

BMO BANK
3131 SOUTH 13TH STREET
MILWAUKEE, WI

SINGLE-TENANT
ABSOLUTE NET LEASE
ANNUAL RENT INCREASES



\$58+
MILLION
IN DEPOSITS

A+ / Aa2 CREDIT RATING

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INVESTMENT SUMMARY

**\$58+ MILLION
IN DEPOSITS**

ABSOLUTE NET
7.7 YEARS REMAINING
ANNUAL RENT INCREASES

TENANT HIGHLIGHT: BMO Bank

BMO Bank provides a broad range of personal banking products and solutions across the United States. Established in 1882 as Harris Bank, and owned by BMO Financial Group since 1984, BMO Bank has grown to be one of the largest banks in the Midwest serving personal, commercial and affluent customers.

BMO Bank provides a broad range of personal banking products and solutions through over 1,000 branches, and fee-free access to over 40,000 ATMs across the United States. These include solutions for everyday banking, financing, investing, as well as a full suite of integrated commercial and financial advisory services. BMO Bank's commercial banking team provides a combination of sector expertise, local knowledge and mid-market focus throughout the U.S.

PROPERTY HIGHLIGHTS

- **100% Leased to BMO - Absolute NNN - Annual Rent Increases**
 - 7.7 years of remaining first term – Lease until 2034
 - Three (3), Five (5)-Year Renewal Options
 - Annual increases of one percent (1%) + YOY CPI Increase
 - 2/1/2026 Increase: 3.68%
 - 2/1/2025 Increase: 3.89%
 - 2/1/2024 Increase: 4.35%
 - 2/1/2023 Increase: 7.45%
- **Lease Term - 2026 Branch Refresh**
 - Commencement Date: January 28, 2022
 - Expiration Date: January 27, 2034
 - BMO is in the process of completing a full branch refresh
- **Significant Deposits**
 - Over \$58 million in total 2025 deposits
- **Excellent Credit Tenancy**
 - A+ (S&P) / Aa2 (Moody's) rated credit with over \$1.44 trillion in assets
- **Multi-Lane Drive Thru & Ample Parking**
 - Two (2) lane drive thru with 59 surface parking spaces
 - Parking lot scheduled to be resurfaced in 2026, with an estimated cost of approximately \$93,000
- **Excellent Visibility and Signage**
 - Located on the main commercial thoroughfare

INVESTMENT SUMMARY

OFFERING

Price	\$1,475,000
*In-Place NOI	\$84,273
CAP Rate	5.71%

PROPERTY SPECIFICATIONS

Address	3131 South 13th Street
City, State	Milwaukee, WI
Total Building SF	10,770 SF (includes both levels)
Land Area	0.95 AC
Year Built/Renovated	1948/2025
Zoning	LB2 (Local Business District)
Stories	One Above Grade + Full Basement
Tax Parcel ID	535-0525-112

TENANT LEASE SUMMARY

**In-Place NOI based on 12-month forward outlook starting 5/1/2026, assuming YOY CPI increase of Three Percent (3%)*

BMO LEASE

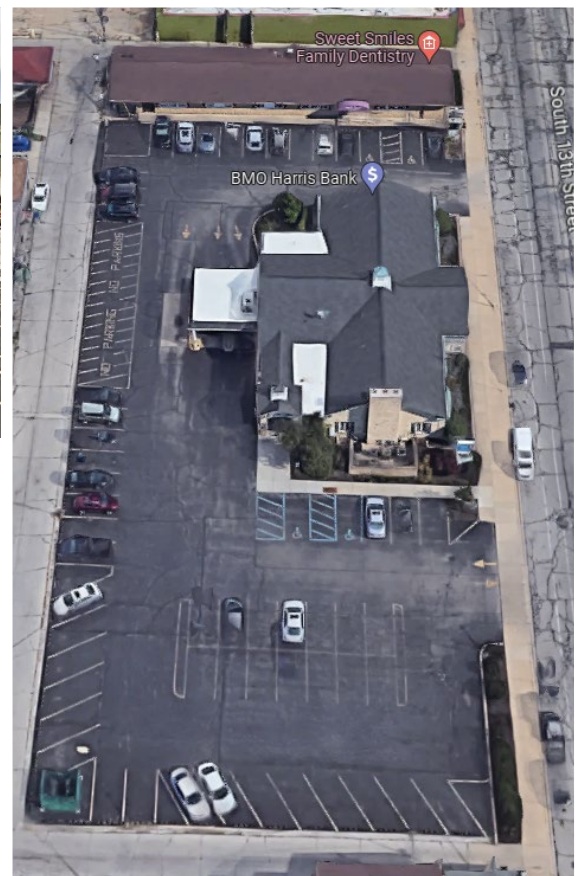
TENANT	BMO Bank N.A.
LEASE SF**	5,410 SF
LEASE COMMENCEMENT	1/28/2022
LEASE EXPIRATION	1/27/2034
RENEWAL OPTIONS	Three (3) - Five (5) Year Options
LEASE TYPE	Absolute Net (ANNN)
STARTING BASE RENT	\$67,847 (\$12.54 PSF)
CURRENT BASE RENT (EFFECTIVE 2/1/2026)	\$81,941 (\$15.15 PSF)
ANNUAL RENT INCREASES	One Percent (1%) + YOY CPI Increase

**Lease SF excludes basement area

PARKING EASEMENT

GRANTEE	Sweet Smiles Family Dentistry
EASEMENT COMMENCEMENT	1/1/2016
EASEMENT EXPIRATION	12/31/2066
EASEMENT AREA	20'x140' Section of Lot (12 Spaces)
EASEMENT FEE	\$1,513
EASEMENT FEE INCREASES	10% Every Five (5) Years
EASEMENT EXTENSION OPTIONS	Three (3) - Five (5) Year Options

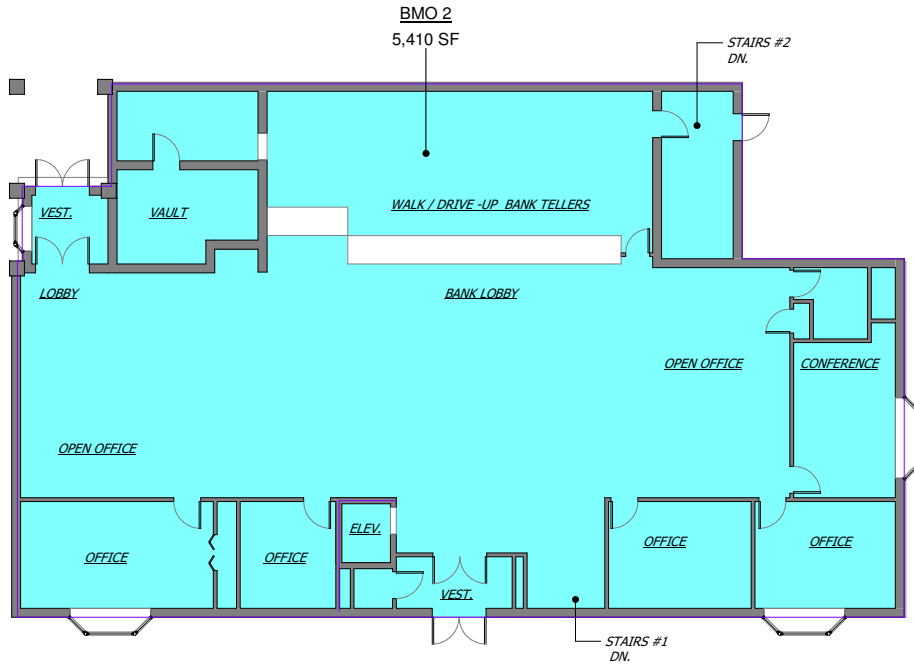
PHOTOS



FLOOR PLANS

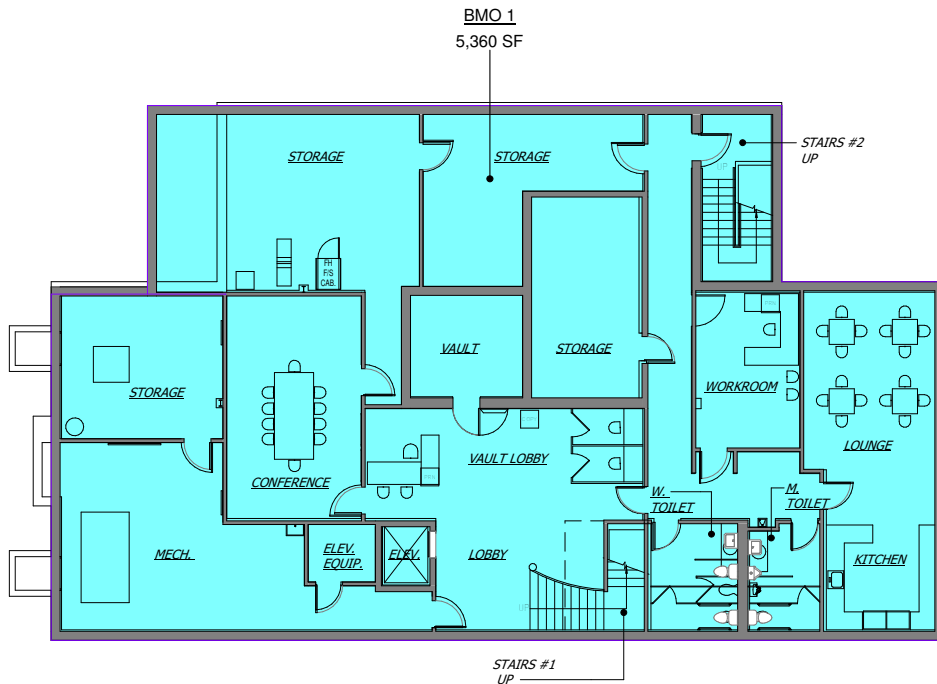
AREA STATISTICS - FIRST FLOOR		
Name	Area Type	Area
BMO 2	Office Area	5,410 SF
Office Area		5,410 SF
Grand total		5,410 SF

*APPROXIMATE AREA

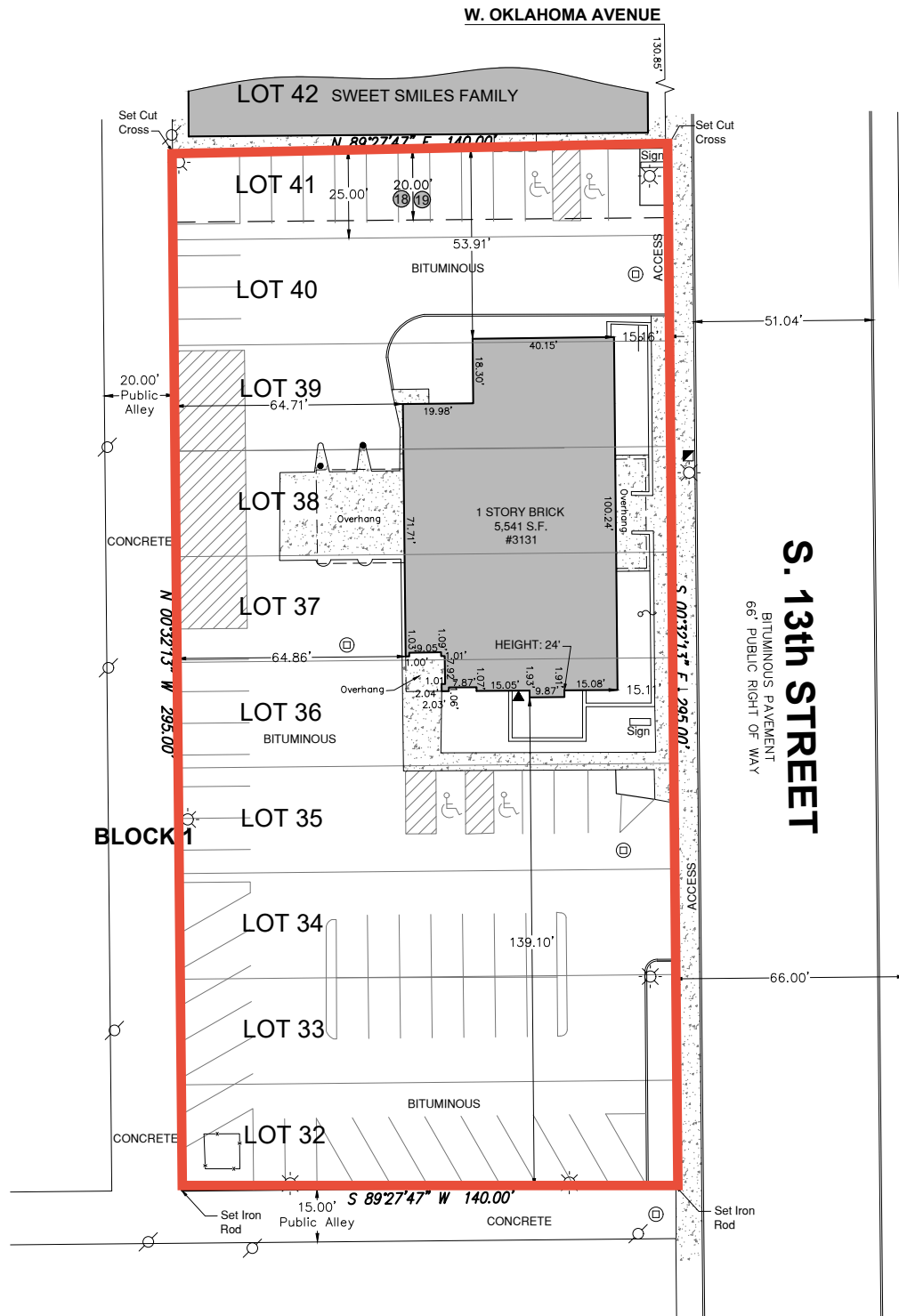


AREA STATISTICS* - LOWER FLOOR		
Name	Area Type	Area
BMO 1	Office Area	5,360 SF
Office Area		5,360 SF
Grand total		5,360 SF

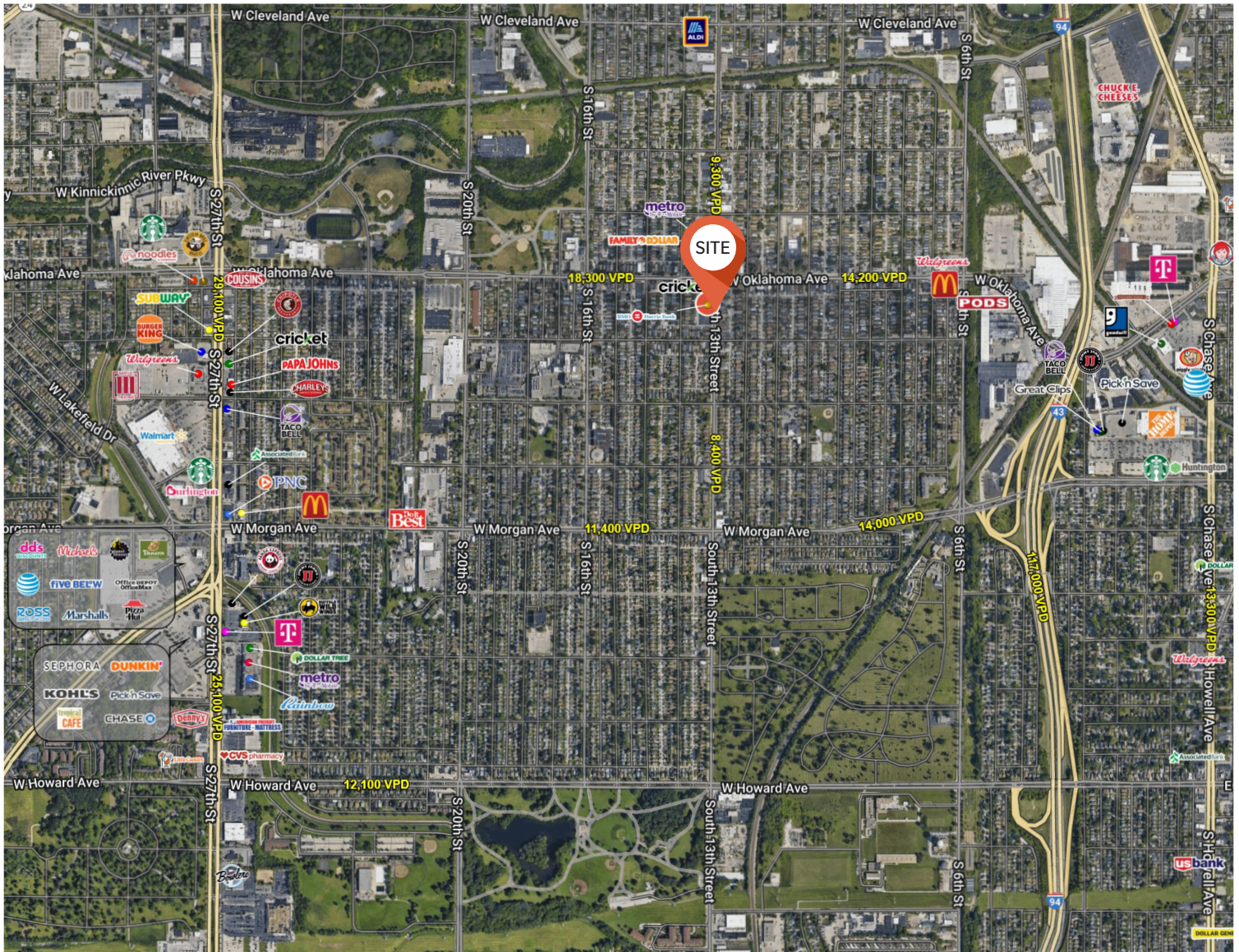
*APPROXIMATE AREA



SURVEY



SURROUNDING AREA



Demographics

1 MILE

3 MILE

5 MILE

Population

27,909

181,019

382,626

Avg HH Income

\$70,105

\$78,614

\$61,123

MARKET HIGHLIGHTS

MILWAUKEE REGION - Cooler by the Lake

Milwaukee ranks ninth among cities nationwide in the number of corporate headquarters per capita. With just over 1.5 million residents in the Milwaukee Metro Area, it is the largest city in the state of Wisconsin, the fifth highest populated in the Midwest and the 31st in the United States. Located just north of Chicago on the western shore of Lake Michigan, Milwaukee is known for its historic architecture, diverse culture and Midwestern charm.

One of the primary drivers of new investment in southeastern Wisconsin is the improved business climate, which is attracting the attention of businesses nationwide. Several legislative changes including tax reductions, right-to-work policies and a more flexible regulatory structure have made Wisconsin an increasingly attractive place to locate a business. The region's reputation as an advanced manufacturing center; its proximity to the largest concentration of fresh water in the world; access to air, rail and water transportation; and a skilled labor force known for its work ethic have made the region a competitive place to do business.

Economic Overview:

- With \$130.9 billion of GDP in 2023, Milwaukee ranked 39th of all metro areas in the United States. Milwaukee continues to attract business with its rapid building boom of the past decade, which helped Milwaukee outpace cities like Chicago, Philadelphia and Houston in Inc.com's Surge Cities "50 Best Places in American for Starting a Business".
- Providing a significant boost to the city's economy was the success of the Milwaukee Bucks, winners of the 2021 NBA Finals. The championship run drew tens of thousands of fans to the Deer District every night and increasingly filled bars, restaurants, and hotels along the way. Over 100,000 people flocked to the Deer District and Fiserv Forum for Game 6 of the championship and the ensuing victory parade drew in an additional 300,000 fans to celebrate the occasion, marking one of the largest worldwide social gatherings since the onset of the pandemic. While the playoff run was a welcome economic boost for the metro, events like these are ultimately temporary boosts. More importantly, the fact remains that Milwaukee's economic base remains strong and diverse, which has helped it outperform the national average during such unprecedented times.
- Milwaukee's high concentration of education- and healthcare-related employment, due in part to local institutions such as Marquette University, the University of Wisconsin-Milwaukee, and the Milwaukee Regional Medical Center provide a strong foundation for the region. According to the U.S. Bureau of Labor Statistics, Milwaukee has an unemployment rate of 2.5% for Q12023. This rate outpaces the regional and national rate of 3.6% and 3.4%, respectively, and ranks Milwaukee as having the 3rd lowest unemployment rate for all Large Metropolitan Areas.

Urban Investment: \$9 Billion & Counting. Downtown Milwaukee is the economic hub of Southeastern Wisconsin and there has never been a better time to invest. Since 2015, over \$5.4 billion has been invested in completed private and public projects and more than \$3.6 billion is currently under construction or proposed to start soon, spurring significant momentum that has re-established downtown as the vibrant economic center of Wisconsin.



MARKET HIGHLIGHTS

Improved Business Climate

One of the primary drivers of the new investment in southeastern Wisconsin is the improved business climate, which is attracting the attention of businesses and site locators nationwide. Several legislative changes, including tax reductions, right-to-work policies and a more flexible regulatory structure have made Wisconsin an increasingly attractive place to locate a business. The region's reputation as an advanced manufacturing center; its proximity to the largest concentration of fresh water in the world; its access to air, rail and water transportation; and a skilled labor force known for its work ethic have made the region a competitive place to do business.

Air Service

The primary airport serving the Milwaukee Region is General Mitchell International Airport, which is located less than 15 minutes south of Milwaukee's downtown. Mitchell's ten commercial airlines serve seven million passengers a year, offering nonstop service to 39 destinations coast-to-coast, with 160 international destinations available from Milwaukee with easy, one-stop connections. Major carriers include Southwest Airlines, United, American and Delta.

For the second straight year, MKE has received an ASQ award for Best Airport by Size and Region. MKE competed with airports across North America with 5 to 15 million annual passengers. MKE is one of only three airports in this size category – and one of only ten airports of any size in the U.S. – to earn a 2022 ASQ Best Airport award.

In all, the region includes eight general aviation airports that provide service to corporate and personal aircraft. Chicago's O'Hare International Airport, the sixth busiest in the world, is also just a 75-minute drive to the south.

Port Facilities

The Port of Milwaukee handles more than two million tons of cargo per year, serving both domestic and international locations through the Great Lakes, the St. Lawrence Seaway and the Gulf of Mexico, via the inland waterway system. Its 16 berths can accommodate vessels up to 1,000 feet long.

Railroads

The Milwaukee Region is served by both freight and passenger service. Freight service is provided through the Canadian Pacific Railway, Canadian National Railway, Union Pacific Railroad and the Wisconsin & Southern Railroad Company. Passenger service is provided through Amtrak, the federal passenger line that offers seven daily round-trip trains to Chicago as well as service to the Twin Cities and beyond; and Metra, a commuter line that connects the Milwaukee Region with Chicago and its suburbs.

Financing and Technical Assistance

The Milwaukee Region offers a variety of financing options in addition to traditional business loans. State, county and local governments all offer aggressive packages for start-ups, expansions and relocations, while local angel investors and venture capital firms stand ready to help entrepreneurs realize their dreams. Training and technical assistance is also readily accessible.

Low Business Costs

Hard-working residents and Midwestern frugality help to ensure productivity and profitability. Land and leasing costs are lower than the national average. Not surprisingly, our low costs and skilled workforce have made the Milwaukee Region one of the hottest industrial markets in the nation.



MARKET HIGHLIGHTS



Corporate Headquarters

Milwaukee’s central location and high quality of life lend itself to corporate headquarter operations. Fourteen Fortune 500 & 1000 companies are headquartered in Milwaukee, while more than 40 Fortune 500 companies have major Milwaukee operations such as General Electric, Northwestern Mutual and MillerCoors. Companies headquartered in Milwaukee are national leaders in industries such as air travel services, banking, data processing, insurance, law, manufacturing, money management, retail department stores and securities. Northwestern Mutual continues to expand its impact on Milwaukee’s economy, following the delivery of its \$450 million, 34-story waterfront headquarters and the nearing completion of the \$500 million “Phase 2” North Office redevelopment. Additionally, Microsoft’s recent \$3.3 billion dollar investment in Southeast Wisconsin has proven that Wisconsin now has a prominent place in the industrial sector and that it’s potential for growth isn’t slowing down.

Transportation

Thirty-three percent (33%) of the nation’s population is within 500 miles of the Milwaukee Region, which offers easy access to all major forms of transportation – highway, air, water and rail. Two interstates – I-94 and I-43 – intersect the region, and a third interstate – I-90 – passes nearby. The commute time in the metro area averages 22.4 minutes, which is one of the shortest in major U.S. urban areas.

Employment

An educated workforce, low business costs, easy access to financing, and efficient infrastructure have helped businesses succeed and grow. Over the past decade, the city has undergone an economic and cultural renaissance with businesses and developers investing hundreds of millions of dollars into new corporate headquarters, office buildings, residential developments and entertainment venues to cement Milwaukee’s position as a 21st century city.

Home to 14 Fortune 1000 companies, 8 Fortune 500 companies, and 10 Colleges/Universities, Milwaukee’s workforce lives up to its hardworking reputation. Milwaukee was ranked fifth on Forbes’ list of “Up-and-Coming Tech Cities,” while Wisconsin earned recognition as a top 20 state for business by Chief Executive magazine, highlighting the region’s growing reputation as a hub for innovation and commerce.

LARGEST EMPLOYERS

Company	Business Sector	Employment
Aurora Health Care	Health Care System	25,900
Ascension Wisconsin	Health Care System	15,500
Froedtert Health	Health Care System	10,900
Kroger Co./Roundy's	Food Distributor & Retailer	8,300
Kohl's Corporation	Department Store	7,800
Quad/Graphics, Inc.	Commercial Printer	7,500
GE Healthcare Technologies	Medical Diagnostic Imaging Systems	6,000
Northwestern Mutual	Life & Disability Insurance & Annuities	5,600
Medical College of Wisconsin	Medical School	5,300
Children's Hospital & Health System	Pediatric Health Care Services	5,000
ProHealth Care, Inc.	Health Care System	4,800
WEC Energy Group	Electric & Natural Gas Utility	4,300
Goodwill Industries of SE Wisconsin	Training, Packaging & Assembly Services	4,100
AT&T Wisconsin	Telecommunication Services	3,500
US Bank	Bank Holding Company	3,500
BMO Harris Bank	Bank Holding Company	3,400
Marcus Corporation	Operator of Hotels & Movie Theaters	3,200
FIS	Financial Data & Processing Systems	3,200
Johnson Controls	Control Systems, Batteries & Automotive Interiors	3,000
Rockwell Automation	Industrial Automation Products & Systems	2,900
Marquette University	Higher Education University	2,800
Harley-Davidson, Inc.	Motorcycles & Related Products	2,700