

The Good Feet Store[®]



8144 COLLER WAY

8144 Coller Way | Woodbury, MN | 55125

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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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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.

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- This retail center includes The Good Feet Store, Palm Beach Tan, Sunrise Nails, Tii Cup bringing it to 100% leased.
- This property is well located adjacent to Tamarack Village, one of the Twin Cities most successful shopping centers for daily needs, which is over 800,000 square feet with over 60 stores and dining options.
- Properties in the nearby area include Whole Foods, The Home Depot, Nordstrom Rack, PetSmart, Bed Bath & Beyond, Dick's Sporting Goods, Sierra, Cabela's, ALDI, Cub Foods, ULTA and many more in this dense retail area.
- Affluent area with strong demographics with a population of 159,317 and average household income of \$132,737 within a 5-mile radius.
- Woodbury was voted #14 this year on Fortune's Top 25 Places To Live For Families and was voted #9 in 2020 on Money Magazine Best Place To Live. Woodbury is one of Minnesota's fastest growing cities as well as the state's eighth largest city.

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INVESTMENT SUMMARY

PRICE	\$2,463,480
CAP	6.75%
NOI	\$166,285
NUMBER OF TENANTS	4
PERCENT OCCUPIED	100%

OCCUPANTS

- Palm Beach Tan
- Sunrise Nails
- Tii Cup
- The Good Feet Store



LEASE NOTES:

Operating Expenses including 2023 taxes and insurance budget \$83,850.20. Passed through to tenants (see leases.)
 Also, see leases for Landlord repair / replacement responsibilities.
 Rent Roll to be provided with a signed Confidentiality Agreement.

PROPERTY INFORMATION

ADDRESS	8144 Coller Way Woodbury, MN 55125
BUILDING SIZE	7,455 Sq Ft
LOT SIZE	1.039 Acres
COUNTY	Washington
YEAR BUILT	1998

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2023 POPULATION	7,662	68,740	159,317
2028 POPULATION	7,820	71,309	164,513
2023 MEDIAN HOUSEHOLD INCOME	\$119,420	\$105,792	\$97,205
2023 AVERAGE HOUSEHOLD INCOME	\$153,505	\$140,106	\$132,737

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2023 and 2028.

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PROPERTY	8144 Collier Way
TENANT	Palm Beach Tan
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-rated
WEBSITE	https://palmbeachtan.com/



Palm Beach Tan operates over 540 locations in 32 states and the District of Columbia. Palm Beach Tan is determined to find a better shade for you in its facilities. It offers a wide range of services including sunbed tanning, spray tanning, and skin care. Palm Beach Tan is passionate about its customers and making sure it builds confidence while making sure its customers are always comfortable.

PROPERTY	8144 Collier Way
TENANT	Sunrise Nails
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-rated
WEBSITE	https://sunrisenailswoodbury.com/



Sunrise Nails has one location in Woodbury, Minnesota. Sunrise Nails offers premier nail care and spa treatment services. Its services include artificial nail services, natural nail services, dip services, waxing services, and ear piercing. Sunrise Nails uses top high quality products and materials on its customers.

PROPERTY	8144 Collier Way
TENANT	Tii Cup
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-rated
WEBSITE	https://www.tiicup.com/



Tii Cup operates 7 locations throughout the Twin Cities. Tii Cup is a local family owned boba tea, coffee, shaved snow, and Taiwanese street food place. Tii Cup offers unique and fun flavors on its menu including kiwi, honeydew, hibiscus, passionfruit, red guava, watermelon, and more.

PROPERTY	8144 Collier Way
TENANT	Arch Integrity, Inc. dba The Good Feet Store
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-rated
WEBSITE	https://www.goodfeet.com/



The Good Feet Store is the market-leading manufacturer and retailer of premium, personally fitted arch supports with more than 175 retail locations within the United States and abroad. Good Feet Arch Supports come in a wide range with over 300 styles, flexibilities, and sizes allowing customers to have a personal fit and arch support to fit their needs.

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Once called the “mall of the future,” CityPlace has everything one needs. CityPlace is about 100 acres and features stores such as Whole Foods Market, Barnes & Noble, Nordstrom Rack, Sierra Trading Post, Crumbl Cookies, Chuck & Don’s Pet Food & Supplies, La-Z-Boy Furniture Galleries, and many more options. CityPlace plans to implement deals and promotions for its customers.

CITYPLACE
Shopping
IT'S ALL HERE



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Tamarack Village, one of Minnesota’s most successful malls, is a premier shopping experience located adjacent to the property. The center is 800,000 square feet and features more than 60 stores and dining options. Tamarack Village has been awarded the Minnesota Shopping Center Association STARR award for Best Retail Center, the International Council of Shopping Centers Award for Innovative Design and Construction, and Shopping Center World’s SADI Award. Retailers included in the center are Bed Bath & Beyond, Bob’s Discount Furniture, Dick’s Sporting Goods, Five Below, Home Depot, JCPenney, and much more popular retailers.



800,000 SQ. FT.

60+ Stores



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ST. CROIX RIVER VALLEY

This multi-tenant property is located on Collier Way where traffic counts average 15,000 vehicles per day on Tamarack Road and 29,000 vehicles per day on Radio Dr nearby. This shopping area is located off exits to I-94 & I-494. Properties in the nearby area include Whole Foods, The Home Depot, PetSmart, Bed Bath & Beyond, Dick’s Sporting Goods, Sierra, Cabela’s, ALDI, Cub Foods, and many more in this heavy retail area. Located almost adjacent to the property is Tamarack Village, one of the Twin Cities most successful shopping centers, which is over 800,000 square feet with over 60 stores and dining options.

Woodbury was voted #14 this year on Fortune’s Top 25 Places To Live For Families and was voted #9 in 2020 on Money Magazine Best Place To Live. Woodbury is one of

Minnesota’s fastest growing cities as well as the state’s eight largest city. Woodbury continues to have new development, last year a cumulative permit value of approximately \$100M towards the city. Woodbury is an extremely vibrant community with over 140 miles of multi use trails and about 3,100 acres of parkland, lakes, and parks. 3M Headquarters, a Fortune 500 company, is located a little over 4 miles away from the property.

M Health Fairview Sports Center located in Woodbury is a sports complex featuring indoor and outdoor athletic facilities, including ice rinks, ball fields, and more. Woodbury Central Park is a big attraction in the community, most known for Lookout Ridge. Lookout Ridge is a custom built, state of the art indoor playground located on the lower level of Woodbury Central Park. Children are able to climb along cliffs imitating the St. Croix River Valley. Located just over 14 miles from the property is Afton Alps, Minnesota’s finest skiing with breathtaking views. This is one of Minnesota’s most sought over winter destinations with over 300 acres of beautiful views and skiable areas.



3M HEADQUARTERS

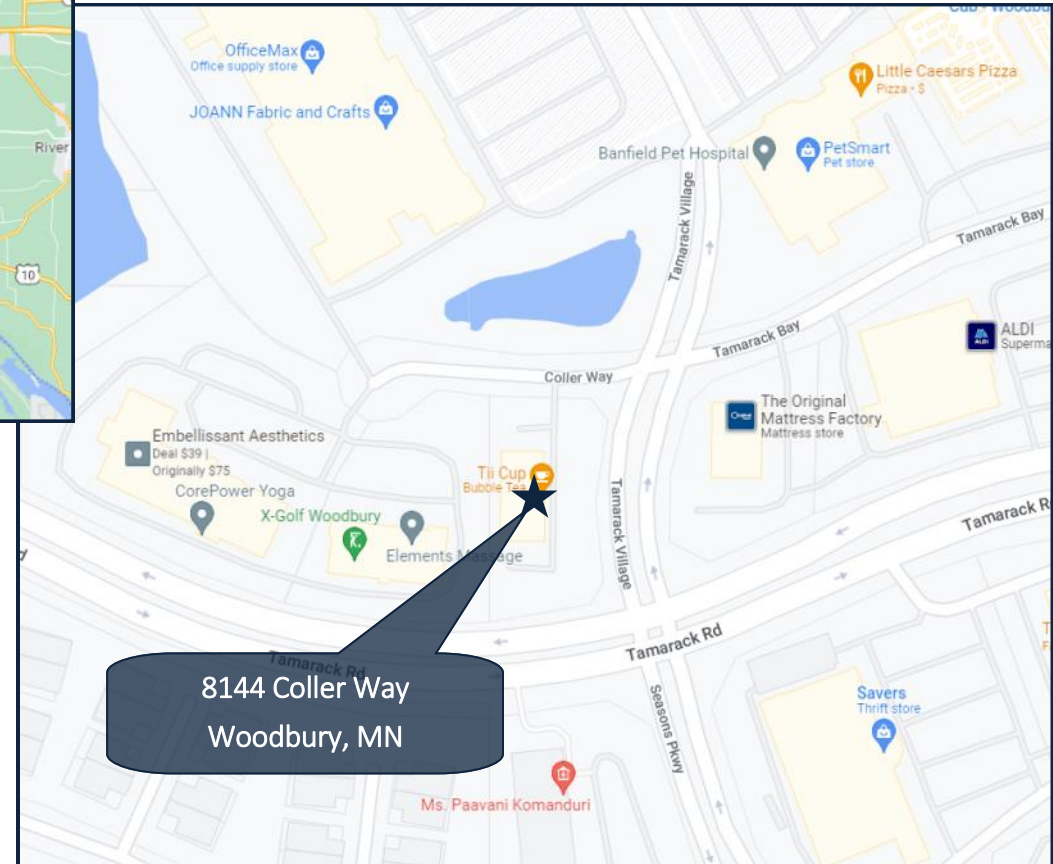
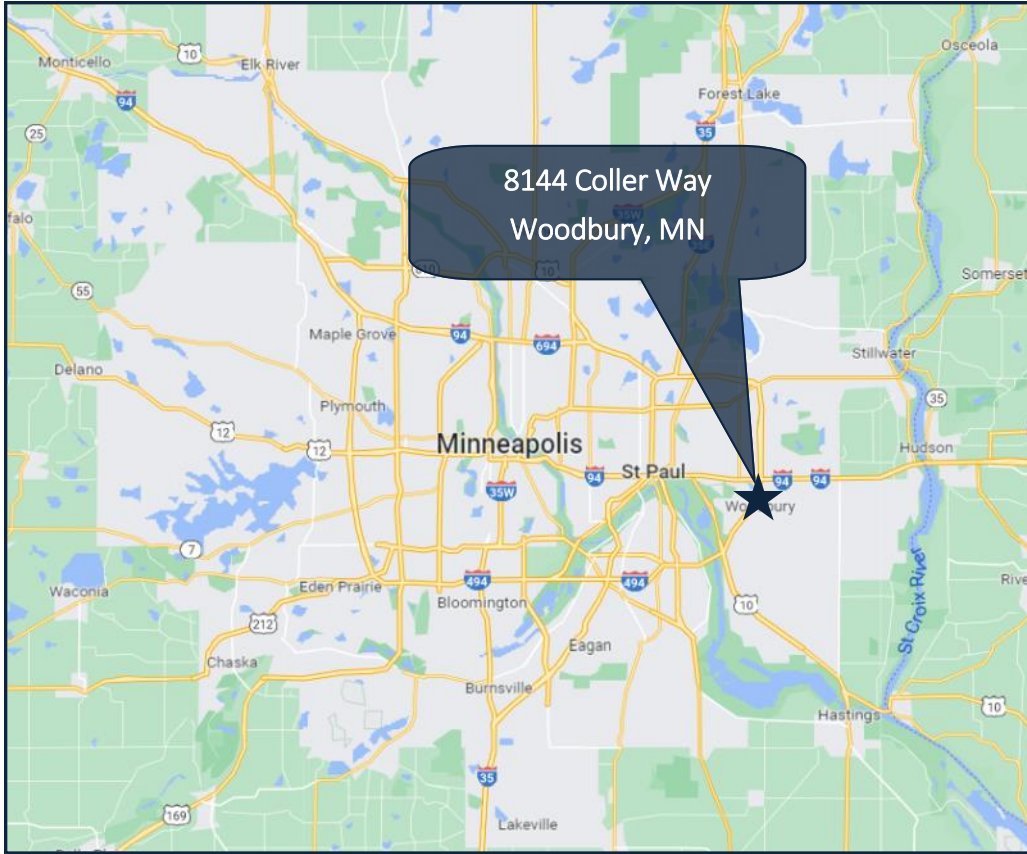


WOODBURY CENTRAL PARK



AFTON ALPS

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MINNESOTA MARKET HIGHLIGHTS

5.7 Million

Minnesota
Population

3.6 Million

Minneapolis St. Paul Metro
Area Population

11,842

Number of Lakes
Over 10 Acres

69,200

Miles added up of
River & Streams

\$16.6 Billion

Revenue generated from Tourism

HOME TO THE FOLLOWING 18 FORTUNE COMPANY HEADQUARTERS (2021 revenues shown)

 UNITEDHEALTH GROUP® \$257.1 Billion	 TARGET \$93.6 Billion	 BEST BUY \$47.3 Billion	 3M \$32.2 Billion	 CHS \$28.4 Billion	 us bancorp \$25.2 Billion	 General Mills \$17.6 Billion
 C.H. ROBINSON \$16.2 Billion	 LAND O LAKES® \$13.9 Billion	 ECOLAB® \$12.7 Billion	 Ameriprise Financial \$11.9 Billion	 Xcel Energy™ \$11.5 Billion	 Hormel Foods \$9.6 Billion	
 THRIVENT FINANCIAL® \$8.2 Billion	 POLARIS® \$7.1 Billion	 securian FINANCIAL \$6.8 Billion	 FASTENAL® \$5.6 Billion	 PATTERSON COMPANIES, INC. \$5.4 Billion		

RANKINGS

Ranked #2 Overall Best State (2021 U.S. News & World Report)	Ranked #5 Best States to Live In (2021 WalletHub)	Ranked #1 Friendliest State (2021 Big 7 Travel)	St. Paul(#2) & Minneapolis (#3) Ranked Best City Park System (2021 The Trust For Public Land)	Minneapolis Named Best Place to Visit (2018 Wall Street Journal)
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- Home to the largest contiguous system of enclosed, second-level bridges in the world. The Minneapolis Skyway System is composed of 9.5 miles of pathways connecting 80 city blocks.
- Minnesota is home to 30 colleges and 7 universities with 54 campuses throughout the state and offers 3,885 academic programs.
- The University of Minnesota, University of St. Thomas, Bethel University, St. Catherine University, The College of St. Scholastica, and Metropolitan State University made the “2022 Best National University Rankings” list (U.S. News & World Report).
- Lake Superior is the world’s largest freshwater lake at the end of the St. Lawrence Seaway which brings 1,000+ boats from around the world to the Port of Duluth-Superior.
- Each year 40 million people from around the world visit the Mall of America, generating \$2 Billion in economic activity for Minnesota.
- Minneapolis-St. Paul International Airport has over 130 gates serving 163 nonstop markets (136 domestic and 27 international). The airport supports more than 86,000 jobs, \$15.9 billion in business revenue, \$3.7 billion in personal income, \$2.5 billion in local purchases, and \$546 million in state and local taxes



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THE UPLAND ADVANTAGE

Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate investment sales and brokerage 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 900 net leased sales transactions totaling over \$2.8 billion
- Specialized in NNN investment market for more than 30 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

7-Eleven	Chick-Fil-A	KinderCare	Sherwin Williams
Advance Auto	Chipotle	Kohl's	Starbucks
Aldi	Circle K	Kum & Go	Sunoco
Allina Health	CVS Pharmacy	LA Fitness	Super America
Applebee's	Dollar General	Mattress Firm	Taco Bell
Arby's	Dollar Tree	McDonald's	Tires Plus
Aspen Dental	Duluth Trading Co.	Michaels	Top Golf
Bank of America	Fairview Health	National Tire & Battery	Tractor Supply
BJ's Wholesale Club	Family Dollar	Northern Tool & Equipment	Trader Joe's
Buffalo Wild Wings	Fresenius	Office Depot	United Healthcare
Burger King	Gander Mountain	O'Reilly Auto Parts	US Bank
Caliber Collision	Goodwill	Perkins	Valvoline
Camping World	Grease Monkey	Petco	Walgreens
Caribou Coffee	Jack in the Box	Pizza Hut	Wawa
Chase Bank	Jiffy Lube	Royal Farms	Wells Fargo Bank



L to R: Deb Vannelli, CCIM; Taylor McManemy; Keith Sturm, CCIM; Amanda Leathers; & Gaby Goldman