



SUBJECT PROPERTY:  
ELSTON RETAIL COLLECTION

**BEST BUY** **KOHL'S**  
**BMO**

Chicago Speech Therapy  
A CST Academy Company

NET LEASE INVESTMENT OFFERING

**BEST BUY** **KOHL'S**  
**BMO**

Chicago Speech Therapy  
A CST Academy Company

**Elston Retail Collection (4 STNL Properties)**  
2100-2196 N Elston Avenue  
Chicago, IL 60614

THE  
**Boulder**  
GROUP





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## Executive Summary

The Boulder Group is pleased to exclusively market one of the highest-profile and successful retail properties in Chicago. Kohl's, Best Buy and BMO have anchored this center for over 20 years.

The long-term stability of this meticulously maintained property is attributed to its extraordinary location, high visibility, easy access, ample parking (4.75:1) and strong demographics. The property is located two miles north of downtown Chicago on the Kennedy Expressway (I-90) at Armitage Avenue between the affluent communities of Lincoln Park (60614) on the east and Bucktown (60622/60647) on the west. The property is immediately adjacent to the Armitage Avenue exit ramps, enjoys exceptional visibility and easy access from the Kennedy Expressway. Over 200 million vehicles drive by this location each year. These unique attributes ensure this property will always be in high demand and continuously occupied.

This 100% leased property consists of Kohl's, Best Buy, BMO (triple net ground leases with corporate guarantees) and Chicago Speech Therapy. Kohl's ground lease consists of an approximately 128,000 sf building and expires in 2030. Best Buy's ground lease consists of an approximately 45,000 sf building and recently exercised the first option of their ground lease expiring in 2030 with no landlord concessions. The BMO ground lease consists of a 4,750-sf building and recently signed a new, 10-year ground lease expiring in 2036. Chicago Speech Therapy recently signed a new 10-year lease for the 8,500-sf building previously occupied for 10 years by Bubbles Academy with rent expected to commence April 2026.

The Kohl's and Best Buy stores are top company performers. BMO has annual deposits in excess of \$100 million (per FDIC). Best Buy and BMO Bank hold investment-grade credit ratings from Standard & Poor's (BBB+ and A+, respectively).





## Executive Summary (Cont'd)

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The property comes with the option to assume approximately \$55 million, 3.65% mortgage, maturing in November 2029.

The 11-acre contiguous site includes approximately 900 parking spaces or 4.75:1 parking. 320 surface parking spaces plus a 3-story parking garage with 580 spaces.

In addition to amenity of the expressway, the property is located across the street from the Clybourn Metra station enhancing customer and employee accessibility.

The property is the crown jewel of Chicago's premier retail corridors. The property is surrounded by major retailers, including Mariano's, Jewel, ALDI, The Home Depot, Burlington, Ross, Midtown Athletic Club, Menards, and Costco, fostering strong retail synergy. The area boasts robust demographics, with over 559,000 residents within a 3-mile radius and an average household income of \$225,000 within a 1-mile radius.

This once-in-a-lifetime opportunity to acquire one of Chicago's most successful and enduring properties, in arguably the most desirable location in Chicago.



# Investment Highlights

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## STRONG AND DURABLE TENANCY

- » Kohl's recognized in the top 3% of all locations by Placer.ai
- » Best Buy exercised its first renewal option in Spring 2025 without landlord concession
- » BMO Bank recently signed a new 10-year lease
- » Chicago Speech Therapy signed a new 10-year lease commencing April 2026
- » Fully occupied – 100%
- » Both Best Buy (S&P: BBB+) and BMO (S&P: A-) are investment grade
- » An option to assume an approximately \$55 million 3.65% interest rate loan through November 2029

## HIGHLY VISIBLE AND DESIRABLE INFILL LOCATION

- » Chicago, IL – The third most populous city in the United States
- » Affluent area featuring \$225,000+ average household income within 1 mile
- » Located in the vibrant Bucktown neighborhood
- » High visibility along the I-90/Kennedy Expressway (315,000 vehicles per day)
- » 559,000 people live within a three-mile radius
- » 900 parking spaces – 3-story parking garage (580 spaces) and surface parking (320 spaces))
- » Convenient walking distance to the Clybourn Metra Station
- » Nearby national tenants: Mariano's, Jewel, ALDI, The Home Depot, Burlington, Ross, Midtown Athletic Club, Menards, Costco, and many others





# Northwest City Retail Submarket

## VIBRANT NEIGHBORHOOD APPEAL

Northwest City Submarket consisting of Lincoln Park, Bucktown, Wicker Park, and Logan Square neighborhoods, thrives as a cultural hub with diverse ethnic cuisines and a mix of unique local shops and national retailers, fostering a dynamic community atmosphere.

## STRONG ACCESSIBILITY

Seamless connectivity via Kennedy and Edens expressways, three “L” lines, and Metra commuter lines ensures easy access for residents, students, and visitors.

## ROBUST DEMOGRAPHIC DRAW

Home to ~9.6 million residents, bolstered by students and staff from prestigious institutions like Loyola University Chicago, Chamberlain University, Northeastern Illinois, and North Park Universities.

## RESILIENT RETAIL MARKET

Negative absorption of -160,000 SF over 12 months, with direct availability at 4.2%—30% below historical and pre-pandemic averages, and 150 basis points lower than the Chicago metro average.

## CONSTRAINED SUPPLY GROWTH

High barriers to entry in this urban market limit new development, enhancing the value and stability of existing assets.

## STABLE TENANT RETENTION

Low availability encourages tenants to remain in place, supporting market stability and consistent occupancy in 2025.

## STRONG CONSUMER SPENDING

Discretionary spending remains robust, driven by a diverse and engaged population, sustaining retail demand despite economic headwinds.

*Source: CoStar*





# Property Overview



PRICE  
**\$72,493,279<sup>1</sup>**



CAP RATE  
**7.00%<sup>2</sup>**



NOI  
**\$4,597,973<sup>2</sup>**

1) Inclusive of NPV of Kohl's Fixed Additional Rent. See page 5 for full explanation.

2) Cap Rate and NOI do not include Kohl's Fixed Additional Rent.



**189,204 SF**  
PROPERTY GLA



**5.3 Years**  
WALT



**2005-2006**  
YEAR BUILT



**100%**  
PERCENT LEASED



**\$4,597,973**  
IN-PLACE NOI



**~11**  
ACREAGE



**900**  
PARKING STALLS  
(4.75/1,000 SF)

\* Chicago Speech Therapy can be offered individually or as part of this portfolio



# Portfolio Overview

Tenants	Address	Building Size (SF)	Year Built	Term Remaining	NOI
Best Buy	2100 N. Elston Ave.	47,720	2005	5.5	\$1,000,000 <sup>1</sup>
Kohl's	2140 N. Elston Ave.	128,234	2005	4.8	\$2,891,973 <sup>2</sup>
BMO Bank	2196 N. Elston Ave.	4,750	2005	10.0	\$391,875
Chicago Speech Therapy	2184 N. Elston Ave.	8,500	2006	10.0	\$314,500
<b>Total/Average</b>	<b>4 Assets</b>	<b>189,204</b>		<b>5.3</b>	<b>\$4,597,973</b>

1) Best Buy rent as of the 2/1/2026 Rental Escalation.

2) In addition to Kohl's base rent of \$2,891,598, Kohl's pays additional rent ("Fixed Additional Rent") equal to \$1,750,000. The Fixed Additional Rent expires with the primary term in May 2030.

\*Chicago Speech Therapy can be offered individually or as part of this portfolio



Rent Roll

Street #	Tenant Name	Size (SF)	Pro Rata (SF)	Rent Monthly	Rent Annual	Pro Rata (%)	Rental Increases					Lease Start Date	Lease End Date	Options Remaining
							Increase Date	Increase	Rent Monthly	Rent (PSF)	Rent Annual			
2100	Best Buy	47,720	25.22%	\$83,333	\$1,000,000 <sup>1</sup>	15.75%						2/25/05	1/31/31	Four 5-year (7% every option)
2140	Kohl's	128,234	16.56%	\$240,967	\$2,891,598 <sup>2</sup>	73.12%						5/19/05	5/31/30	Eight 5-year (10% every option)
2196	BMO Bank	4,750	2.51%	\$32,656	\$391,875	6.17%	9/1/30	13%	\$36,738	\$3.44	\$440,859	9/1/05	8/31/35	Two 5-year (13% then 10% every option)
2184	Chicago Speech Therapy	8,500	4.49%	\$26,208	\$314,500	4.95%						9/1/25	8/31/35	Two 5-year (2% annual)
							9/1/26	2%	\$26,733	\$37.74	\$320,790			
							9/1/27	2%	\$27,267	\$38.49	\$327,206			
							9/1/28	2%	\$27,812	\$39.26	\$333,750			
							9/1/29	2%	\$28,369	\$40.05	\$340,425			
							9/1/30	2%	\$28,936	\$40.85	\$347,233			
							9/1/31	2%	\$29,515	\$41.67	\$354,178			
							9/1/32	2%	\$30,105	\$42.50	\$361,262			
							9/1/33	2%	\$30,707	\$43.35	\$368,487			
							9/1/34	2%	\$31,321	\$44.22	\$375,857			
Total Occupied		189,204	100%											
Total Vacant			0%											
Total		189,204	100%	\$383,164	\$4,597,973	Weighted Term Remaining					5.5 Years			

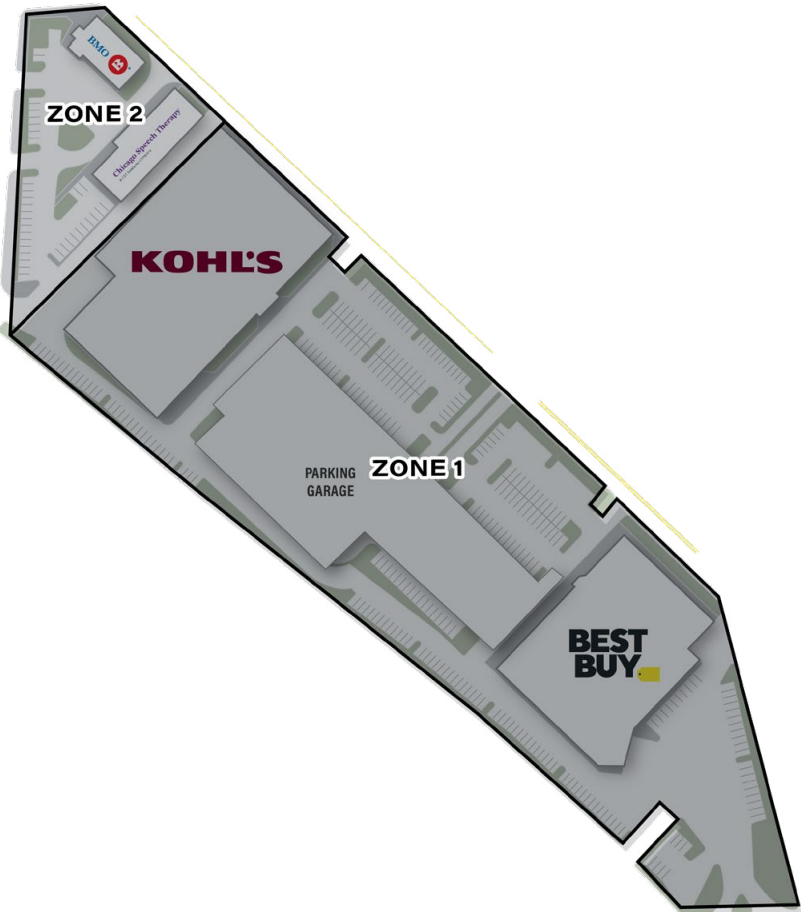
Notes:

- 1) Best Buy rent as of the 2/1/2026 Rental Escalation.
- 2) In addition to Kohl's base rent of \$2,891,598, Kohl's pays additional rent ("Fixed Additional Rent") equal to \$1,750,000. The Fixed Additional Rent expires with the primary term in May 2030.



# Common Area Maintenance Summary

Best Buy	Best Buy reimburses 26.16% of the common area maintenance (CAM) and insurance expenses for the center. Additionally, Best Buy pays a 5% administrative fee applied to the CAM expenses, excluding utility costs
Kohl's	Kohl's reimburses 73.25% of uncontrollable common area maintenance (CAM) and insurance expenses at the center. Of the total insurance expense, only 85% is passed through to Kohl's as payable. For controllable CAM, Kohl's paid \$1.69 per square foot in 2024, with this amount adjusted annually based on the rate of change in the Consumer Price Index for Urban Wage Earners and Clerical Workers (Chicago). Additionally, Kohl's pays a 4% administrative fee on top of the CAM expenses, excluding utility costs.
BMO Bank	BMO Bank reimburses 38.46% of the shared common area maintenance (CAM) and insurance expenses for the two properties. Additionally, BMO Bank pays a 10% administrative fee on top of these CAM and insurance expenses.
Chicago Speech Therapy	Chicago Speech Therapy reimburses 61.54% of the shared common area maintenance (CAM) and insurance expenses for the two properties. Capital expenses are amortized over their useful life. Additionally, Chicago Speech Therapy pays a 15% administrative fee on top of the CAM and insurance expenses.



*Note: For this summary, common areas are divided into two zones: Zone 1 includes Kohl's, the parking garage, and Best Buy; Zone 2 includes BMO Bank and Chicago Speech Therapy.*

# NPV of Fixed Additional Rent - Kohl's

**Fixed Additional Rent (annual) \$1,750,000**

**Discount Rate 7.00%**

**Total Fixed Additional Rent \$7,875,000**

**NPV \$6,807,951**

Date	Payment
12/1/2025	\$145,833.33
1/1/2026	\$145,833.33
2/1/2026	\$145,833.33
3/1/2026	\$145,833.33
4/1/2026	\$145,833.33
5/1/2026	\$145,833.33
6/1/2026	\$145,833.33
7/1/2026	\$145,833.33
8/1/2026	\$145,833.33
9/1/2026	\$145,833.33
10/1/2026	\$145,833.33
11/1/2026	\$145,833.33
12/1/2026	\$145,833.33
1/1/2027	\$145,833.33
2/1/2027	\$145,833.33
3/1/2027	\$145,833.33
4/1/2027	\$145,833.33
5/1/2027	\$145,833.33

Date	Payment
6/1/2027	\$145,833.33
7/1/2027	\$145,833.33
8/1/2027	\$145,833.33
9/1/2027	\$145,833.33
10/1/2027	\$145,833.33
11/1/2027	\$145,833.33
12/1/2027	\$145,833.33
1/1/2028	\$145,833.33
2/1/2028	\$145,833.33
3/1/2028	\$145,833.33
4/1/2028	\$145,833.33
5/1/2028	\$145,833.33
6/1/2028	\$145,833.33
7/1/2028	\$145,833.33
8/1/2028	\$145,833.33
9/1/2028	\$145,833.33
10/1/2028	\$145,833.33
11/1/2028	\$145,833.33

Date	Payment
12/1/2028	\$145,833.33
1/1/2029	\$145,833.33
2/1/2029	\$145,833.33
3/1/2029	\$145,833.33
4/1/2029	\$145,833.33
5/1/2029	\$145,833.33
6/1/2029	\$145,833.33
7/1/2029	\$145,833.33
8/1/2029	\$145,833.33
9/1/2029	\$145,833.33
10/1/2029	\$145,833.33
11/1/2029	\$145,833.33
12/1/2029	\$145,833.33
1/1/2030	\$145,833.33
2/1/2030	\$145,833.33
3/1/2030	\$145,833.33
4/1/2030	\$145,833.33
5/1/2030	\$145,833.33



# Assumable Financing

Loan Balance (as of January 2026)	\$55,000,000
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Interest Rate:	3.65%
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Debt Service (Annual):	\$4,273,115
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Maturity Date:	11/6/2029
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## Photographs





# Aerial





# Aerial



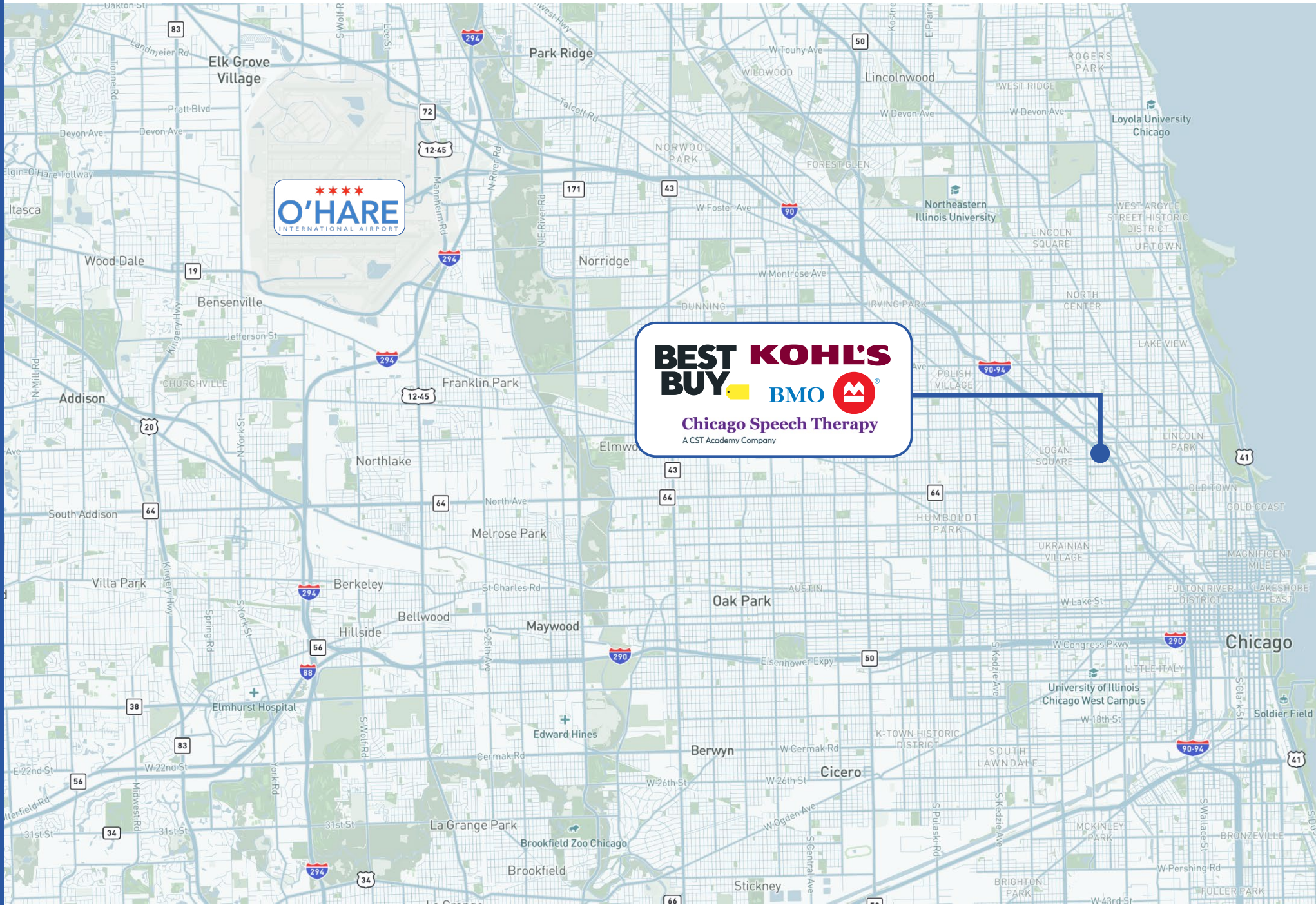


# Site Plan





# Map





# Lease Abstract

Tenant	Best Buy Stores, L.P.
Guarantor	Best Buy Co., Inc.
Address	2100 N Elston Ave, Chicago, IL 60614
Term	20 years
Rent Commencement	February 25, 2005
Lease Expiration	January 31, 2031
Rental Increases	7% in every option



YEAR	RENT
February 2026 - January 2031 (Option 1)	\$1,000,000 (Current)
February 2031 - January 2036 (Option 2)	\$1,070,000
February 2036 - January 2041 (Option 3)	\$1,144,900
February 2041 - January 2046 (Option 4)	\$1,225,043
February 2046 - January 2051 (Option 5)	\$1,310,796

Lease Type	Ground Lease
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Tenant & Landlord Responsibilities	Real Estate Taxes	Tenant shall pay directly to the taxing authority.
	Insurance	Tenant shall maintain “all risk” insurance, general liability with excess/umbrella coverage, and reimburse pro-rata share of landlord’s common area insurance costs.
	Repair & Maintenance	Tenant is responsible for all maintenance, repairs, and replacements on the premises. In the last 5 years of the lease, tenant isn’t required to replace the roof membrane or mechanicals unless the landlord agrees to reimburse the unamortized costs based on their useful life at the lease’s end.
	Landlord Responsibilities	Landlord maintains common areas, with tenant reimbursing proportionate share. Controllable costs are capped at a 5% annual increase. Landlord receives a 5% administration fee. CAM costs include annual seal coating, striping, and resurfacing every seven years. Capital improvements and full parking lot replacements are excluded from costs reimbursed by tenant.

# Lease Abstract

Tenant	Kohl's Department Stores, Inc.
Guarantor	Kohl's Corporation
Address	2140 N Elston Ave, Chicago, IL 60614
Term	25 years
Rent Commencement	May 19, 2005
Lease Expiration	May 31, 2030
Rental Increases	10% every five years



YEAR	RENT	FIXED ADDITIONAL RENT
June 2025 - May 2030	\$2,891,598	\$1,750,000 <sup>1</sup>
June 2030 - May 2035 (Option 1)	\$3,180,758	-
June 2035 - May 2040 (Option 2)	\$3,498,834	-
June 2040 - May 2045 (Option 3)	\$3,848,717	-
June 2045 - May 2050 (Option 4)	\$4,233,589	-
June 2050 - May 2055 (Option 5)	\$4,656,947	-
June 2055 - May 2060 (Option 6)	\$5,122,642	-
June 2060 - May 2065 (Option 7)	\$5,634,906	-

Lease Type	Ground Lease	
Tenant & Landlord Responsibilities	Real Estate Taxes	Tenant shall pay directly to the taxing authority.
	Insurance	Tenant shall maintain "all risk" insurance, general liability with excess/umbrella coverage, and reimburse pro-rata share of landlord's common area insurance costs.
	Repair & Maintenance	Tenant is responsible for all maintenance, repairs, and replacements on the premises. In the last 5 years of the lease, tenant isn't required to replace the roof membrane or mechanicals unless the landlord agrees to reimburse the unamortized costs based on their useful life at the lease's end.
	Landlord Responsibilities	Landlord maintains common areas, with tenant reimbursing proportionate share. Controllable costs are capped at a 5% annual increase. Landlord receives a 5% administration fee. CAM costs include annual seal coating, striping, and resurfacing every seven years. Capital improvements and full parking lot replacements are excluded from costs reimbursed by tenant.

1) The fixed payment reflects Kohl's contribution to the original construction costs of the building (reverse built-to-suit) and continues through the end of the primary lease term in May 2030.



# Lease Abstract

Tenant	BMO Bank N.A.
Address	2196 N Elston Ave, Chicago, IL 60614
Term	20 years
Rent Commencement	September 1, 2005
Lease Expiration	August 31, 2035
Rental Increases	13% in 2030 & 10% in each option



YEAR	RENT
September 2025 - August 2030	\$391,875
September 2030 - August 2035	\$440,859
September 2035 - August 2040 (Option 1)	\$484,945
September 2040 - August 2045 (Option 2)	\$533,440

Lease Type	Ground Lease
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Tenant & Landlord Responsibilities	Real Estate Taxes	Tenant shall pay directly to the taxing authority.
	Insurance	Tenant shall maintain "all risk" insurance, general liability with excess/umbrella coverage, and reimburse pro-rata share of landlord's common area insurance costs.
	Repair & Maintenance	Tenant is responsible for all maintenance, repairs, and replacements on the premises.
	Landlord Responsibilities	Landlord shall maintain all common areas and be reimbursed by tenant the proportionate share. Landlord is entitled to a 10% administration fee. Costs shall include Repaving/surfacing not more than once every seven years.

# Lease Abstract

Tenant	Chicago Speech Therapy, LLC
Address	2184 N Elston Ave, Chicago, IL 60614
Term	10 years
Rent Commencement	April 1, 2026
Lease Expiration	March 31, 2036
Rental Increases	2% annual

**Chicago Speech Therapy**  
A CST Academy Company

YEAR	RENT
April 2026 - March 2027	\$314,500
April 2027 - March 2028	\$320,790
April 2028 - March 2029	\$327,206
April 2029 - March 2030	\$333,750
April 2030 - March 2031	\$340,425
April 2031 - March 2032	\$347,233
April 2032 - March 2033	\$354,178
April 2033 - March 2034	\$361,262
April 2034 - March 2035	\$368,487
April 2035 - March 2036	\$375,857
(Option 1)	\$391,041
(Option 1)	\$398,862
(Option 1)	\$406,839
(Option 1)	\$414,976
(Option 1)	\$423,276
(Option 2)	\$431,741
(Option 2)	\$440,376
(Option 2)	\$449,183
(Option 2)	\$458,167
(Option 2)	\$467,330

Lease Type	Ground Lease	
Tenant & Landlord Responsibilities	Real Estate Taxes	Tenant shall pay to Landlord during the term as Additional Rent.
	Insurance	Tenant shall maintain "all risk" insurance, general liability with excess/umbrella coverage, and reimburse pro-rata share of landlord's common area insurance costs.
	Repair & Maintenance	Tenant is responsible for all maintenance, repairs, and replacements on the premises.
	Landlord Responsibilities	Landlord shall maintain all common areas and be reimbursed by tenant the proportionate share. Landlord is entitled to a 15% administration fee. Capital improvements can be included as long as they are amortized over the useful life.






# Location Overview

## CHICAGO, ILLINOIS

Chicago, Illinois, fondly known as the “Windy City,” stands as the third-largest city in the United States, boasting a vibrant population of approximately 2.7 million residents. Nestled along the picturesque shores of Lake Michigan, Chicago serves as a central hub for finance, culture, and transportation in the Midwest. Founded in 1837, the city rapidly grew into a powerhouse due to its strategic location, which facilitated trade and the expansion of railroads. Chicago is globally celebrated as the birthplace of the skyscraper, with its skyline featuring architectural marvels like the Willis Tower, once called the Sears Tower, and the John Hancock Center. The city’s diverse neighborhoods, from the artistic enclave of Wicker Park to the historic charm of Hyde Park, create a rich tapestry of cultures, fostering a dynamic community spirit. Chicago’s cultural scene shines through its world-class institutions, including the Art Institute of Chicago, home to an extensive collection of masterpieces, and the Museum of Science and Industry, which captivates visitors with interactive exhibits.

The city’s economy thrives on a robust mix of industries, including finance, manufacturing, technology, and healthcare, with the Chicago Mercantile Exchange leading as a global authority in futures trading. Chicago’s culinary landscape is equally renowned, offering iconic deep-dish pizza, gourmet hot dogs, and a burgeoning fine dining scene that draws food enthusiasts worldwide. Music lovers flock to the city for its legendary jazz and blues heritage, with historic venues like the Green Mill hosting performances that echo Chicago’s soulful past. Annual events such as Lollapalooza, the Chicago Marathon, and the Taste of Chicago festival draw millions, showcasing the city’s love for celebration and community. The Chicago “L” train system seamlessly connects the city’s sprawling neighborhoods, while O’Hare International Airport, one of the busiest in the world, positions Chicago as a global gateway. Sports fans rally behind beloved teams like the Chicago Cubs, Bulls, and Bears, filling stadiums with infectious energy. With its blend of Midwestern warmth, architectural grandeur, and cultural richness, Chicago continues to captivate residents and visitors alike, offering endless opportunities for exploration and inspiration.

# Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	AVERAGE INCOME
1-MILE	53,880	24,901	\$169,135	\$225,651
3-MILE	559,840	298,520	\$117,383	\$172,455
5-MILE	1,146,534	566,175	\$100,367	\$146,035

# Tenant Overview

## BEST BUY

Best Buy Co., Inc., founded in 1966 by Richard M. Schulze and James Wheeler as Sound of Music, is an American multinational consumer electronics retailer headquartered in Richfield, Minnesota. Initially an audio specialty store, it rebranded to Best Buy in 1983, focusing on a broad range of consumer electronics. The company operates over 1,000 stores across North America and offers products such as computers, mobile phones, televisions, appliances, and entertainment products, alongside services like delivery, installation, technical support, and Geek Squad repairs. Best Buy also manages subsidiaries including Geek Squad, Magnolia Audio Video, Pacific Sales, and brands like Best Buy Mobile and Insignia. With a presence in Canada and a former footprint in China, Mexico, and Europe, Best Buy generated over \$43 billion in revenue in fiscal 2024, ranking as the largest specialty consumer electronics retailer in the U.S. The company emphasizes enriching lives through technology and supports sustainability through repair, trade-in, and recycling programs, alongside community initiatives via the Best Buy Foundation’s Teen Tech Center network. Recently, Best Buy launched a digital marketplace in August 2025, more than doubling its online product offerings with new categories, brands, and licensed sports merchandise, sparking a 3.4% stock increase and earning positive analyst feedback from Jefferies, who maintained a Buy rating due to the successful Canadian marketplace model and anticipated U.S. success.

Website:	<a href="http://www.bestbuy.com">www.bestbuy.com</a>
Headquarters:	Richfield, MN
Number of Locations:	1,000+
Company Type:	Public (NYSE: BBY)



## KOHL’S

Kohl’s Corporation, stylized as KOHL’S, is an American department store retail chain headquartered in Menomonee Falls, Wisconsin. Founded in 1927 by Polish immigrant Maxwell Kohl as a corner grocery store in Milwaukee, Wisconsin, the company expanded into department stores in 1962. It grew significantly after British American Tobacco Company took a controlling interest in 1972, followed by a group of investors purchasing it in 1986 and taking it public in 1992. Today, Kohl’s operates 1,165 stores across every U.S. state except Hawaii, making it one of the largest department store chains in the country, surpassing JCPenney in May 2012. The company focuses on delivering value through an omnichannel retail strategy, offering apparel, home goods, and accessories with a mix of national brands and private labels. Kohl’s employs around 97,000 associates and emphasizes inclusion through initiatives led by Chief Inclusion & Belonging Officer Michelle A. Banks, alongside sustainability efforts like recycling programs. In 2025, Michael Bender serves as Acting CEO following recent leadership changes. Recently, Kohl’s reported a 4.2% increase in comparable sales for Q2 2025, driven by strong performance in women’s apparel and home categories.

Website:	<a href="http://www.kohls.com">www.kohls.com</a>
Headquarters:	Menomonee Falls, WI
Number of Locations:	1,165
Company Type:	Public (NYSE: KSS)





# Tenant Overview

## BMO BANK

BMO Bank, N.A., operating as BMO, is a U.S. national bank headquartered in Chicago, Illinois, and a subsidiary of the Canadian-based Bank of Montreal through BMO Financial Corporation. Founded in 1882 as N.W. Harris & Co., it became Harris Trust and Savings Bank in 1907, Harris Bank in 1972, and BMO Harris Bank by 2011 after its 1984 acquisition by Bank of Montreal. As of March 2024, BMO is the 15th largest bank in the U.S. by total assets, with over 600 branches and 1,300 ATMs across Illinois, Iowa, Wisconsin, and other states. The bank serves personal, commercial, and wealth management clients, catering to industries like agriculture, healthcare, and technology, with services including checking accounts, loans, investment management, and payment solutions. Employing approximately 11,283 professionals, BMO emphasizes community engagement through partnerships like Skills for Chicagoland’s Future and sustainability via its Climate Institute. In 2023, BMO completed its acquisition of Bank of the West, doubling its U.S. presence, and transitioned to the global BMO brand by September 2023. Recently, BMO was recognized as a top-10 AI innovation leader in banking by Evident Insights Ltd., highlighting its commitment to digital advancements.

Website:	<a href="http://www.bmo.com">www.bmo.com</a>
Headquarters:	Chicago, IL
Number of Locations:	600+
Company Type:	National Bank (Subsidiary of Bank of Montreal)



## CHICAGO SPEECH THERAPY

Chicago Speech Therapy, LLC, is a pediatric speech therapy provider based in Chicago, Illinois, specializing in in-home and clinic-based services for children with speech, language, and feeding disorders. Founded by Karen George, the company has built a reputation for effective, personalized therapy, addressing conditions such as articulation disorders, language delays, and feeding challenges. With a team of licensed speech therapists, Chicago Speech Therapy serves families across Chicago and its surrounding suburbs, offering tailored treatment plans to support children’s communication and developmental needs. The company employs a small, dedicated staff and maintains a client-focused approach, emphasizing accessibility and individualized care. While specific employee numbers and recent financial data are not publicly available due to its private, small-business status, Chicago Speech Therapy continues to grow its community impact through its specialized services and has garnered positive recognition on platforms like LinkedIn for its commitment to pediatric care.

Website:	<a href="http://www.chicagospeechtherapy.com">www.chicagospeechtherapy.com</a>
Headquarters:	Chicago, IL
Company Type:	Private



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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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