



SINCLAIR BRANDED C-STORE

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The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

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.

By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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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.
- 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 1,300 Sinclair-branded gas stations owned by independent operators in 24 US states.
- Located on Highway 70, the main traffic corridor, with traffic counts averaging 5,000 vehicles daily in front of the property.
- Sinclair is located in the middle of town, on the main traffic Corridor. It is less than a half mile from the Burnett Medical Center.
- Grantsburg is located about 78 miles northeast of the Minneapolis– St. Paul Metro Area.
- Potential 100% Depreciation in Year 1: *Please consult your tax advisor*

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INVESTMENT SUMMARY

PRICE	\$2,352,952
CAP	7.25%
NOI	\$168,900
RENT/SF	\$38.95
PRICE/SF	\$537.28
RENT ADJUSTMENTS	
CURRENT YEAR	\$170,589*
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	108 W State Highway 70 Grantsburg, WI 54840
BUILDING SIZE	4,336 Square Feet
LOT SIZE	1.23 Acres
COUNTY	Burnett County
YEAR BUILT	1998

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2019 POPULATION	1,108	2,298	3,157
2024 POPULATION	1,101	2,291	3,146
2019 MEDIAN HOUSEHOLD INCOME	\$38,251	\$42,126	\$45,684
2019 AVERAGE HOUSEHOLD INCOME	\$52,780	\$56,293	\$59,263

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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VILLAGE OF GRANTSBURG



This Sinclair Branded Convenience Store is located on the northwest intersection of Wisconsin Highway 70 and South Pine Street in Grantsburg, Wisconsin. Traffic counts average 5,000 vehicles daily 5,000 on Highway 70 in front of the property. Sinclair is adjacent Subway. Area properties include Drive In Restaurant, Kozy Kitchen, Grantsburg Hockey Rink, Dollar General, Family Dollar, T-Dawgs Bar and Grill, Grantsburg Golf Course, O'Reilly Auto Parts, Grantsburg Discount Foods, and many more. BP is less than a half mile from the Burnett Medical Center, and one half mile from Grantsburg High School.

Grantsburg is known as the "Gateway to Crex Meadows". Crex Meadows is the largest wildlife area in Wisconsin. Grantsburg is also an access point to the St. Croix National Scenic Riverway which provides over two hundred miles of pristine, picturesque river setting. In addition to the scenic beauty that encompasses the community, Grantsburg is the manufacturing center of Burnett County (one mile north of subject property). Grantsburg features easy access to

Minneapolis/St Paul (74 miles south), small town charm, and a friendly relaxing atmosphere. Grantsburg lies 78 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.

CREX MEADOWS VISITORS CENTER



BURNETT COUNTY ABSTRACT BUILDING



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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 1,300 Sinclair-branded distributor-operated gas stations in 24 western and midwestern US states.

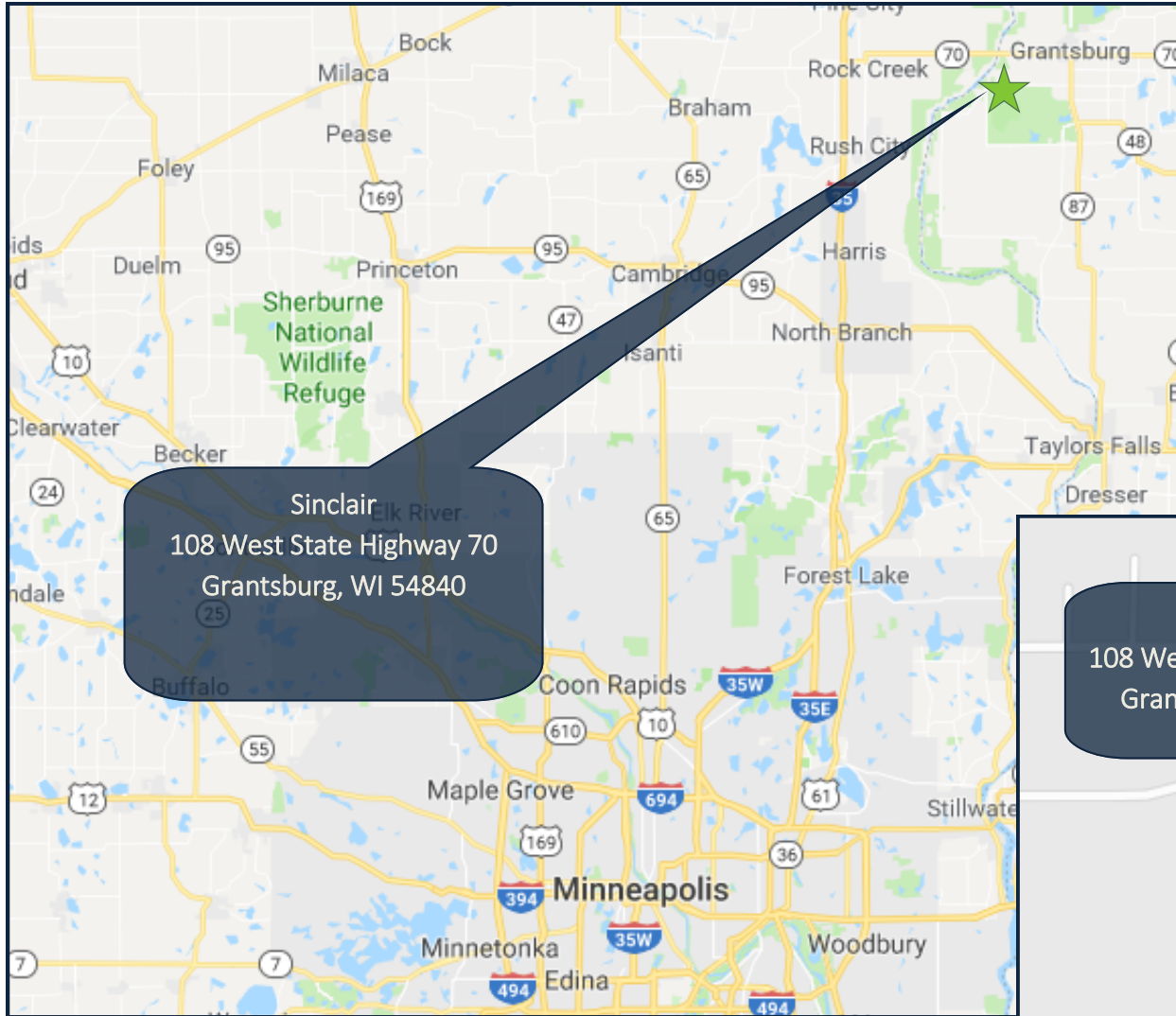
Sales and Marketing

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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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