



SINCLAIR BRANDED C-STORE

23705 NE Highway 65 | East Bethel, MN | 55005

Keith A. Sturm, CCIM | 612.376.4488 | keith@upland.com

Amanda C. Leathers | 612.436.0045 | amanda@upland.com

Deborah K. Vannelli, CCIM | 612.376.4475 | deb@upland.com

50 South 6th Street | Suite 1418

Minneapolis, MN | 55402

www.nnnsales.com

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Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

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SINCLAIR BRANDED C-STORE

- 14 years remain on NNN lease, with 2% annual rent increases, and four 5-year renewal options.
- 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 Subway.
- Average Household Income of \$100,000 in a one mile radius.
- Located on Minnesota State Highway 65 with traffic counts averaging 20,400 vehicles daily in front of the property.
- East Bethel lies 30 miles north from the Minneapolis-St. Paul Metro Area.
- Potential 100% Depreciation in Year 1: *Please consult your tax advisor*

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INVESTMENT SUMMARY

PRICE	\$2,329,655
CAP	7.25%
NOI	\$168,900
RENT/SF	\$47.11
PRICE/SF	\$649.83
RENT ADJUSTMENTS	
CURRENT YEAR:	\$168,900
ANNUAL RENT	2% Annual Inc.

LEASE INFORMATION

LEASE TYPE	NNN
LEASE TERM REMAINING	14 Years
RENEWAL OPTIONS	Four 5- year
LEASE COMMENCEMENT	9/01/2017
LEASE EXPIRATION	8/31/2034



LEASE NOTES:

Net, Net, Net. No landlord responsibilities.

PROPERTY INFORMATION

ADDRESS	23705 NE HWY 65, East Bethel, MN
BUILDING SIZE	3,585 Square Feet
LOT SIZE	1.64 Acres
COUNTY	Anoka
YEAR BUILT	1996

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2019 POPULATION	1,109	5,297	13,097
2024 POPULATION	1,171	5,540	13,585
2019 MEDIAN HOUSEHOLD INCOME	\$98,412	\$91,788	\$89,004
2019 AVERAGE HOUSEHOLD INCOME	\$102,748	\$100,054	\$100,269

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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PROPERTY	Sinclair Branded C-Store
TENANT	MN Store, LLC
REVENUES	Private
NET WORTH	Private
S&P RATING	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 1,300 Sinclair-branded gas stations owned by independent operators in 24 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.

CARLOS AVERY STATE WILDLIFE MANAGEMENT AREA



This Sinclair Banded Convenience Store is located at the intersection of MN Highway 65 and 237th Avenue Northeast in a neighborhood called Coopers Corner in East Bethel, MN. Traffic counts average 20,400 vehicles daily on Highway 65, and another 3,900 vehicles daily on 237th Avenue Northeast. Sinclair is adjacent to Coopers Corner Liquor and across from St. Andrew Lutheran Church. Other area properties include Cemstone, GreyStone Mobile Home Park, Natco Trasmmission, Oak Ridge Auto Body, Tek Steel Fabricators, and more.

East Bethel is home to approximately 11,607 residents and offers a unique and very livable location for families who prefer the small town lifestyle. It provides the best of both worlds, convenience to a Metropolitan area and adequate separation to be a semi-rural community. It covers a land area of 47.97 square miles. East Bethel has 12 lakes covering 2,028 acres, including Coon Lake, the largest lake in Anoka County. They have 15 City parks, and public reserves that include Sandhill Crane Natural Area, Helen Allison Savanna, Gordie Mikkelson WMA and the Cedar Creek Ecosystem and Scientific Reserve. It also has two community centers, one indoor ice rink and one outdoor ice rink and one DNR Boat Launch

on Coon Lake. With two golf courses, Hidden Haven and Viking Meadows, one disc golf course, a shooting range and hunting, fishing, and snowmobiling opportunities, there are always recreational amenities to experience. East Bethel is 30 miles north of Minneapolis.

East Bethel lies 30 miles north from the Twin-cities Metro Area. Known as the Twin-Cities, the Minneapolis-St. Paul MSA is the 16th largest metropolitan area in the U.S., with approximately 3.4 million residents. The Twin Cities metro area is home to 19 Fortune 500 companies, including Target, 3M, Medtronic, General Mills, Xcel Energy, Ameriprise Financial, and Land O' Lakes. There are also many large private companies, including Cargill and Schwan Foods. Minneapolis and St. Paul are home to many professional sports teams, which draws fans from across the Midwest region. The metro area is also home to many institutions of higher education, most notably the University of Minnesota, which has a current enrollment over 51,000 students, making it one of the top 10 largest universities in the country.



JOHN ANDERSON MEMORIAL PARK

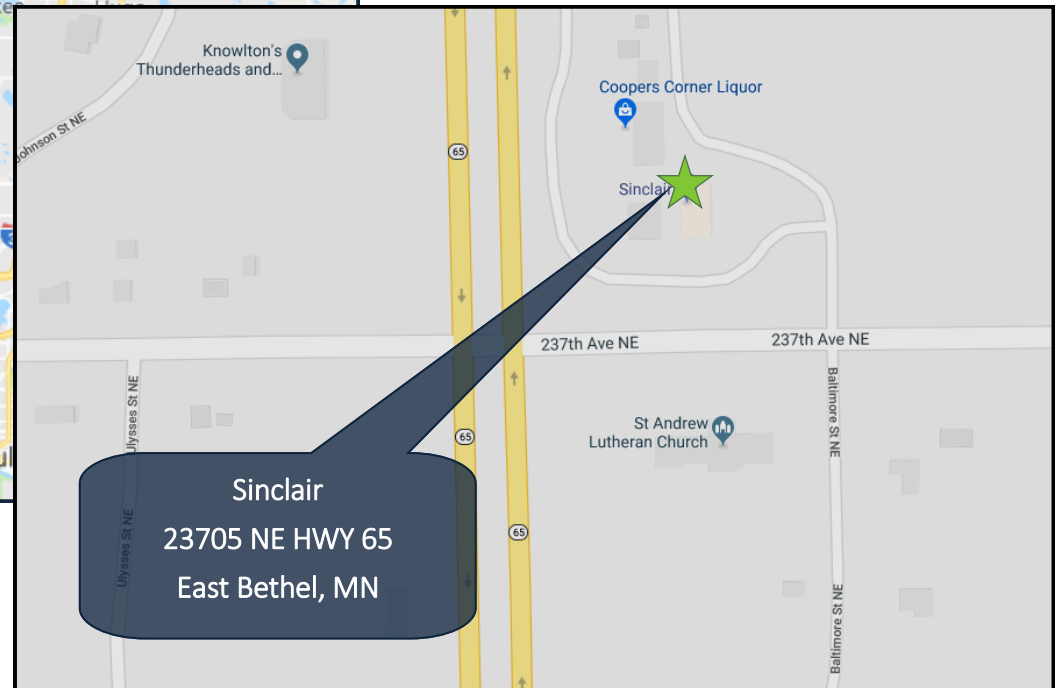
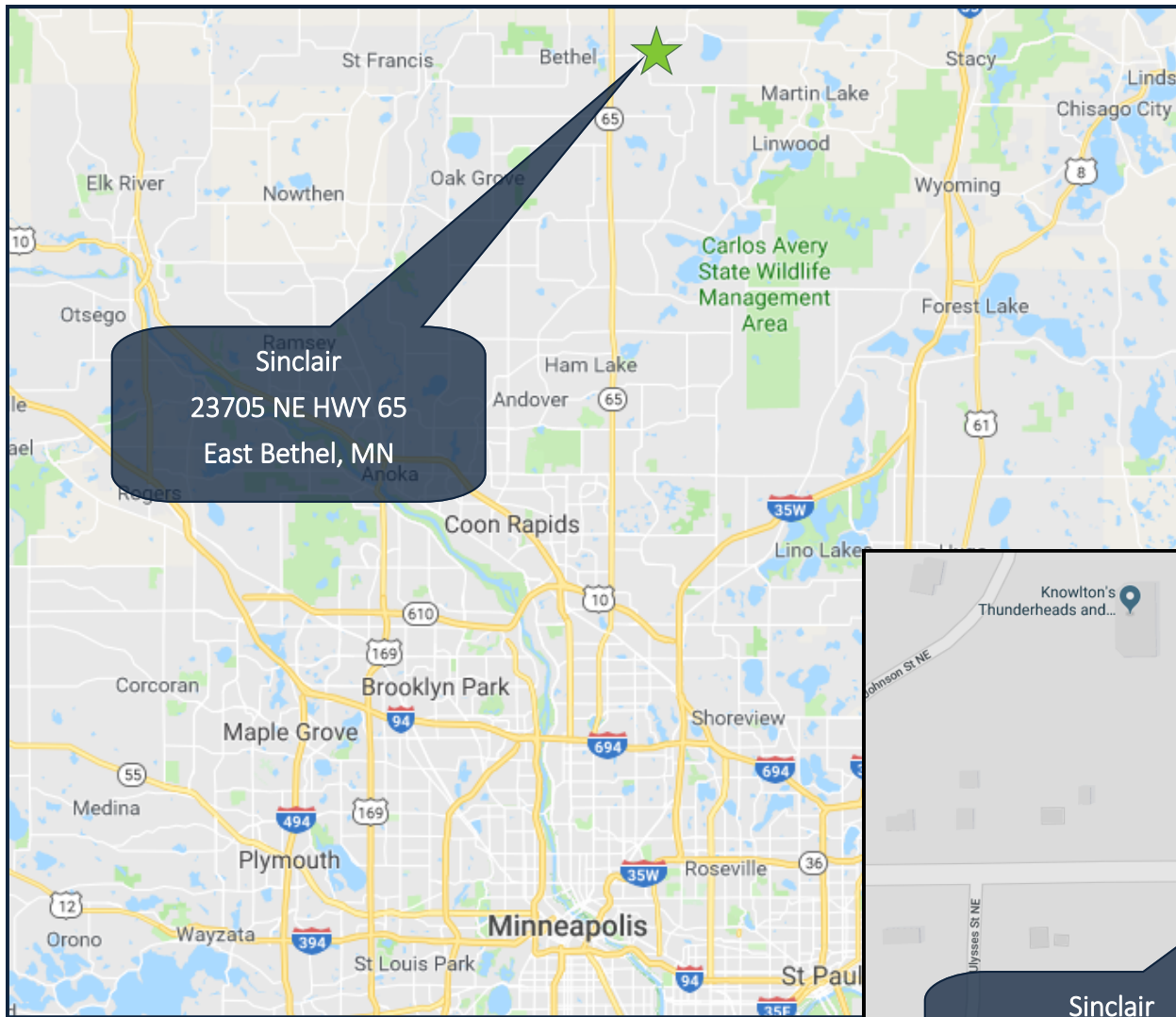


EAST BETHEL COMMUNITY SCHOOL



FISH LAKE TRAIL

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MINNESOTA MARKET HIGHLIGHTS

\$5.5 Million	\$3.5 Million	11,842	69,200	\$16 Billion
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

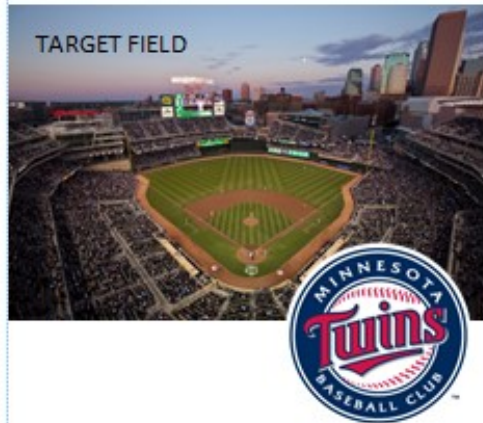
HOME TO THE FOLLOWING 15 FORTUNE COMPANY HEADQUARTERS (2020 Revenues shown)

								
\$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)
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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 700 net leased sales transactions totaling over \$1.85 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
Advance Auto
Applebee's
Arby's
BJ's Wholesale
Bridgestone/Firestone
Buffalo Wild Wings
Burger King
Camping World
CVS Pharmacy

Dollar General
Family Dollar
Gander Mountain
Goodwill
Jack in the Box
Jiffy Lube
KinderCare Learning Center
Kohl's
McDonald's
National Tire & Battery

O'Reilly Auto Parts
Petco
Sherwin Williams
Starbucks
Taco Bell
Tires Plus
Tractor Supply
Trader Joe's
Valvoline
Walgreens



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