32%

PRICE SQ FT

\$180.84

APN

16430

GROSS BUILDING SQFT

7,465

ANNUAL INCOME

\$85,354.06

INCOME SQ. FT.

\$11.43

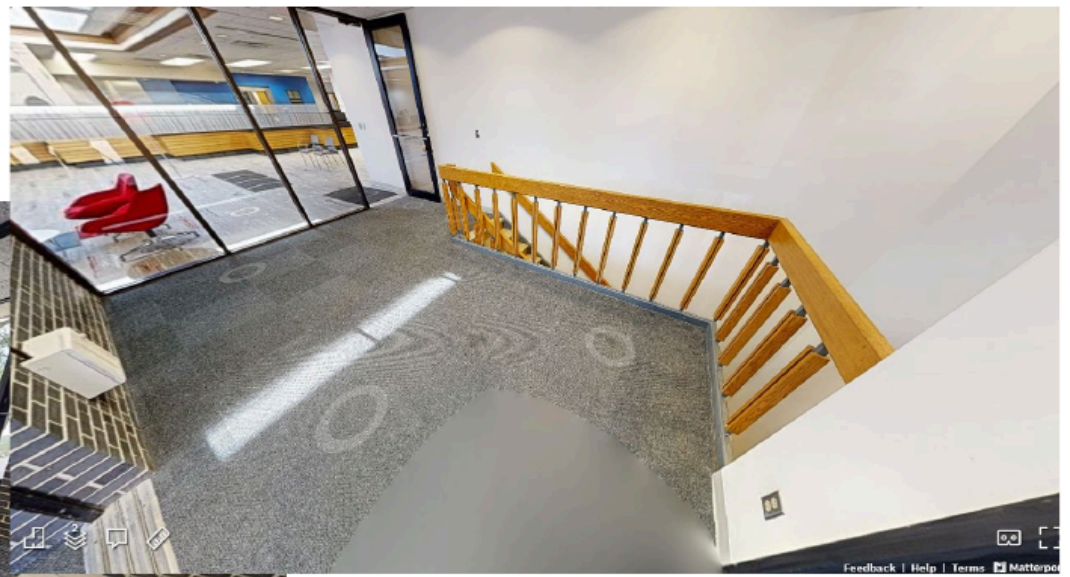
INCOME MONTHLY

\$7,112.84

YEAR BUILT

1987

Before



After



Investment Summary

- **National Investment Grade Tenant - S&P Investment Grade A+ Asset:** Absolute NNN Lease with BMO Bank (NYSE: BMO)
- **High Deposits:** #1 deposit share in the Assessment Area (per the Office of the Comptroller of the Currency).
- **BMO Bank:** 8th largest bank in North America by assets and serves millions of customers across Canada and the United States. Headquartered in Chicago, it operates as the U.S. subsidiary of the Bank of Montreal, one of Canada's "Big Five" banks.
- **Tenured Tenant with Recurring Lease Extensions:** Property has operated continually as a bank since 1987 with a recently executed 5-year renewal to start 01 Dec 2026, featuring 1.5% rent escalations) with 7 remaining 5-year extensions.
- **STRONG Commitment to the location:** Several building upgrades including recently replaced roof (2022); Recent parking resurfacing (2023); \$522,000 interior refresh (2025)

Chilton Overview

Chilton, WI is home to Kaytee Products, the leading supplier of bird seed products in Northern America, indicating a stable job base. As the county seat of Calumet County, the city is a destination for surrounding smaller communities for shopping and dining.



Demographics

YEAR POPULATION

4.05K

YEAR HOUSEHOLDS

1.7-1.8K

GROWTH YR-YR

1.6%

GROWTH YR-YR

1-2%

MEDIAN AGE

39-41

INCOME

82.9K

Disclaimer: Demographic data is based on publicly available sources and AI-assisted analysis. All figures are estimates and should be independently verified before being relied upon for investment, lending, valuation, or business decisions.



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