

# Generate Non-Dilutive Capital for \$1 Billion Asset Community Bank



Park Bank had an opportunity to expand their loan portfolio but didn't want to dilute shareholders to raise capital.

Brookline purchased one of their branches with low net book value and, through the sale-leaseback transaction, **converted the non-earning asset into new Tier-1 Capital.** Brookline and Park Bank agreed to a 15-year base lease with three 5-year extensions to give the bank 30 years of control over this top-performing location.

About 24 months after the sale-leaseback, Park Bank was acquired by First Midwest Bank. The Sale-Leaseback structure that Park Bank had put in place with Brookline vastly simplified the property due diligence aspect of the Bank sale.

"Working with Brookline Branch Services was exceptional! They understood our needs, the transaction process was seamless and the management team is top notch.

We would recommend them to any financial institution looking to utilize ASC Topic 842 "Leases" for a sale-leaseback of their bank branch real estate portfolio."

**Mike Kelly, General Counsel,  
Park Bank**



Contact Brookline to learn more  
[www.brooklinebranch.com](http://www.brooklinebranch.com)