



## SINCLAIR BRANDED C-STORE

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

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## SINCLAIR BRANDED C-STORE

- 14 years remain on NNN lease, with 1% annual rent increases.
- The tenant on the lease is MN Store, LLC. They operate four Sinclair branded convenience stores located in Minnesota and Wisconsin. The Owners operate a combined total of 21 stores nationally, and have over 24 years of operation experience.
- This location was recently re-branded to Sinclair. There are 1,500 Sinclair-branded gas stations owned by independent operators in 29 US states.
- Sinclair is co-branded with McDonalds.
- Average Household Income over \$74,000 in a one mile radius.
- Located northwest of Minnesota State Highway 65, traffic counts average 19,100 vehicles per day.
- Isanti, features both the small town feel while also still being close enough to the Twin Cities (40 miles) offers best of both worlds.
- Potential 100% Depreciation in Year 1: *Please consult your tax advisor*

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### INVESTMENT SUMMARY

PRICE	\$1,793,103
CAP	7.25%
NOI	\$130,000
RENT/SF	\$21.67
PRICE/SF	\$298.85
RENT ADJUSTMENTS	
CURRENT YEAR	\$131,300*
ANNUAL RENT INCREASE	1% Annual Inc.

### LEASE INFORMATION

LEASE TYPE	NNN
LEASE TERM REMAINING	14 Years
RENEWAL OPTIONS	Four 5-Year
LEASE COMMENCEMENT	9/27/2017
LEASE EXPIRATION	9/30/2034



#### LEASE NOTES:

Net, Net, Net. No landlord responsibilities.

\*Rent amount due to adjustment on 10/1.

### PROPERTY INFORMATION

ADDRESS	412 Heritage Blvd NE Isanti, MN 55040
BUILDING SIZE	6,000 Square Feet
LOT SIZE	1.85 Acres
COUNTY	Isanti
YEAR BUILT	1989

### DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2019 POPULATION	3,256	9,072	18,079
2024 POPULATION	3,533	9,714	19,324
2019 MEDIAN HOUSEHOLD INCOME	\$63,229	\$67,710	\$69,204
2019 AVERAGE HOUSEHOLD INCOME	\$74,142	\$79,180	\$80,649

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2019 and 2024.

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ISANTI, MINNESOTA

This Sinclair C-Store is located on the northwest intersection of Minnesota State Highway 65 and Heritage Blvd in Isanti, Minnesota. Traffic counts average 19,100 vehicles daily on Minnesota State Highway 65 next to the property. The Sinclair C-Store is next to Family Dollar, area properties includes Subway, Kwik Trip, O'Reilly Auto Parts, Anytime Fitness and many more. Isanti is a city in Isanti County, Minnesota. The population is 5,251. The name Isanti is composed of two Dakota words: Isan – “knife” and Ati – “camp”, and refers to the Santee Dakota people. The Minnesota State Highway 65 and Isanti County Road 5 are the main routes in Isanti. The city has a total area of 4.85 square miles. The Rum River flows through Isanti’s western edge, this river runs for 151 miles and it is one of the six protected Wild and Scenic rivers in the Minnesota area.

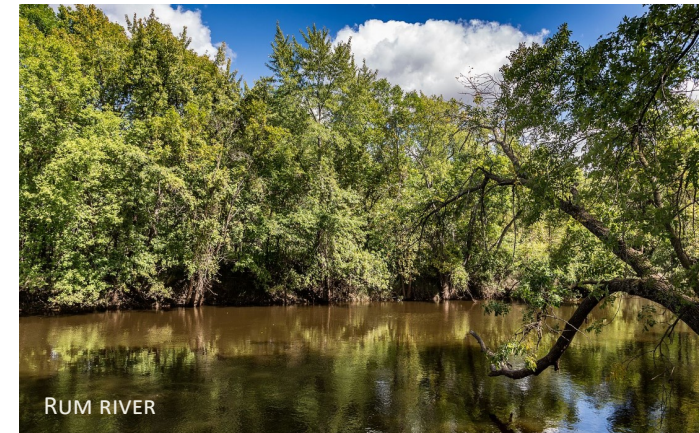
The city of Isanti envisions a park, trail and natural resource system that will not only enhance the quality of life for its current residents; but will create a system that can be easily built on in the future as Isanti continues to grow. Isanti has 179 acres of park land, recreation and natural resource areas within City limits; there are also over 29 miles of trails and walkways. Over this area there are a handful of parks, including Mattson Park, Bluebird Park, Unity Park and many more. Along with the parks there is a BMX Bike arena along with a biking and walking trail and a golf course in the heart of the town. The Sanbrook Golf Course features a par 29 executive course and full par 72 championship course. Another attraction in the area is the Junction Bowl, which offers bowling, volleyball and horseshoes. Or if you feeling like going for a nice hike the Martin’s Landing (Natural Resource Area) is located at the end of Martin’s Landing is a 19 acres area that is heavily covered with mature tree growth and gives easy access to enjoy the Rum River. Isanti features both the small town feel while also still being close enough to the Twin Cities (40 miles) offers best of both worlds.



MARTIN’S LANDING



RUM RIVER BMX ARENA



RUM RIVER

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<b>PROPERTY</b>	Sinclair Branded C-Store
<b>TENANT</b>	MN Store, LLC
<b>REVENUES</b>	Private
<b>NET WORTH</b>	Private
<b>S&amp;P RATING</b>	Not Rated



**The tenant on the lease is MN Store, LLC. The lease is personally guaranteed by all four owners.** MN Store, LLC operates four Sinclair branded convenience store locations in Minnesota and Wisconsin. The Owners operate a combined total of 21 stores nationally, and have over 24 years of operation experience.

### **About Sinclair Brand**

Way out west, where fossils are found, brontosaurus signs appear all 'round -- and they belong to The Sinclair Companies' Sinclair Oil. The iconic brontosaurus logo appears at more than 1,500 Sinclair-branded gas stations owned by independent operators in 29 US states. The company also operates two oil refineries, more than 1,100 miles of pipelines, exploration operations, and a trucking fleet. It owns a 85,000-barrels-per-day refinery in Sinclair, near Rawlins, Wyoming, and a 25,000-barrels-per-day unit in Casper, Wyoming. Sinclair Companies also owns the Grand America Hotel, the Westgate Hotel in San Diego, the Little America hotel chain, and two ski resorts (Sun Valley in Idaho and Snowbasin in Utah).

### **Geographic Reach**

Sinclair Oil markets fuel to more 400 distributors and more than 1,300 Sinclair-branded distributor-operated gas stations in 24 western and midwestern US states.

### **Sales and Marketing**

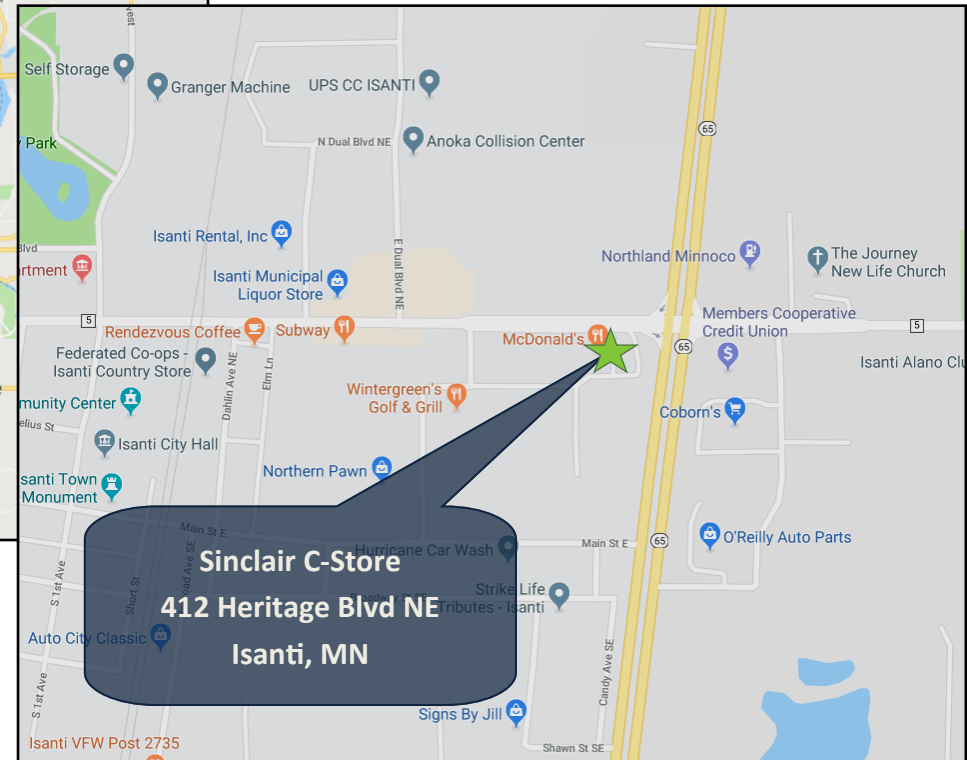
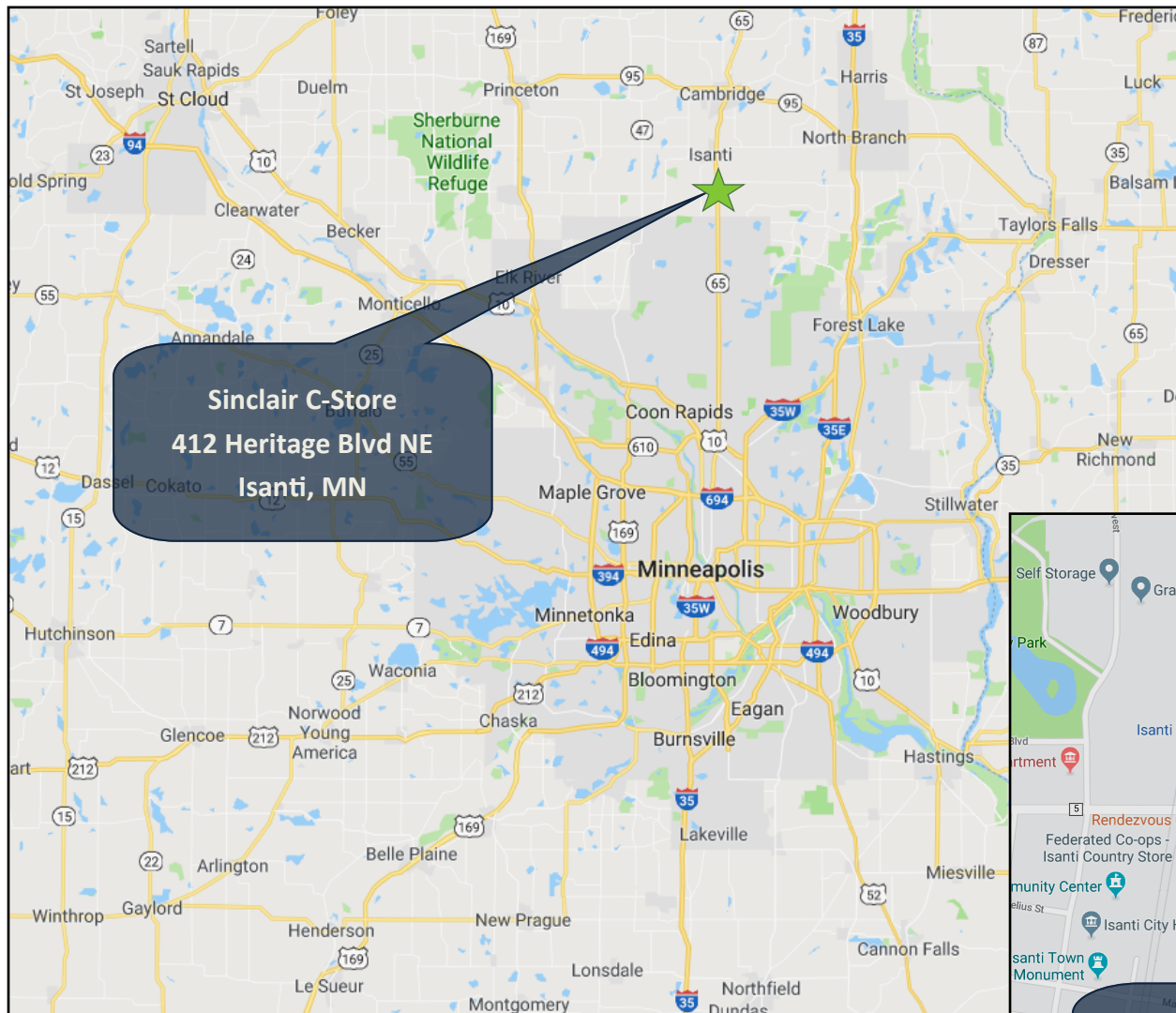
The company delivers its petroleum products via a network of trucks, railways, pipelines, Sinclair-branded gas stations, and product terminals.

### **Strategy**

Sinclair Oil plans to double the number of Sinclair stations by 2024 and be operating in most regions of the US. It is targeting growth east of the Mississippi River.

In 2016 Sinclair Oil launched DINOREWARDS, its first customer rewards program, offering consumers the opportunity to earn rewards with online purchases and convert them to discounted gas.





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## MINNESOTA MARKET HIGHLIGHTS

<b>\$5.5 Million</b>	<b>\$3.5 Million</b>	<b>11,842</b>	<b>69,200</b>	<b>\$16 Billion</b>
Minnesota Population	Minneapolis St. Paul Metro Area Population	Number of Lakes Over 10 Acres	Miles added up of River & Streams	Amount of money produced from Tourism

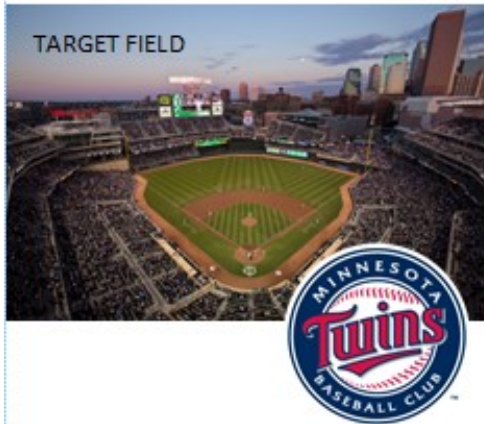
## HOME TO THE FOLLOWING 15 FORTUNE COMPANY HEADQUARTERS (2020 Revenues shown)

								
\$242.1 Billion	\$78.1 Billion	\$43.6 Billion	\$32.1 Billion	\$31.9 Billion	\$27.3 Billion	\$16.8 Billion	\$15.3 Billion	\$78.1 Billion
								
\$13.1 Billion	\$11.5 Billion	\$9.4 Billion	\$8.6 Billion	\$6.8 Billion	\$6.6 Billion			

## RANKINGS

Ranked #3 Overall Best State (2019 US News)	Ranked #2 Best States to Live In (2019 WalletHub)	Ranked #1 Friendliest State (2019 Big 7 Travel)	Minneapolis and St. Paul Ranked #1 and #2 Best Park System (2019 Trust for Public Land)	Ranked #1 Healthiest City (2011 Forbes)	Minneapolis Named Best Places to Visit (2018 WSJ)
Source:	For-	tune 500	2019	from	

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- Home to the largest continuous skyway system in the world. Connects second level of buildings 9.5 miles of pathways for a total of 80 city blocks throughout downtown Minneapolis keep us warm or cool.
- Home to 78 Minnesota Four Year Colleges and Universities of 142 Minnesota Colleges, Community College's, and Trade Schools
- University of Minnesota, University of St. Thomas, Bethel University, St. Catherine University, College of St. Scholastica, Carleton College, Macalester College, St. Olaf College, College of St. Benedict, Gustavus Adolphus College (US NEWS ranked)
- Lake Superior is the world's largest freshwater lake at the end of the St. Lawrence Seaway, which bring boats from around the world to the port of Duluth, MN.
- \$2 Billion in Economic Activity which is Generated for Minnesota by the Mall of America
- Minneapolis-St. Paul International Airport has over a 100 Gates, serves 163 Nonstop markets, 136 domestic and 27 International markets. The cost to airlines per enplaned passenger is \$6.32. MSPs 2016 estimated cost to airplanes per enplaned passenger ranks among the lowest third of large hub airports. 60% of passengers originate from Minneapolis while the other 40% of people are connecting passengers.



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### THE UPLAND ADVANTAGE

Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate, brokerage, and investment company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

### BENEFITS OF WORKING WITH UPLAND

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

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### PROVEN SUCCESS RECORD

- Completed in excess of 800 net leased sales transactions totaling over \$2.1 billion
- Combined sales experience of over 60 years
- Specialized in NNN investment market for more than 20 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

7-Eleven	Dollar General	O'Reilly Auto Parts
Advance Auto	Family Dollar	Petco
Applebee's	Gander Mountain	Sherwin Williams
Arby's	Goodwill	Starbucks
BJ's Wholesale	Jack in the Box	Taco Bell
Bridgestone/Firestone	Jiffy Lube	Tires Plus
Buffalo Wild Wings	KinderCare Learning Center	Tractor Supply
Burger King	Kohl's	Trader Joe's
Camping World	McDonald's	Valvoline
CVS Pharmacy	National Tire & Battery	Walgreens



Front L to R: Amanda Leathers, Keith Sturm, Deb Vannelli, Back L to R: Emily Marsh & Larissa Jackson