



SINCLAIR BRANDED C-STORE

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As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

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.

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, and four 5-year renewal options.
- Potential 100% Depreciation in Year 1: *Please consult your tax advisor*
- 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.
- Average Household Income over \$75,000 within a 10 mile radius.
- Located on Main Street North with traffic counts averaging 4,900 vehicles daily in front of the property.

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INVESTMENT SUMMARY

PRICE	\$2,724,138
CAP	7.25%
NOI	\$197,500
RENT/SF	\$68.91
PRICE/SF	\$950.50
RENT ADJUSTMENTS	
CURRENT YEAR	\$199,475*
ANNUAL RENT INCREASE	1% Annual Inc.

LEASE INFORMATION

LEASE TYPE	NNN
LEASE TERM REMAINING	14 Years
RENEWAL OPTIONS	Four 5-Year
RENT 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	209 Main Street N Braham, MN 55006
BUILDING SIZE	2,866 Square Feet
LOT SIZE	0.75 Acres
COUNTY	Isanti
YEAR BUILT	1986

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	10-MILE RADIUS	15-MILE RADIUS
2019 POPULATION	1,746	14,425	51,999
2024 POPULATION	1,783	14,729	53,907
2019 MEDIAN HOUSEHOLD INCOME	\$51,059	\$63,718	\$57,937
2019 AVERAGE HOUSEHOLD INCOME	\$59,357	\$76,196	\$72,707

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 1,500 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 1,500 Sinclair-branded distributor-operated gas stations in 29 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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DENNIS FRANSDEN COUNTY PARK

This Sinclair Branded Convenience Store is located on Main Avenue North in Braham, Minnesota. Traffic counts average 4,900 vehicles daily on Main Avenue South. Sinclair is across the street from Home Town Liquor Store, and one block north of Central Drive with retailers Subway, Braham Lane’s, Braham Custom Meat & Retail, Tusen Tack, Frandsen Bank & Trust, Mike’s Discount Foods, USPS, and more. Sinclair is one block south of East Central Energy, and less than a mile north of Braham Area High School. Braham is a city in Isanti and Kanabec counties in Minnesota. Braham is located 12 miles north of Cambridge, 15 miles southwest of Pine City, 16 miles south-southeast of Mora, and 12 miles west of Rush City. Braham is the homemade pie capital of Minnesota.

Life in Braham is casual, friendly, and quiet, a small town setting to anyone who would like a peaceful getaway, located along State Highway 107. The city is home to many parks. Hidden Park in northeast Braham is a quiet park set among mighty oaks. Freedom Park, on Hwy 107, holds a 1925 gazebo/bandstand, picnic tables, and a picnic shelter. The Rose Garden. The newest parks are Northwest Park and Pleasantview Recreation area. Northwest Park offers skateboard equipment and a playground. Pleasantview Recreation area offers walking, hiking, biking, and cross country ski trails. According to the United States Census Bureau, the city has a total area of 1.62 square miles, .01 square miles of that is water.

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Braham lies 55 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.



BRAHAM EVENT CENTER

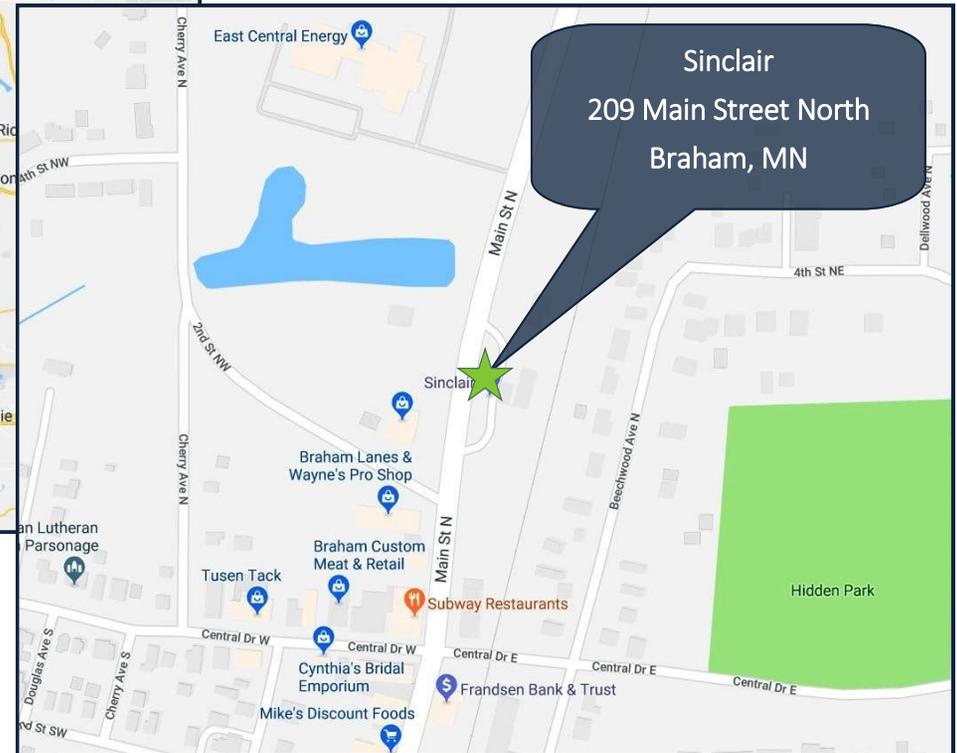
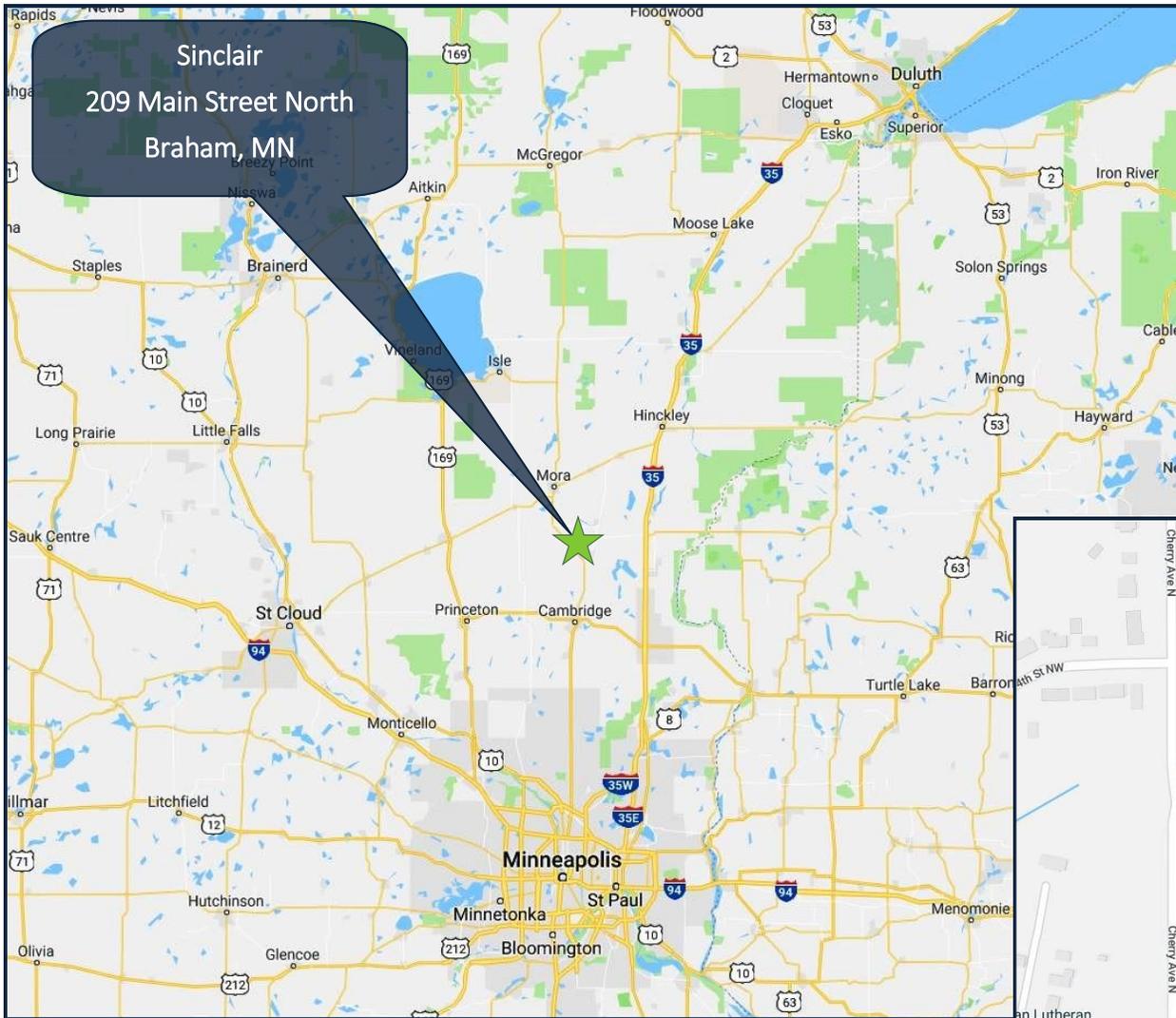


BRAHAM AREA HIGH SCHOOL



HIDDEN PARK

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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 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



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