



VERIZON

930 Frontenac Drive - Winona, MN 55987

In Cooperation With ParaSell, Inc. , A Licensed Minnesota Broker - Lic. #40685007
BoR: Scott Reid - Lic. MN #40685007

www.SIGnnn.com

VERIZON - WINONA, MN

EXCLUSIVELY MARKETED BY

EVAN BEESON

IL #475182760
773.352.8784 | DIRECT
evan@SIGnnn.com

SCOTT REID

MN #40685007
949.942.6585 | DIRECT
scott@parasellinc.com

In Cooperation With ParaSell, Inc. , A Licensed Minnesota Broker - Lic. #40685007
BoR: Scott Reid - Lic. MN #40685007

TABLE OF CONTENTS

1 INVESTMENT OVERVIEW

- 5 Executive Summary
- 6 Investment Highlights

2 LEASE ABSTRACT

- 8 Lease Summary

3 PROPERTY INFORMATION

- 10 Location Map
- 11 Property Images
- 12 Aerial Map
- 13 Aerial Map
- 14 Demographics Map & Report

4 AREA OVERVIEW

- 16 City Overview

5 TENANT OVERVIEW

- 18 Tenant Profile
- 19 Capital Markets
- 20 Confidentiality Agreement

CONFIDENTIALITY & DISCLAIMER

© 2024 Sands Investment Group (SIG) and ParaSell. The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. SIG and ParaSell do not doubt its accuracy; however, SIG and ParaSell make no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. SIG and ParaSell encourage all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.



SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the 3,000 SF Verizon Located at 930 Frontenac Drive in Winona, MN. Verizon Recently Signed a Brand New 5-Year Extension, Demonstrating Their Commitment to the Site and This Deal Has a Corporate Guaranteed Lease From Verizon Wireless (NYSE: VZ), Providing For a Unique Investment.

Sale Price

\$1,564,000

OFFERING SUMMARY

Cap Rate:	7.00%
NOI:	\$109,500
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	930 Frontenac Drive
City, State, Zip:	Winona, MN 55987
County:	Winona
Building Size:	3,000 SF



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- Verizon Recently Signed a Brand New 5-Year Extension, Demonstrating Their Commitment to the Site
- Investment Grade Credit: Corporate Guaranteed Lease From Verizon Wireless (NYSE: VZ); Verizon Has Over 2,300 Retail Locations Worldwide
- Dense Retail Corridor: Walmart Supercenter, Target, Menards, Walgreens, Aspen Dental, Qdoba, Among Many Others
- Close Proximity: Winona Health, a 400,000 Square Foot Hospital; the Medical Campus Has 90 Active Physicians, 49 Beds, an 80 Unit Nursing Home and 80 Assisted Living Units
- Nearby Universities: Winona State University (6,200 Students) and Saint Mary's University Winona Campus (4,000 Students)



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

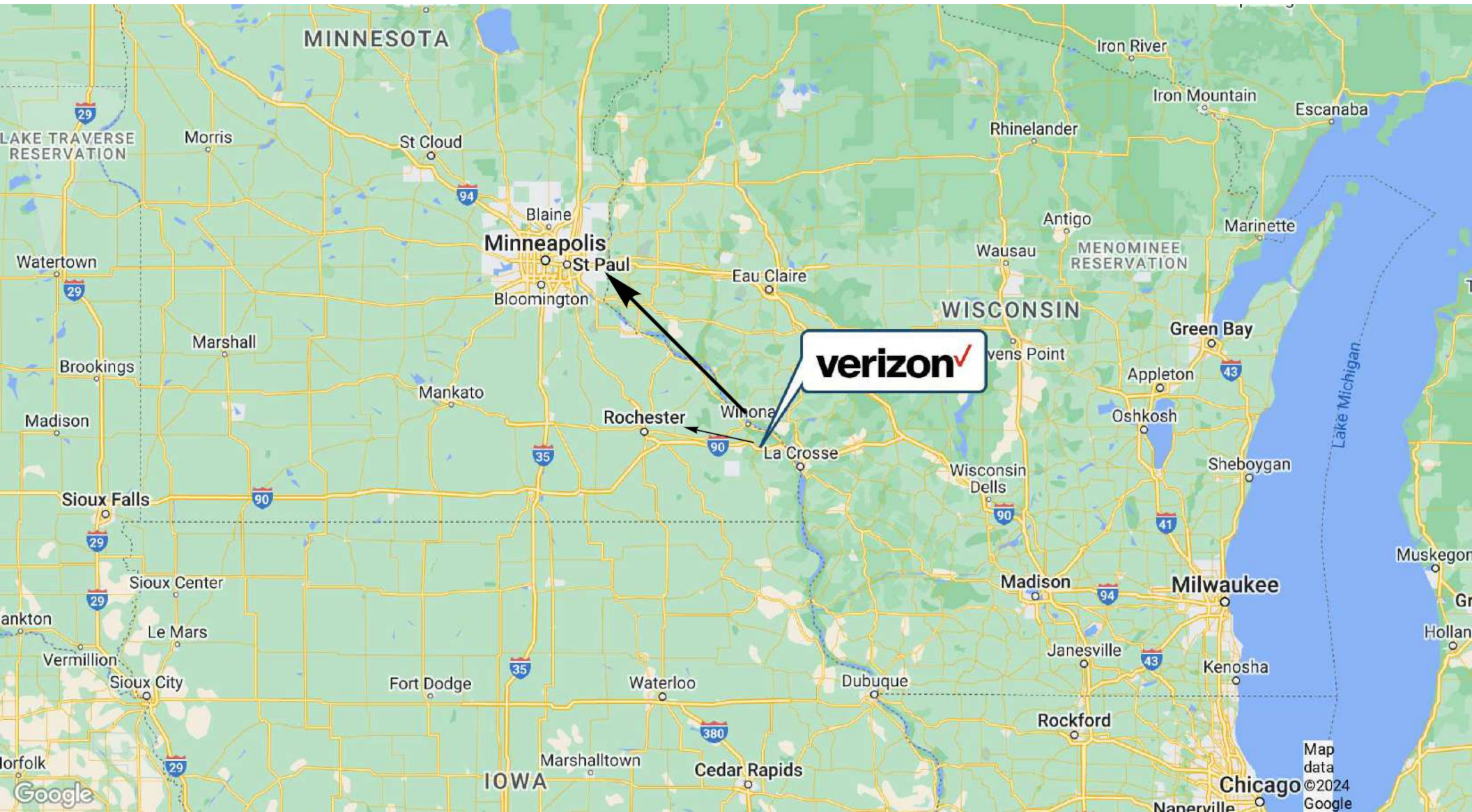
Tenant:	Verizon Wireless
Premises:	3,000 SF
Base Rent:	\$109,500
Rent Per SF:	\$36.50
Rent Commencement:	12/01/2012
Lease Expiration:	12/01/2029
Lease Term:	~5 Years Remaining
Renewal Options:	1 x 5 Year Option
Rent Increases:	12% in the Option Period
Lease Type:	Double Net (NN)
Use:	Big Box Other
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility Up To \$1,500
Roof & Structure:	Tenant's Responsibility Up To \$1,500
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	No
Guarantor:	Corporate



SECTION 3

PROPERTY INFORMATION

LOCATION MAP



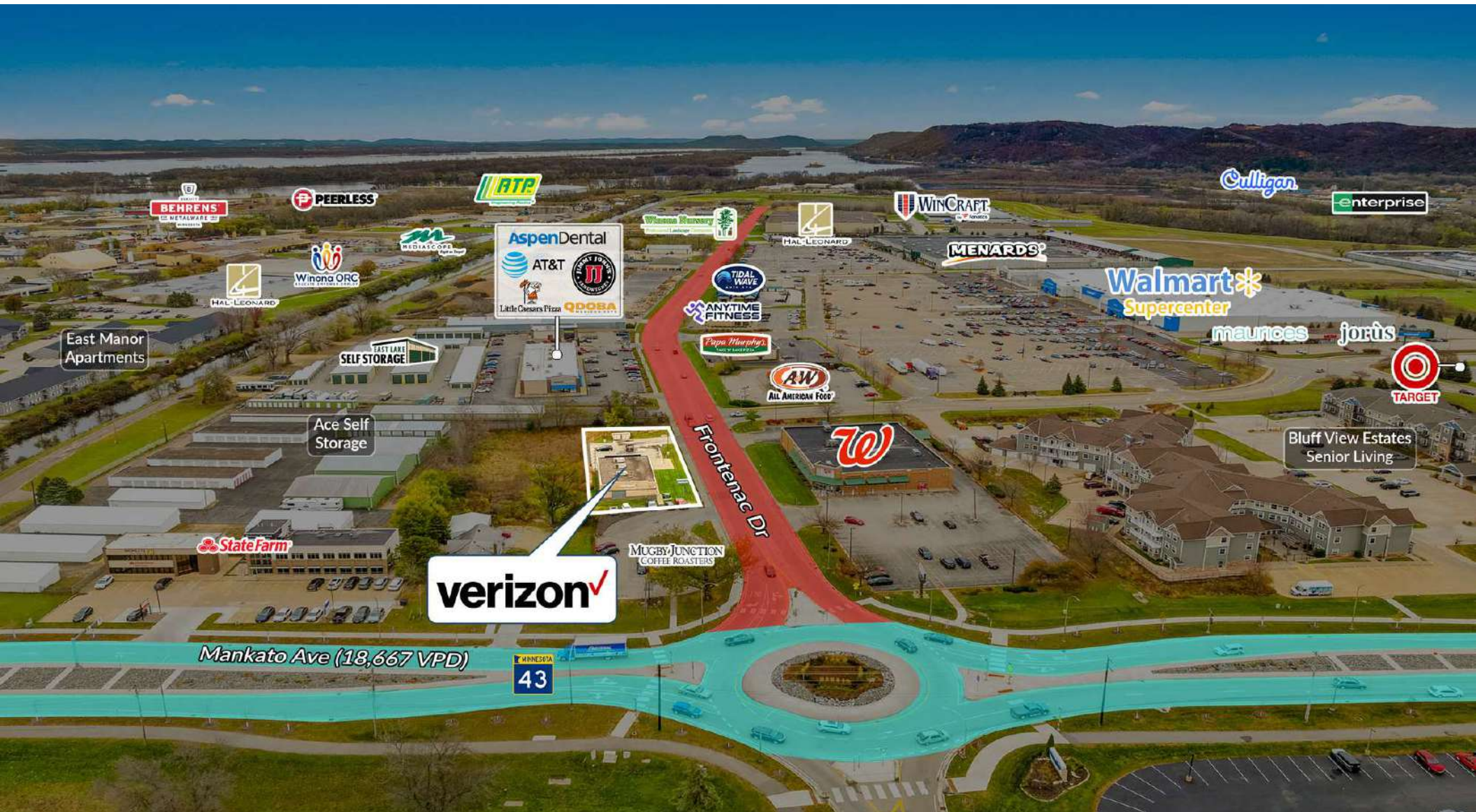
PROPERTY IMAGES



AERIAL MAP



AERIAL MAP

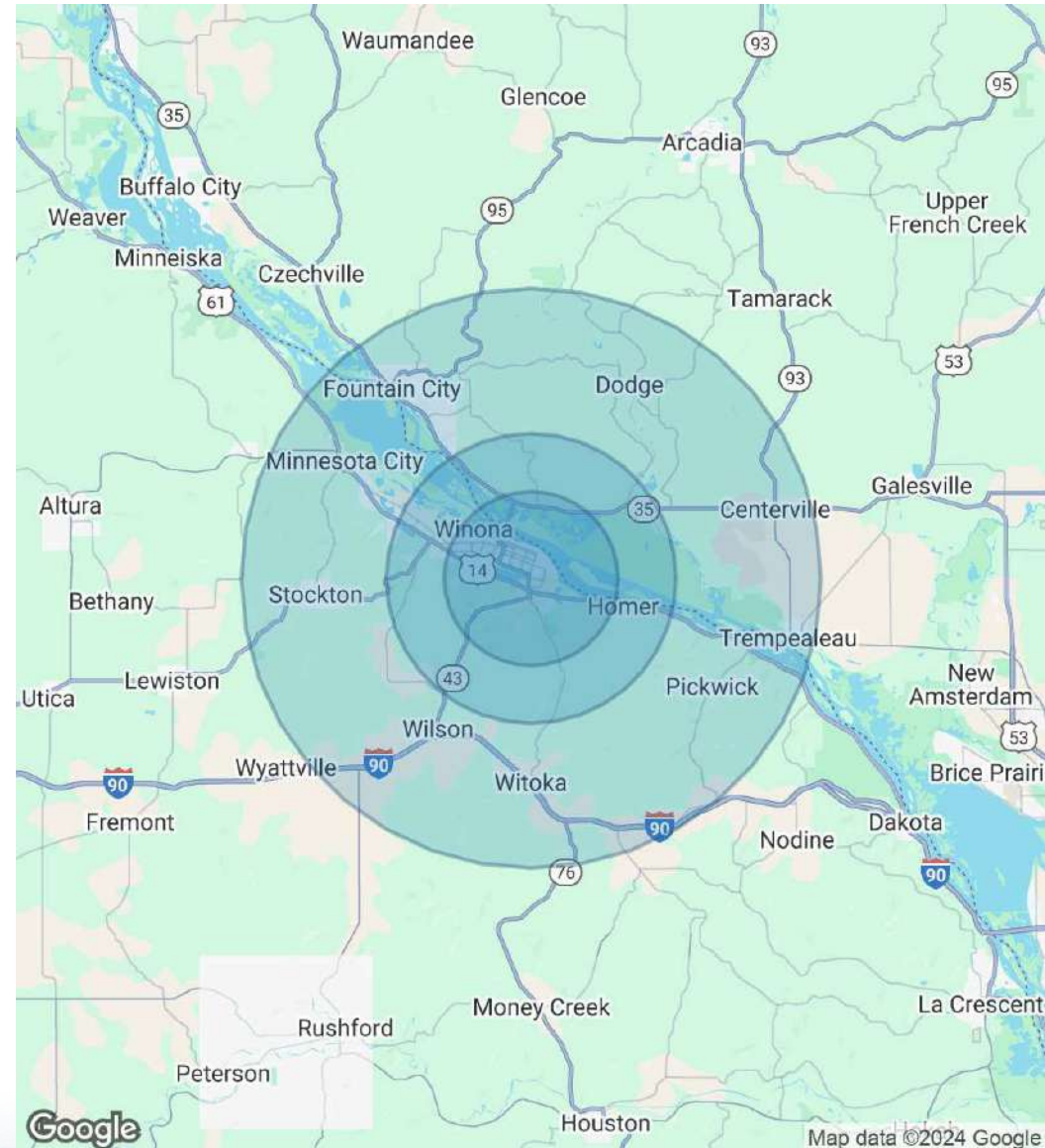


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	22,748	30,547	42,574

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Average HH Income	\$72,315	\$80,237	\$83,937

TRAFFIC COUNTS	
Mankato Ave	18,667 VPD
US Hwy 14	18,280 VPD
US Hwy 61	16,577 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Winona, MN



Saint Mary's University of Minnesota

WINONA, MN

The City of Winona, incorporated in 1857, is located in southeastern Minnesota between the bluffs and the Mississippi River. The city is situated 50 miles east of Rochester and about 135 miles southeast of the Minneapolis-St. Paul metropolitan area. With deep cultural roots, there are multiple recreational opportunities for those living and visiting the area. Winona has everything, making it one of the best, safest, and most beautiful places to live, work and play. According to the United States Census Bureau, the city has a total area of 24.32 square miles. The City of Winona had a population of 26,104 as of July 1, 2024.

Winona's workforce plays a key role in its success. The city serves as an important regional center and employment and economic driver for southeast Minnesota and western Wisconsin. The city is the hub and regional center for area recreational activities and offerings for southeast Minnesota and is a center for employment, healthcare, education, retail, recreation, arts, numerous entertainment events and diversified manufacturing base. Winona is known as the Stained-Glass capital of the U.S. Many stained-glass companies were founded in Winona, where the glass was fabricated, repaired, and installed. The city has long been known for its entrepreneurial spirit and successes. Winona is proud to be home to thriving four-year public and private universities in Winona State University and Saint Mary's University. Winona is also a regional employer, over 28,000 available workers in the county, with major employers including Fastenal, Winona Health, Gundersen Health Care, WinCraft (recently acquired by the national retailer Fanatics), RTP Company and a strong cluster of growing composite industries. The city is a commercial, manufacturing, and shipping center nestled within an agricultural and limestone-quarrying region.

Winona is regionally and nationally known for its arts and culture amenities with numerous museums and festivals serving southeast Minnesota and beyond. Winona is known for leading outdoor recreation trends across the State of Minnesota and is home to one of only a few outdoor ice climbing parks in the nation. Winona is located in the unique Driftless area, defined by bluffs and prairies, and boasts several state parks and protected lands with countless miles of hiking, biking, and cross-country skiing trails. Some few important instructions include Bluff Traverse Recreation area, Bud King Ice Arena, Bob Welch Aquatic Center and Every Child's Dream Playground. Highlights include the Minnesota Marine Art Museum, the Frozen River Film Festival; Mid-West Music Fest; boats and Bluegrass Festival and the Minnesota Beethoven Festival.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



TENANT OVERVIEW

Company:	Subsidiary
Founded:	2000
Locations:	6,410
Headquarters:	Basking Ridge, NJ
Website:	verizon.com

VERIZON

Verizon, headquartered in Basking Ridge, New Jersey is an American wireless network operator founded in 2000 as a joint venture of American telecommunications firm Bell Atlantic. Verizon Wireless offers mobile phone services through a variety of devices. The company offers both standard post-paid and prepaid subscription plans. It distributes new and pre-owned phones from manufacturers including Samsung Electronics, BlackBerry, LG, and Apple. The company also offers mobile data services, including text messaging, multimedia content (V CAST), and Web access. There are 6,410 Verizon locations in the United States as of October 01, 2024. The mobile network previously operated as a separate division of Verizon Communications under the name of Verizon Wireless. In a 2019 reorganization, Verizon moved the wireless products and services into two new divisions, Verizon Consumer and Verizon Business. Verizon Communications Inc. was formed on June 30, 2000. Headquartered in New York City and with a presence around the world.

GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



Miguel Jauregui

Managing Director

Capital Markets

310.421.0374

miguel@SIGnnn.com



Ty Reiley

Senior Associate

Capital Markets

512.649.2421

treiley@SIGnnn.com



Harrison Timberlake

Associate

Capital Markets

404.282.3047

htimberlake@SIGnnn.com

CONFIDENTIALITY AGREEMENT

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group (SIG) and ParaSell and should not be made available to any other person or entity without the written consent of SIG and ParaSell.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, SIG and ParaSell have not verified, and will not verify, any of the information contained herein, nor have SIG and ParaSell conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release SIG and ParaSell and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



VERIZON

930 Frontenac Drive - Winona, MN 55987

Exclusively Marketed by:

Evan Beeson // IL #475182760

773.352.8784 // evan@SIGnnn.com

Scott Reid // MN #40685007

949.942.6585 // scott@parasellinc.com