



BMO  **Harris Bank**

Single-Tenant Net Lease Investment

2851 Post Road | Plover, WI

\$1,417,000

Actual Site



ECHO WEST

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DEAL SUMMARY



Address

2851 Post Road
Plover, WI 54467

Purchase Price

\$1,417,000

Cap Rate

6.25%

NOI

\$88,532

Lease Term

~3 Years

Price/SF

\$266

Rent/SF

\$16.65

Lease Type

Absolute NNN



LEASE SUMMARY



Tenant Name	BMO Harris Bank N.A.
Lease Guaranty	Corporate Guarantee
Address	2851 Post Road Plover, WI 54467
Lease Term Remaining	3.5 Years
Lease Expiration	11/30/2026
Lease Type	Absolute NNN
Landlord Responsibilities	None
Building Size	5,318 SF
Lot Size	1.37 AC
Year Built	1995
County	Portage County
Parcel Number	173-44-A4103
Rent Increases	1.50% Annually
Renewal Options	8, 5-Year Options





INVESTMENT HIGHLIGHTS

▶ Investment Grade Tenant - Corporate Guarantee

BMO Harris Bank holds S&P's Investment Grade rating of "A+" (A1 by Moody's and is one of the largest national banking brands in the United States with 112,000+ employees, 600+ branches, and 1,300 ATM's.

▶ Passive Investment

Lease is structured with ZERO landlord responsibilities making this the ideal passive investment.

▶ High Performing Location

The branch reported over \$78,231,000 in deposits last year, continuing its history of deposit growth of 7.47% over the past 5 years.

▶ Inflation Resistant Cash Flows - Annual Rent Increases

This investment opportunity includes annual rental increases of 1.50% throughout the lease term and first two 5-year options.

▶ Strong Income Demographics

The branch's location has a 3-mile average income over \$84,000.

▶ Strategic Location

Property is strategically located between two highly trafficked highways. The branch is located off U.S. Route 51 and is less than half a mile north of Highway 54, providing long-term demand for the location.



TENANT PROFILE



Serving customers for 205 years and counting, BMO Harris Bank is a leading North American bank based in Chicago, Illinois. As the 8th largest bank in North America by assets, BMO provides personal and commercial banking, global markets and investment banking services to more than 12 million customers.

BMO's Three Operating Groups:

- Personal Commercial Banking,
- BMO Wealth Management,
- BMO Capital Markets.

BMO Harris Bank serves

- 13 million customers globally
- 8 million personal and commercial customers in Canada
- 4 million personal, small business and commercial customers in the United States

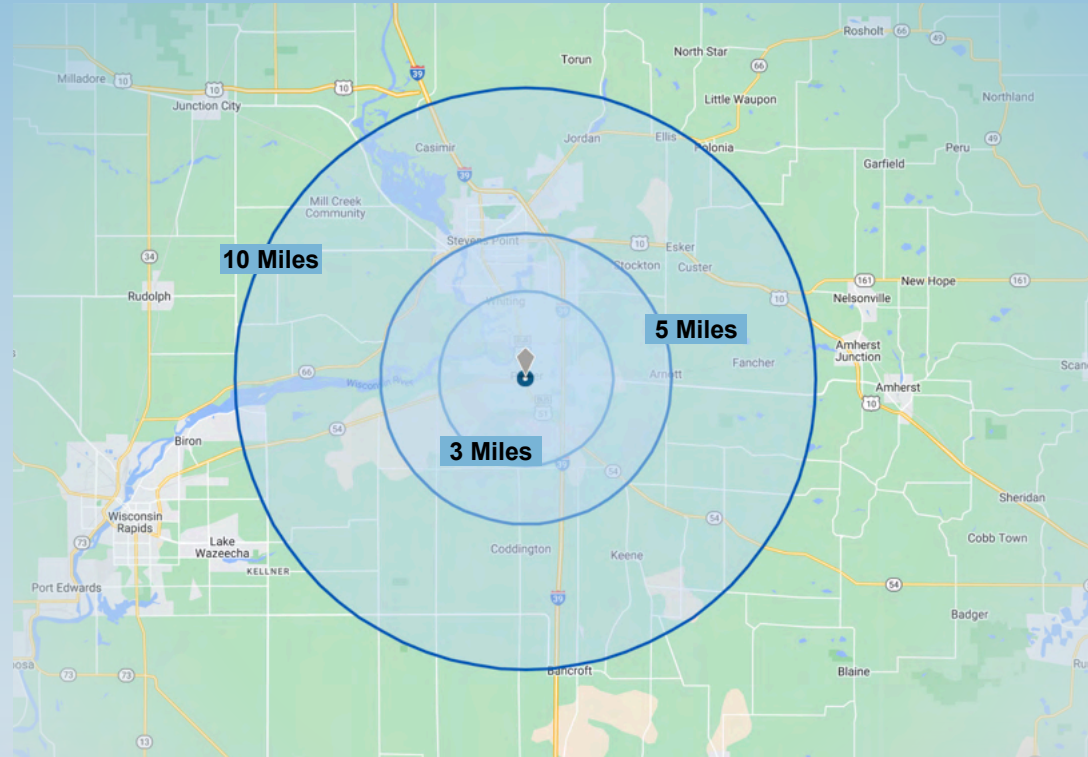


[**TENANT WEBSITE**](#)



DEMOGRAPHICS - Plover, WI

Population Trends	3 Miles	5 Miles	10 Miles
2023 Population	16,139	31,538	55,213
Median Age	40	39	37
Household Trends	3 Miles	5 Miles	10 Miles
2023 Households	6,548	13,367	22,245
Avg. Household Income	\$86,918	\$78,447	\$77,183
2022 Annual Spending	3 Miles	5 Miles	10 Miles
Total Consumer Spending	\$203.7M	\$388M	\$650.7M





LOCATION OVERVIEW - Plover, WI

Plover is located in central Wisconsin, about 7 miles south of the city of Stevens Point. The population has been steadily growing, thanks in part to its proximity to Stevens Point and the overall attractiveness of the area. Plover has a diverse economy with a mix of industries. Manufacturing, healthcare, retail, and services sectors are significant contributors to the local economy. Plover is home to several businesses and industrial parks that provide employment opportunities to the residents. Plover is served by the Stevens Point Area Public School District, which operates several schools in the area. The region is known for its quality education system, providing a range of educational opportunities for students of all ages. Plover's central location provides easy access to a range of attractions and recreational destinations in central Wisconsin. The area boasts numerous lakes, forests, and state parks, offering opportunities for outdoor activities. Additionally, the University of Wisconsin-Stevens Point, a major educational institution, is located just a few miles away.

Plover, Wisconsin, is a vibrant and growing village that offers a mix of amenities, outdoor activities, and community events. Its' location in central Wisconsin provides residents with easy access to natural beauty and recreational opportunities while enjoying the benefits of a close-knit community.



PROPERTY AERIAL



metro market

Arby's
JJ
Starbucks Coffee
IHOP
Papa Murphy's
Culver's
Dunkin' Donuts

TACO BELL
BURGER KING
KFC

MENARDS

FLOVER WISCONSIN
WISCONSIN KOREAN WAR VETERANS MEMORIAL

BMO  Harris Bank

KWIK TRIP

SUBWAY

McDonald's

Shell

Moto

Post Road - 10,256 VPD

Plover Road - 16,363 VPD

CoVantage CREDIT UNION

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