

UPLAND

REAL ESTATE GROUP, INC.



BIG O TIRES

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Look Upland. Where Properties & People Unite!

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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.

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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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- This Big O Tires is exceptionally located at the entrance to Highland Bridge, a 135 acre redevelopment project along the Mississippi River which will consist of 3,800 residences, 150,000 SF of retail space, 265,000 SF of office space, four parks, two ball fields and three civic gathering areas.
- Big O Tires is in Highland Park, Minnesota on the corner of Ford Parkway and Cretin Avenue. Excellent demographics with an average household income of \$144,578 within a 1-mile radius and population of 130,050 within a 3-mile radius. The traffic count on Ford Parkway is 18,900 vehicles per day while Cretin Ave averages 7,300 vehicles daily.
- Big O Tires has a NNN lease with a lease expiration date of 9/30/2025 and three 5-year renewal options. Rent increases every 5 years with greater of 10% or CPI capped at 12%.
- Corporate guaranty from TBC Corp., with 2,383 locations.
- Saint Paul was ranked #27 in “150 Best Places to Live in the U.S. in 2021-2022” by U.S. News.

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INVESTMENT SUMMARY

PRICE	\$2,500,000
CAP	4.88%
NOI	\$122,000
RENT/SF	\$31.34
PRICE/SF	\$642.17
RENT ADJUSTMENTS	
YEARS 11-15:	\$122,000

LEASE INFORMATION

LEASE TYPE	NNN
RENT COMMENCEMENT	10/1/2010
LEASE EXPIRATION	9/30/2025
RENEWAL OPTIONS	Three 5-Year with rent increases greater of 10% or CPI capped at 12%



LEASE NOTES:

Rent increases every 5 years at the greater of 10% or CPI capped at 12%.
Tenant has 30 day Right of First Refusal.

PROPERTY INFORMATION

ADDRESS	2185 Ford Pkwy St. Paul, MN 55116
BUILDING SIZE	3,893 SQ. FT.
LOT SIZE	0.35 Acres
COUNTY	Ramsey
YEAR BUILT	1968

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2021 POPULATION	15,893	130,050	391,921
2026 POPULATION	17,294	135,866	410,627
2021 MEDIAN HOUSEHOLD INCOME	\$89,182	\$80,497	\$68,615
2021 AVERAGE HOUSEHOLD INCOME	\$144,578	\$104,377	\$93,596

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2021 and 2026.

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HIGHLAND *Bridge*

- 3,800 Residences—20% of which are affordable housing
- 150,000 SF of Retail Space
- 265,000 SF of Office Space
- 55+ Acres of Open Space—a civic square, civic plaza, new parks and two little league fields

Ford Parkway 18,900 VPD

Cretin Ave S

New Perspective
SENIOR LIVING

Firestone

petco

bakers square

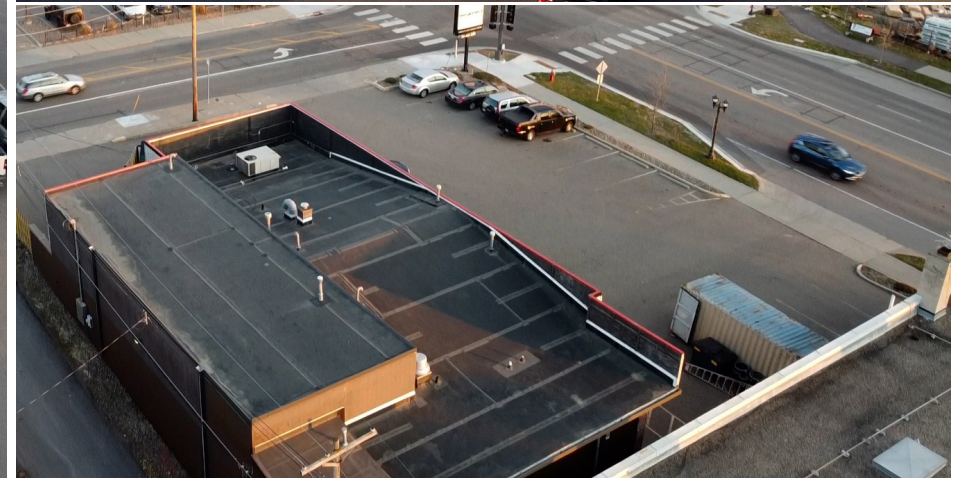
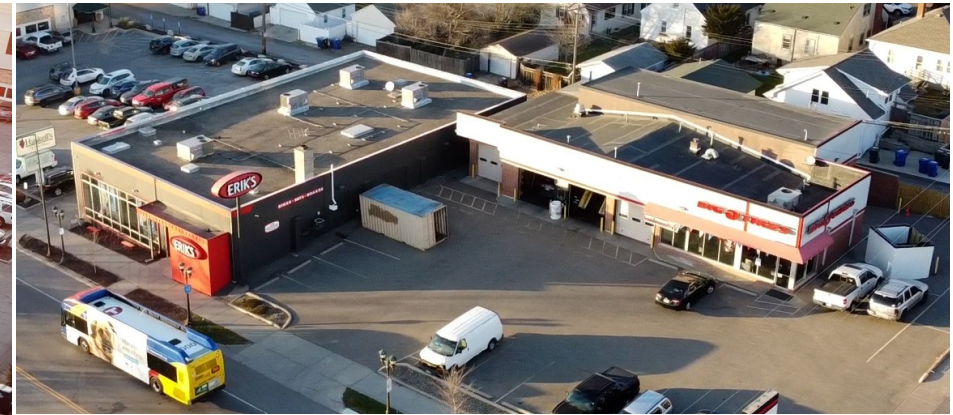
Haskell's
The Wine People!

ERIK'S

BIG O
TIRES



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KEY

- ROWHOMES
- CUSTOM HOMES
- AFFORDABLE HOUSING
- APARTMENT COMMUNITIES
- SENIOR LIVING
- CONDOS
- OFFICE SPACE
- PARKS & CIVIC SPACES
- BALLFIELDS

Big O Tires has an excellent location at the entrance to Highland Bridge on the corner of Ford Parkway and Cretin Avenue.

Excellent redevelopment opportunity if or when Big O Tires does not renew its lease.

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HIGHLAND *Bridge*

Sitting on 135 acres in one of the Twin Cities' most charming and classic neighborhoods, Highland Bridge is a redevelopment project unlike you have ever seen. Threading St. Paul's history with the version that exists today to the vision of where St. Paul is going, Highland Bridge takes a sustainable and innovative approach to urban living; while keeping the cornerstones of Minnesota's capital city at close reach. The Highland Bridge redevelopment project features:

- **3,800 Residences**—20% of which are affordable housing
- **150,000 SF of Retail Space**
- **265,000 SF of Office Space**
- **55+ Acres of Open Space**—a civic square, civic plaza, new parks and two little league fields

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Highland Bridge has 3,800 residences consisting of affordable housing, rowhomes, apartment communities, custom homes, senior living and condos. An early priority of the master plan, 20% of all housing in Highland Bridge will be affordable housing. Partners PPL, CommonBond Communities and Habitat for Humanity will provide both rental and ownership options. Affordable housing will be integrated throughout the diverse community, welcoming all to Highland Park.

Lunds & Byerlys will operate a full-service grocery store in the Highland Bridge development, opening in 2022. The new 51,000-square-foot grocery store will feature the best of what Lunds & Byerlys has to offer, including an extensive selection of prepared foods, specialty products and exceptional customer service. The new Lunds & Byerlys store will include two levels of covered parking and anchor the first large mixed-use project at Highland Bridge, which will also include 230 apartment units.

Highland Bridge is home to 55 acres of public and open space (over 40% of the site). This site features ten miles of pedestrian and bike plans, four new public parks (Gateway Park, Assembly Union Park, Uñči Makħa Park, and Míča Park), three new civic gathering areas, and Highland Ball Fields(5.15 acres).

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LOCATED 1.5 MILES FROM BIG O TIRES

ENROLLMENT OF 10,000+ UNDERGRAD & GRAD



LOCATED 0.7 MILES FROM BIG O TIRES

ENROLLMENT OF 3,900+ UNDERGRAD & GRAD



LOCATED 4.4 MILES FROM BIG O TIRES

ENROLLMENT OF 52,000+ UNDERGRAD & GRAD



LOCATED 2.5 MILES FROM BIG O TIRES

ENROLLMENT OF 2,000+ UNDERGRAD & GRAD



LOCATED 3.7 MILES FROM BIG O TIRES

ENROLLMENT OF 5,000+ UNDERGRAD & GRAD



LOCATED 4.7 MILES FROM BIG O TIRES

ENROLLMENT OF 2,900+ UNDERGRAD & GRAD

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PROPERTY	Big O Tires
TENANT	TBC Corporation
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-rated

BIG O TIRES

Big O Tires

Big O Tires is one of North America's largest retail tire franchisors, with more than 450 independently-owned and operated locations in 25 states, providing customers with a broad range of automotive services in addition to quality tires, wheels, and accessories. Big O Tires has become an industry role model admired for its innovative approach to franchising and unmatched customer loyalty ratings.

In 1996, Big O Tires joined forces with one of the largest and most respected tire marketers in the nation when it became part of the TBC Corporation, one of North America's largest marketers of automotive replacement tires. Through worldwide operations spanning wholesale, retail, and franchise, TBC provides customers best-in-class brands and automotive maintenance and repair services with the underlying mission to exceed customer expectations. Big O Tires carries brands including Big O Tires, Nitto, Nankang, Continental, Michelin Tires, General Tire, Dunlop, Sumitoma Tires, Goodyear, Coopertires, Hankook and more.

TBC Corporation [Guarantor]

Prior to April of 2018, TBC Corp. was a subsidiary of Sumitomo Corporation of America (SCOA). TBC operated 2,383 retail locations consisting of 728 Company operated units and 12,655 franchised units. In April of 2018, SCOA formed a joint venture with Michelin North America (MNA) whereby SCOA contributed TBC Corporation for 50% interest in the new joint venture known as TBC Holdings, LLC. MNA contributed Tire Centers, LLC, its wholesale company, and cash for its 50% interest in the joint venture. Accordingly, TBC is now owned 50% by MNA.



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DOWNTOWN ST. PAUL

This Big O Tires property is exceptionally well located on the corner of Ford Pkwy and Cretin Ave. Traffic counts in front of the property on Ford Pkwy average 18,900 vehicles per day while Cretin Ave sees 7,300 vehicles daily. It also is located at the entrance to Highland Bridge, a 135 acre redevelopment project consisting of 3,800 residences, 150,000 SF of retail space, 265,000 SF of office space and 55+ acres of open /civic space. Additional properties in the nearby area include: ERIK's Bike Board Ski, LifeTime Fitness, Caribou Coffee, Noodles and Company, Walgreens, Chipotle, and many more.

Highland Park is Saint Paul's little slice of small town within a big city. It lies along the Mississippi River between Minneapolis and Saint Paul. Living in Highland offers residents an urban feel; there are several restaurants, bars, coffee shops, parks, and bike paths. It is close to both cities but not downtown. Highland is home to a wide variety of amenities including play areas, picnic areas, the Highland Park Aquatic Center, Highland National (18 Hole) Golf Course, and much more.

Life in Saint Paul, the Minnesota State Capital, flows deep with tradition, wide with talent and diversity, and strong with economic and cultural vitality. It is a thriving commercial center and home to Fortune 500 company headquarters, large regional enterprises and countless small businesses and professional firms. As of 2020, Saint Paul is the 11th-most populous city in the Midwest and 63rd-largest city in the United States. The city is known for the Xcel Energy Center which is regarded as one of the finest arenas in the world. The one-of-a kind, multi-purpose facility is home to more than 150 sporting and entertainment events and draws approximately 1.7 million visitors each year. In 2019, the Allianz Field, a 19,600-seat stadium, was completed. The new home of Major League Soccer's Minnesota United, Allianz field boasts the latest in amenities and technology while being sustainably-designed to minimize environmental impact and energy uses. The 360-degree canopy over the bowl protects fans and players from elements, reduces light and noise from spilling into the neighborhood, and creates an intimate and intimidating home pitch atmosphere. The building is designed to be a soccer-first facility while also hosting events year round. One of Allianz Field's most welcoming expansive spaces is a 28,000-square-foot Great Lawn situated to the north. The green spaces invites the public in year-round lush Kentucky Bluegrass and a variety of native trees.



HIGHLAND PARK NATIONAL GOLF COURSE

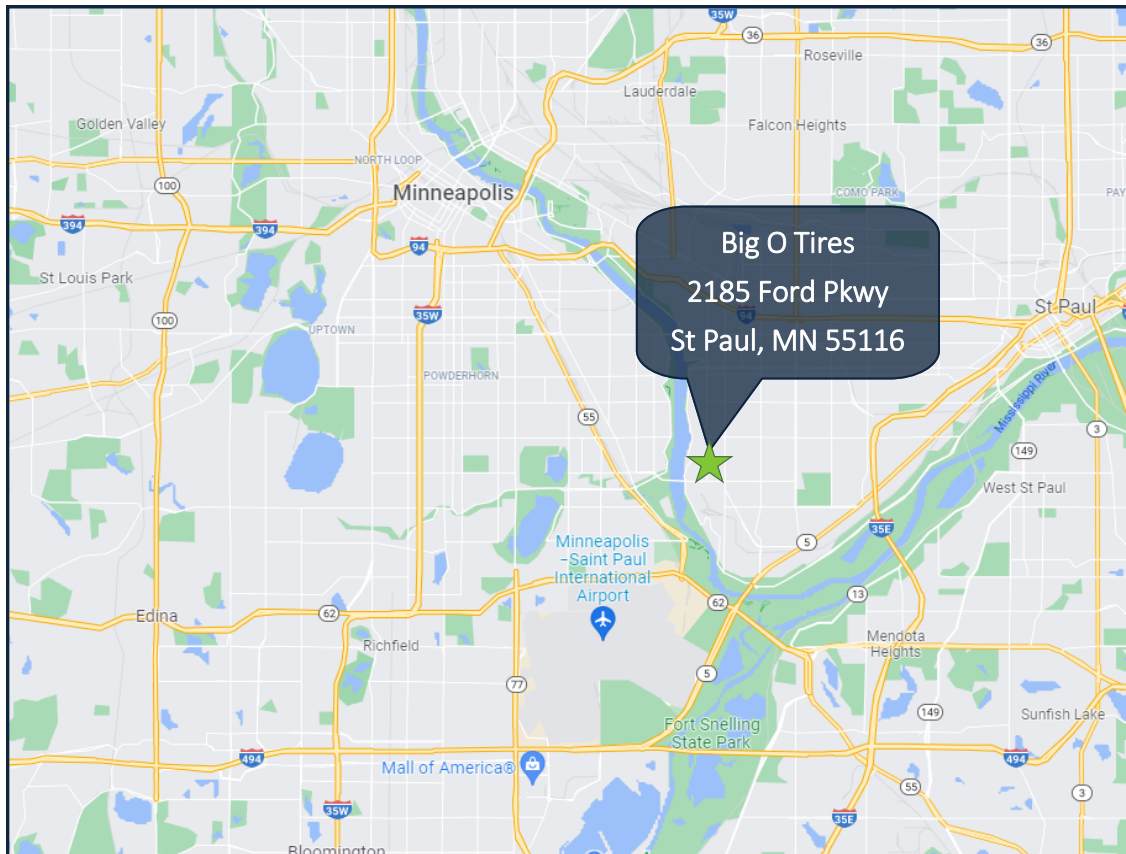


XCEL ENERGY CENTER



ALLIANZ FIELD

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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

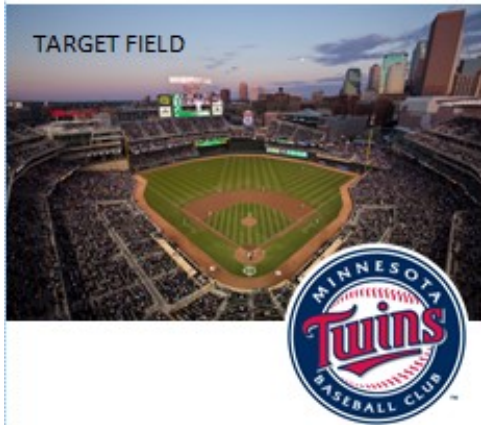
HOME TO THE FOLLOWING 15 FORTUNE COMPANY HEADQUARTERS (2020 Revenues shown)

								
\$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

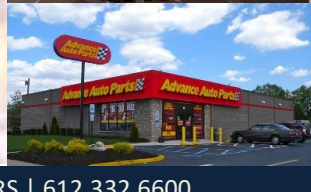
Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate, brokerage, and investment company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service"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

www.nnnsales.com



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