



RETAIL PROPERTY FOR SALE

PERHAM, MN

MCDONALD'S | VERIZON MINNESOTA PORTFOLIO

Perham, MN | Paynesville, MN

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TABLE OF CONTENTS

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Contents

PORTFOLIO SUMMARY	3
PERHAM SUMMARY	4
PERHAM RENT ROLL	5
PERHAM PROPERTY PHOTOS	6
PERHAM AERIAL	7
PERHAM AERIAL	8
REGIONAL MAP (FULL PAGE)	9
PERHAM DEMOGRAPHICS	10
TENANT PROFILES MCD VERIZON	11

PORTFOLIO SUMMARY



Paynesville, MN



Perham, MN

PORTFOLIO OVERVIEW

Location	NOI	Price
Perham, MN	\$85,231	\$1,420,516
Paynesville, MN	\$87,338	\$1,455,633
Total: (6% CAP Rate)	\$172,569	\$2,876,149

PORTFOLIO OVERVIEW

- 100% Occupied Two Tenant Center Located in Perham, MN and Paynesville, MN
- All Brick Class "A" High Image Construction w/ Double Drive-Thru
- Strong Co-Tenancy w/ McDonald's (Corporate) & Verizon Wireless (Franchise)
- Destination Towns | Excellent On/Off Highway Locations w/ Minimal Competition In Immediate Area
- Double "NN" Net Lease Structure - Minimal Landlord Obligations - 15 Year Roof Warranty
- Attractive Price Point Deals w/ High Probability of Lease Renewal
- McDonald's Is One of The Most Sought-After Investment Grade Tenants In The Net Lease Market - S&P Rated "BBB+"
- 10% Rental Increases In McDonald's Option Periods - (8) Five Year Options
- Total Land Size: 1.89 Acres | Total Portfolio SF: 8,057 | Total Price Per SF: \$356.9



MCDONALD'S | VERIZON

100 Judd St | Perham, MN 56573

RETAIL PROPERTY FOR SALE

CLICK ON THE FOLLOWING LINKS:



Google Map



Street View

PERHAM SUMMARY



OFFERING SUMMARY

List Price:	\$1,420,516
NOI:	\$85,231
Cap Rate:	6.0%
Land Acreage:	0.69 Acres
Year Built:	2012
Building Size:	3,964
Price / SF:	\$358.35

LEASE SUMMARY

Lease Type:	Double "NN" Net Lease
Taxes/Insurance/CAM:	Tenant Responsibility (Per Pro-Rata Share)
Roof / Structure:	Landlord Responsibility*
Term Remaining:	See Rent Roll
Original Lease Term:	See Rent Roll
Commencement Date:	Varies By Tenant
Current Term Expiration:	Varies By Tenant
Options:	Varies By Tenant
Increases:	In Option Periods

PROPERTY HIGHLIGHTS

- 100% Occupied Two Tenant McDonald's & Verizon Wireless In Perham, MN
- 3,964 SF Situated on .69 Acres W/ Double Drive-Thru
- Class "A" Construction Built in 2012
- Leases Guaranteed By Corporate McDonald's & Select Communications w/ Five Locations (dba. Verizon Wireless)
- Excellent Highway Location w/ Easy On & Off Access off U.S Highway 10
- Double"NN" Net Lease Structure - Minimal Landlord Responsibilities
- Leases Equipped with Options and Increases (See Rent Roll)
- Perham Is Located Approximately 60 Miles East of Fargo, ND & 160 miles West of Minneapolis, MN
- The Next Closest Verizon & McDonald's Locations Are 22 Miles From Subject Property

PERHAM RENT ROLL

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
McDonald's	2,825	3/27/2012	8/22/2022	\$64,900	71.27	\$22.97
Verizon (Select Communications)	1,139	7/1/2012	6/30/2022	\$20,331	28.73	\$17.85
Totals/Averages	3,964			\$85,231		\$21.50

McDonald's:

- (8) Five Year Options with 10% Increases in Each Option Period
- Landlord Obligations: Roof, Structure and HVAC
- Tenant Obligations: Reimburse For Pro Rata Share of CAM, Taxes, Insurance

Verizon Wireless:

- (3) Five Year Options with 5% Increases in Each Option Period
- Tenant Obligations: Reimburse For Pro Rata Share of CAM, Taxes, Insurance ,HVAC

PERHAM PROPERTY PHOTOS





AUTO PARTS



PERHAM AERIAL



verizon



Coney St

3rd Avenue



Landmark
LIQUORS

 **FAMILY DOLLAR**

 **Bremer**
Bank



verizon



PERHAM AERIAL



AUTO PARTS



Bremer Bank



Landmark LIQUORS

#FreshPlace! central market

GRANDSTAY HOTEL & SUITES

True Value

3rd Avenue





PERHAM REGIONAL

MINNESOTA

PERHAM DEMOGRAPHICS

Radius	3 Mile	5 Mile	10 Mile
Population:			
2024 Projection	4,358	5,012	11,055
2019 Estimate	4,212	4,847	10,760
2010 Census	3,800	4,388	10,111
Growth 2019-2024	3.47%	3.40%	2.74%
Growth 2010-2019	10.84%	10.46%	6.42%
2019 Population Hispanic Origin	215	235	322
2019 Population by Race:			
White	3,982	4,598	10,362
Black	92	94	111
Am. Indian & Alaskan	32	37	80
Asian	26	28	42
Hawaiian & Pacific Island	9	9	11
Other	71	81	154
U.S. Armed Forces:	0	0	2
Households:			
2024 Projection	1,857	2,122	4,549
2019 Estimate	1,794	2,053	4,429
2010 Census	1,618	1,859	4,173
Growth 2019 - 2024	3.51%	3.36%	2.71%
Growth 2010 - 2019	10.88%	10.44%	6.13%
Owner Occupied	1,103	1,331	3,445
Renter Occupied	691	721	983
2019 Avg Household Income	\$67,559	\$69,609	\$74,452

MCDONALD'S | VERIZON

685 Opportunity Park Dr. | Paynesville, MN 56362

RETAIL PROPERTY FOR SALE

CLICK ON THE FOLLOWING LINKS:



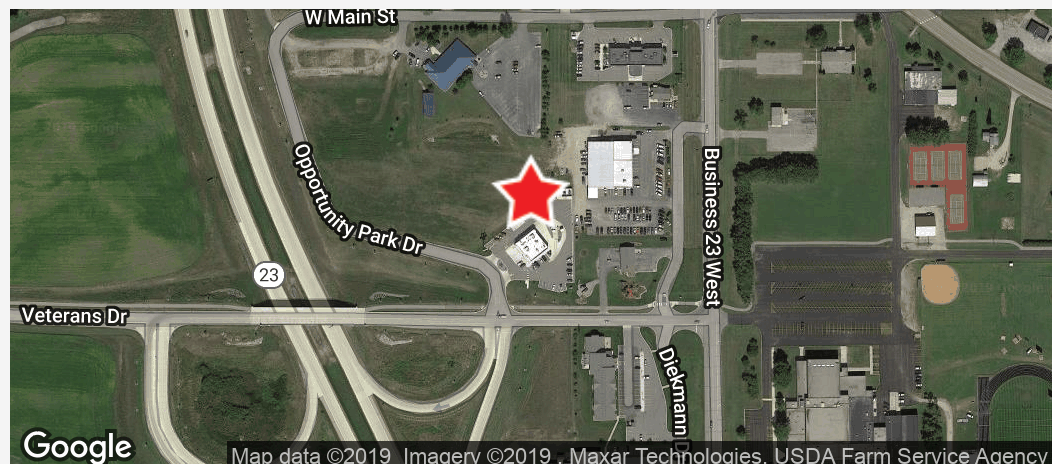
Google Map



Street View



PAYNESVILLE SUMMARY



OFFERING SUMMARY

List Price:	\$1,455,633
NOI:	\$87,338
Cap Rate:	6.0%
Land Acreage:	1.2 Acres
Year Built:	2013
Building Size:	4,093
Price / SF:	\$355.64

LEASE SUMMARY

Lease Type:	Double "NN" Net Lease
Taxes / Insurance / CAM:	Tenant Responsibility
Roof / Structure:	Landlord Responsibility
Term Remaining:	See Rent Roll
Original Lease Term:	See Rent Roll
Commencement Date:	Vaires By Tenant
Current Term Expiration:	Varies By Tenant
Options:	Varies By Tenant
Increases:	In Option Periods

PROPERTY HIGHLIGHTS

- 100% Occupied Two Tenant McDonald's & Verizon Wireless In Paynesville, MN
- 4,093 SF Situated on 1.2 Acres | Double Drive Thru Location
- Class "A" Construction - Built In 2013 (15 Year Roof Warranty)
- Leases Guaranteed By McDonald's Corporate and RCP Holdings (dba. Verizon Wireless)
- Double "NN" Net Lease Structure - Minimal Landlord Responsibilities
- Excellent Highway Location w/ Easy On & Off Access
- Paynesville Is Located Approximately 35 Miles From St. Cloud, MN & 85 miles West of Minneapolis, MN
- The Next Closet Verizon is 18 Miles & McDonald's Is 27 Miles From Subject Property

PAYNESVILLE RENT ROLL

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
McDonald's	3,000	7/18/2013	7/17/2023	\$68,200	73.3	\$22.73
Verizon Wireless (R☐P Wireless)	1,093	3/08/2016	4/30/2022	\$19,138	26.7	\$17.51
Totals/Averages	4,093			\$87,338		\$21.34

McDonald's:

- (8) Five Year Options with 10% Increases in Each Option Period
- Landlord Obligations: Roof, Structure and HVAC
- Tenant Obligations: Reimburse For Pro Rata Share of CAM,Taxes, Insurance.

Verizon Wireless:

- (2) Three Year Options with 3% Increases in Each Option Period
- Tenant Obligations: Reimburse For Pro Rata Share of CAM, Taxes, Insurance, HVAC

MCDONALD'S | VERIZON

685 Opportunity Park Dr. | Paynesville, MN 56362

RETAIL PROPERTY FOR SALE

PAYNESVILLE PHOTOS





PAYNESVILLE
HIGH SCHOOL



PAYNESVILLE AERIAL

Old HWY 23

Veterans Drive



DOLLAR GENERAL



verizon



SUBWAY



PAYNESVILLE
HIGH SCHOOL



Veterans Drive

Old HWY 23



PAYNESVILLE REGIONAL



PAYNESVILLE DEMOGRAPHICS

Radius	3 Mile	5 Mile	10 Mile
Population:			
2024 Projection	4,279	5,268	10,565
2019 Estimate	4,071	5,014	10,108
2010 Census	3,571	4,374	8,917
Growth 2019-2024	5.11%	5.07%	4.52%
Growth 2010-2019	14.00%	14.63%	13.36%
2019 Population Hispanic Origin	101	121	215
2019 Population by Race:			
White	3,973	4,896	9,874
Black	31	35	63
Am. Indian & Alaskan	4	5	19
Asian	19	24	51
Hawaiian & Pacific Island	0	0	1
Other	45	53	101
U.S. Armed Forces:	0	0	3
Households:			
2024 Projection	1,786	2,167	4,190
2019 Estimate	1,700	2,063	4,009
2010 Census	1,499	1,808	3,542
Growth 2019 - 2024	5.06%	5.04%	4.51%
Growth 2010 - 2019	13.41%	14.10%	13.18%
Owner Occupied	1,351	1,664	3,350
Renter Occupied	348	399	658
2019 Avg Household Income	\$71,734	\$72,640	\$73,690

TENANT PROFILES MCDONALD'S | VERIZON

TENANT PROFILES

McDonald's:



Considered one of the highest quality net lease tenants in the market with an Investment Grade of "BBB+" from S&P. McDonald's is the world's largest restaurant chain by revenue, serving over 69 million customers daily in over 100 countries across 37,855 outlets as of 2018. Although McDonald's is best known for its hamburgers, cheeseburgers and french fries, they also feature chicken products, breakfast items, soft drinks, milkshakes, wraps, and desserts. The McDonald's Corporation revenues come from the rent, royalties, and fees paid by the franchisees, as well as sales in company-operated restaurants. According to two report published in 2018, McDonald's is the world's second-largest private employer with 1.7 million employees.

Verizon:



Verizon Wireless is one of the largest U.S. wireless communications service provider as of April 2019, with 153.1 million mobile customers. Verizon Wireless operates a 4G LTE network, which, as of January 2016, covers about 98 percent of the U.S. Its LTE in Rural America Program, with 21 rural wireless carriers participating, covers 2.7 million potential users in 169 rural counties. Verizon Wireless is a subsidiary of Verizon Communications Inc., which generated revenue over \$130 billion in 2018.

RETAIL PROPERTY FOR SALE

MCDONALD'S | VERIZON MINNESOTA PORTFOLIO

Paynesville, MN & Perham, MN 56573



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