



# DARK BIG O TIRES

1305 Crystal Lane | Chaska, MN | 55318

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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.

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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.

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. Property to be sold 'where is, as is.'**

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- **Redevelopment opportunity with Lease buy out potential.**
- **Low Asking Price of \$1,766,341 @ 6.75% Cap Rate.**
- **The Corporate Big O Tires has closed this location with 6 years, 2 months remaining on the lease term. Lease is guaranteed by TBC Corporation with over 2,000 locations.**
- **The Hazeltine National Golf Club is located about 4 miles away from the property which is considered the Best Private Golf Club in Minnesota and has hosted multiple major golf championships. Hazeltine is the future site of the 2024 U.S. Amateur Championship, 2026 KPMG Women’s PGA Championship, and the 2029 Ryder Cup. Hazeltine is the only club in the country selected to host the Ryder Cup for a second time.**
- **4,800 square feet on 0.67 acres.**
- **Nearby retailers include Speedway, Valvoline, Caliber Collision, McDonald’s, Holiday, Caribou Coffee, O’Reilly, Napa, etc.**
- **Area retailers include Target, Home Depot, Kohl’s, Aldi, Starbucks, Walgreens, Arby’s, Chipotle, & more.**
- **Excellent 5-mile average household income of \$146,801 and 5-mile population of 96,917.**
- **Chaska is located in a county seat and ranked one of the Best Places to Live in Minnesota in 2024 according to Niche.**

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**INVESTMENT SUMMARY**

<b>PRICE</b>	\$1,766,341
<b>CAP</b>	6.75%
<b>NOI</b>	\$119,228.02
<b>RENT/SF</b>	\$24.79
<b>PRICE/SF</b>	\$367.30
<b>RENT ADJUSTMENTS</b>	10% Every 5 Years
<b>3/18/2020 –3/17/2025:</b>	\$119,228.02
<b>3/18/2025 –3/17/2030:</b>	\$131,150.82
<b>3/18/2030 –9/30/2030:</b>	\$144,265.22

**LEASE INFORMATION**

<b>LEASE TYPE</b>	NNN
<b>REMAINING LEASE TERM</b>	6 Years, 2 Months
<b>RENT COMMENCEMENT</b>	10/1/2010
<b>LEASE EXPIRATION</b>	9/30/2030
<b>RENEWAL OPTIONS</b>	Three 5-Year w/ 10% Increases
<b>ZONING</b>	PMD - Planned Multi-Use Development



**LEASE NOTES:**

**PROPERTY INFORMATION**

<b>ADDRESS</b>	1305 Crystal Lane Chaska, MN 55318
<b>BUILDING SIZE</b>	4,809 SQ. FT.
<b>LOT SIZE</b>	0.67 Acres
<b>COUNTY</b>	Carver
<b>YEAR BUILT</b>	1998

**DEMOGRAPHIC INFORMATION**

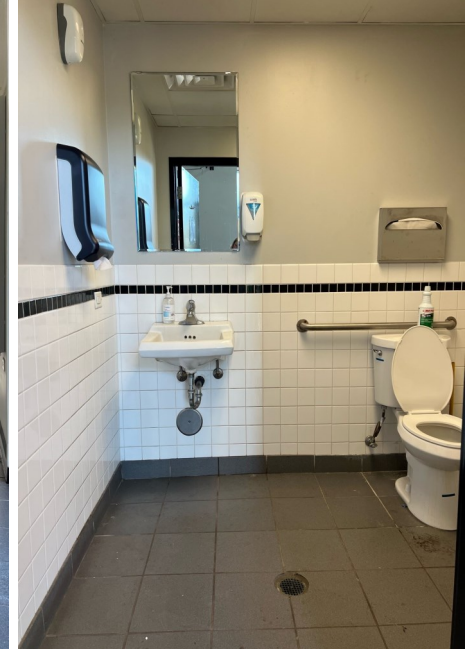
	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>2024 POPULATION</b>	4,849	40,538	96,917
<b>2029 POPULATION</b>	4,788	42,816	102,230
<b>2024 MEDIAN HOUSEHOLD INCOME</b>	\$93,857	\$96,973	\$109,439
<b>2024 AVERAGE HOUSEHOLD INCOME</b>	\$122,315	\$127,312	\$146,801

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2024 and 2029.

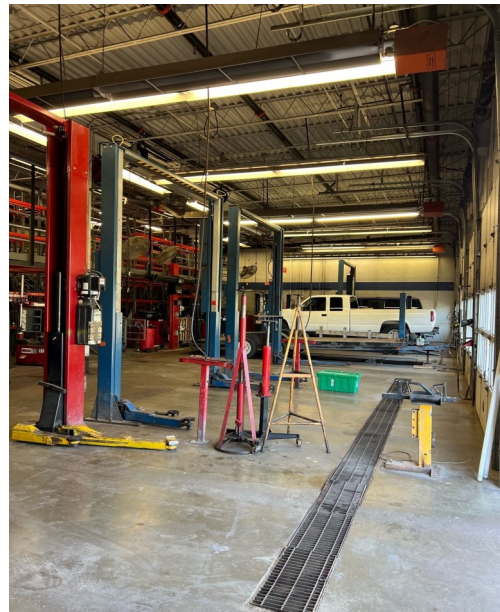
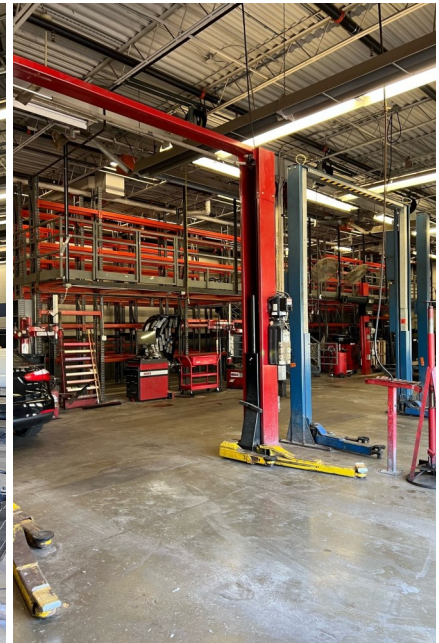
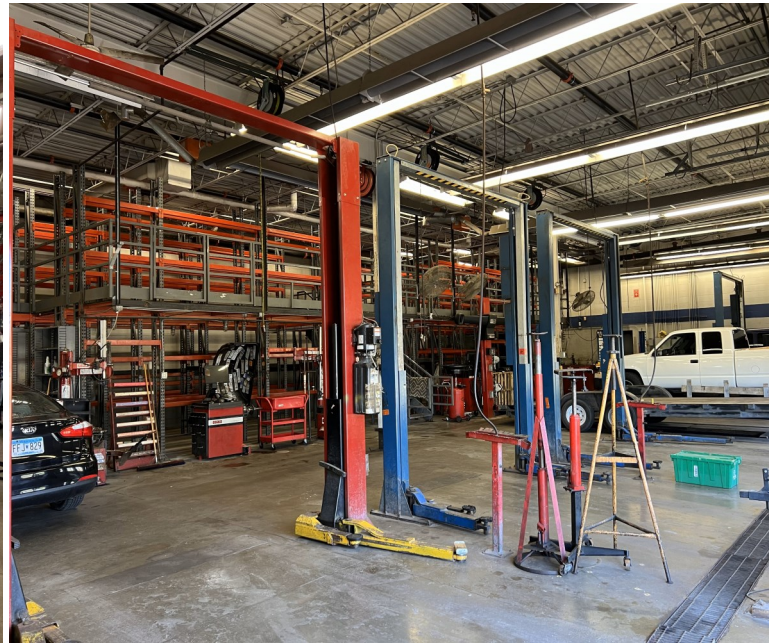
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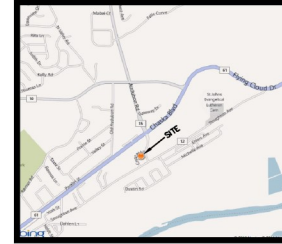
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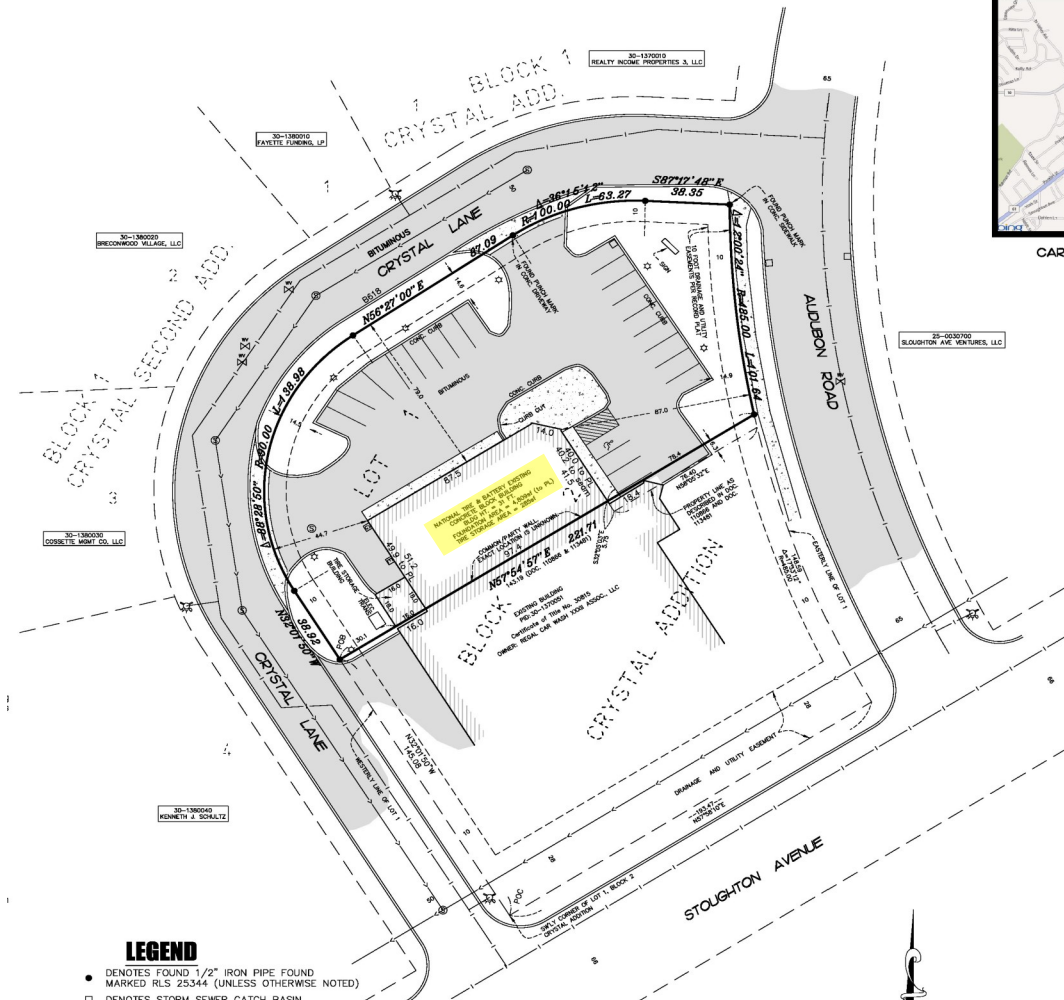
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**VICINITY MAP**

PART OF SEC. 3, TWP. 16, RING. 23

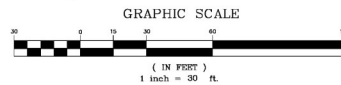


CARVER COUNTY, MINNESOTA  
(NO SCALE)



**LEGEND**

- DENOTES FOUND 1/2" IRON PIPE FOUND MARKED RLS 25344 (UNLESS OTHERWISE NOTED)
- DENOTES STORM SEWER CATCH BASIN
- DENOTES SANITARY SEWER
- DENOTES WATERMAIN
- XX DENOTES HYDRANT
- DENOTES GATE VALVE
- ⊞ DENOTES GAS METER
- ⊞ DENOTES ELECTRIC METER
- ⊞ DENOTES LIGHT POLE
- ⊞ DENOTES SIGN
- ▨ DENOTES CONCRETE SURFACE
- ▨ DENOTES BITUMINOUS SURFACE



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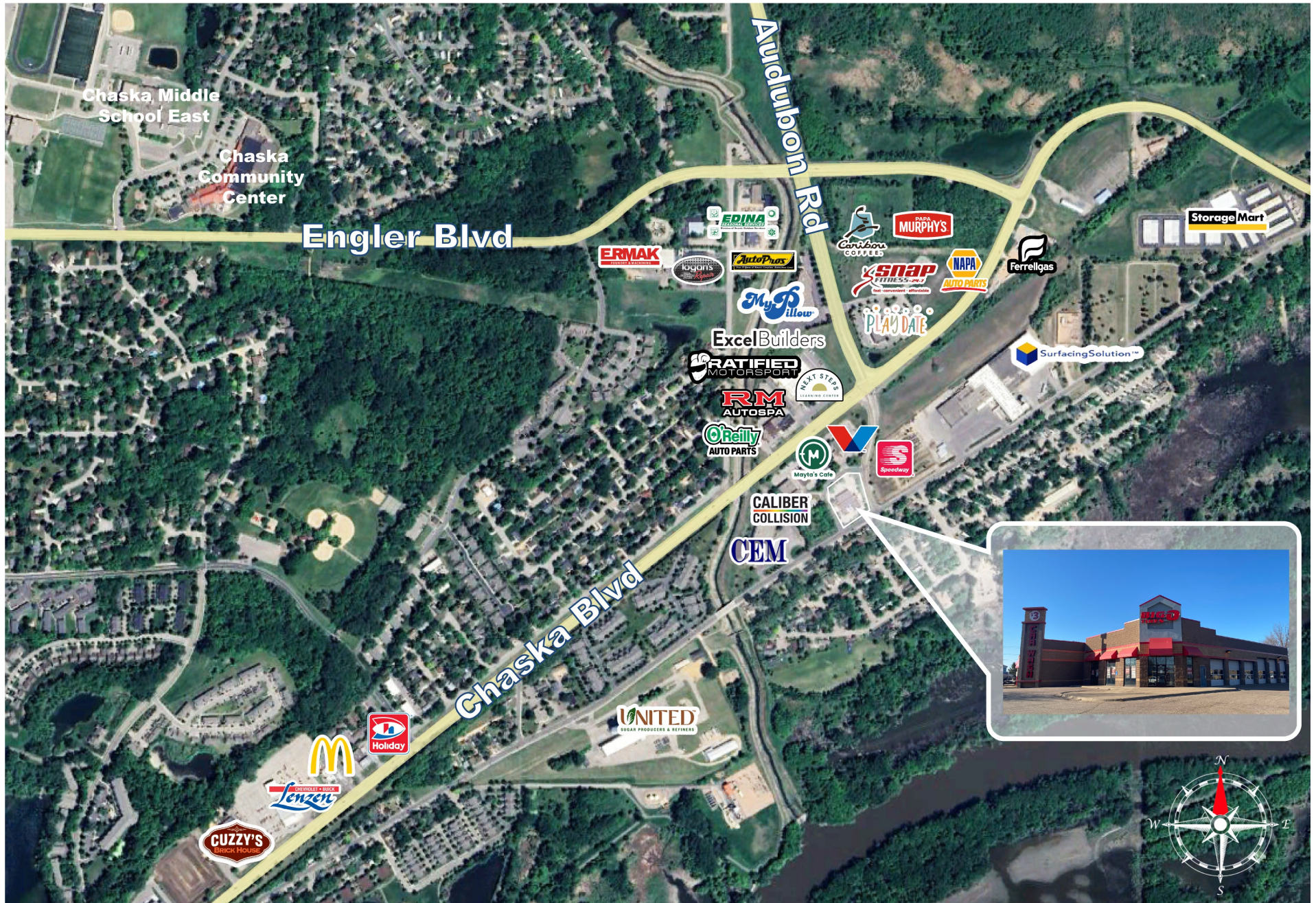
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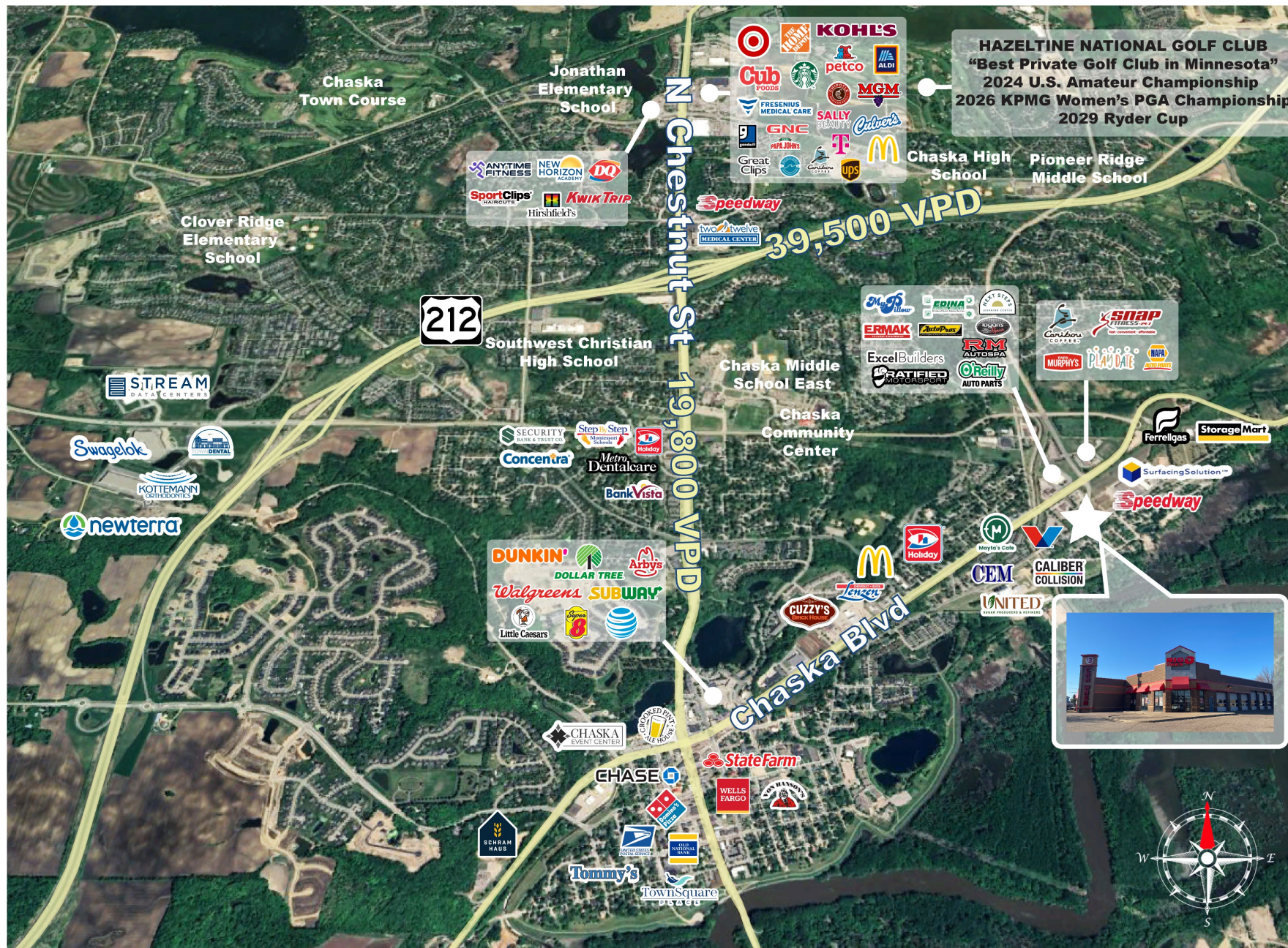




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<b>PROPERTY</b>	Big O Tires
<b>TENANT</b>	RE Tire II, LLC
<b>GUARANTOR</b>	TBC Corporation
<b>REVENUES</b>	Private
<b>NET WORTH</b>	Private
<b>S&amp;P RATING</b>	Non-rated
<b>WEBSITE</b>	<a href="https://www.bigotires.com/">https://www.bigotires.com/</a>



**Big O Tires is the tenant on the lease which operates over 470 locations in 25 states.**

Big O Tires is a one-stop destination for automotive solutions, offering an extensive array of services alongside top-notch tires, wheels, and accessories. Its business model has always been to earn customers trust by selling great products and always standing behind them.

**TBC Corporation is the parent company and guarantor of Big O Tires which operates 2,000+ locations.**

TBC Corporation is now one of North America’s largest marketers of automotive replacement tires. The brands underneath TBC Corporation include Big O Tires, Midas, National Tire Wholesale, TBC Brands, TBC de Mexico, and TBC International.

Its diverse team of nearly 9,000 employees spans over North America and Mexico committing to shape the future and growth of TBC Corporation.

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**CHASKA**



This Big O Tires is located along Crystal Lane and near Highway 212 where traffic counts average 39,500 vehicles per day. Nearby retailers include Caribou Coffee, Snap Fitness, United Sugars, Home Depot, Target, Kohl's, and much more. Chaska is in a county seat and ranked one of the Best Places to Live in Minnesota according to Niche.

Chaska is about 25 miles away from Downtown Minneapolis. Minneapolis consistently ranks as one of the top cities in the United States for quality of living and strong demand for housing. Minneapolis is home to several Fortune 500 companies such as Target, Best Buy, UnitedHealth Group, and more. The Hazeltine National Golf Club is located about 4 miles away from the property which has 18-holes spanning over rolling hills, beautiful lakes, and more. It is considered the Best Private Golf Club in Minnesota and has hosted

multiple major golf championships. Hazeltine is the future site of the 2024 U.S. Amateur Championship, 2026 KPMG Women's PGA Championship, and the 2029 Ryder Cup. Hazeltine is the only club in the country selected to host the Ryder Cup for a second time.

The Minnesota Landscape Arboretum offers 1,200 acres of beautifully landscaped gardens, natural areas, and walking trails. Visitors can explore diverse plant collections, seasonal displays, and educational exhibits throughout the year. Chaska has a myriad of upcoming developments in their city including some a few blocks away. Chaska Tech Center is a new 41,000 square foot industrial 25 tenant building. CloudHQ is building a data center totaling about 1.5 million square feet and investing over \$1 Billion into the project which will create about 100 new jobs. The Curling Center located in Chaska is one of the largest curling memberships in the country and hosts numerous curling events throughout the year, including regional and national competitions. These events draw both athletes and spectators from across the country, contributing to the city's reputation as a hub for the sport.



**HAZELTINE NATIONAL GOLF CLUB**

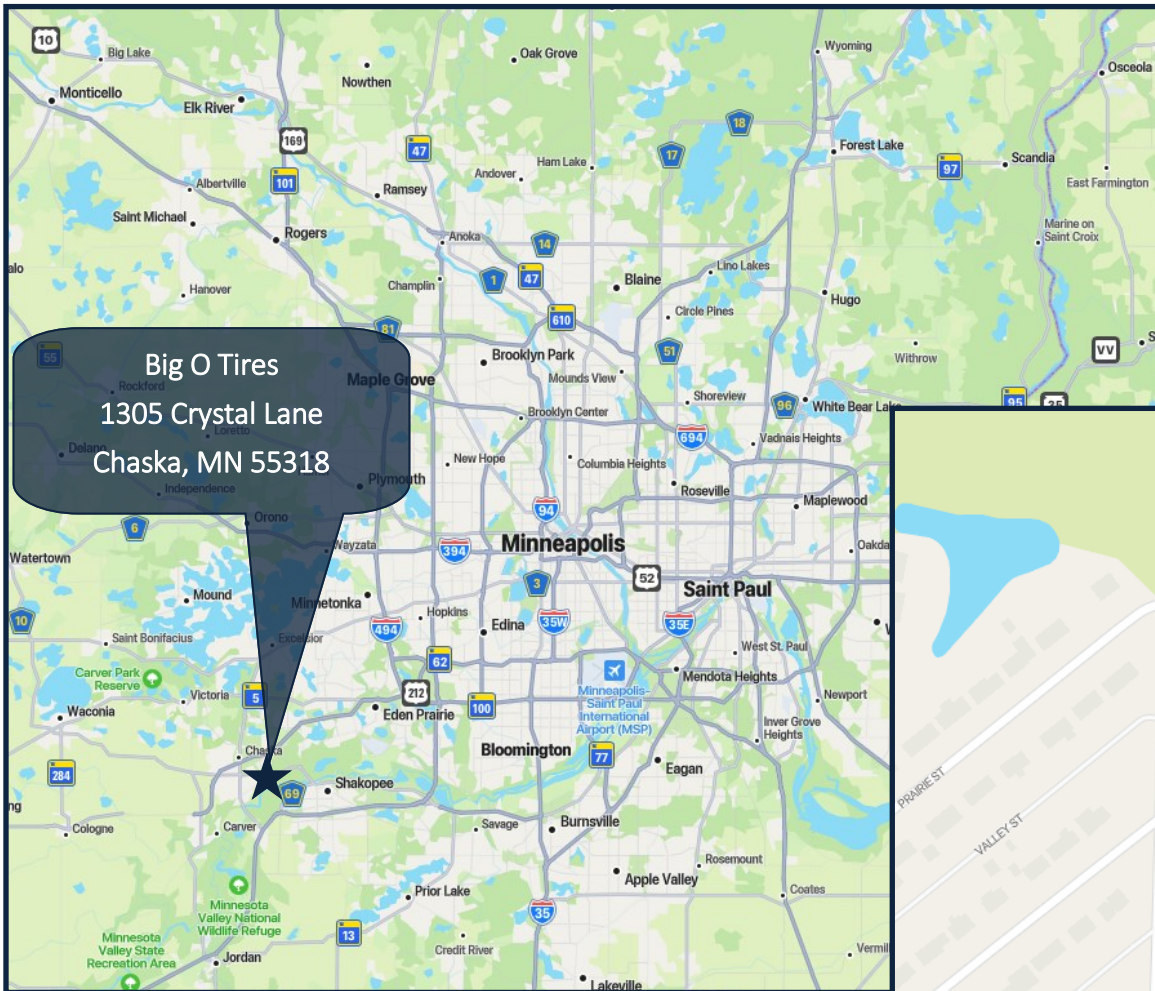


**CHASKA CURLING CENTER**



**MINNESOTA LANDSCAPE ARBORETUM**

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## MINNESOTA MARKET HIGHLIGHTS

- The Minneapolis / St. Paul International Airport Voted #1 Airport in the U.S. by Airports Council International (ACI). It serves 163 nonstop markets (136 domestic and 27 international) and is the headquarters for Sun Country Airlines and Delta Air Lines' second largest hub.
- Each year, 40 million people from around the world visit the Mall of America generating \$2 billion in economic activity for Minnesota.
- Home to the largest continuous system of enclosed, sky ways 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 a total of 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 "2023 Best National University Rankings" list. (U.S. News & World Report)
- Lake Superior, located on Minnesota's North Shore, is the world's largest freshwater lake and brings in approximately 900 ships each year from around the world to the Port of Duluth-Superior.
- Minnesota is home to 6 professional sports teams, the Twins (MLB), Vikings (NFL), Timberwolves (NBA), Lynx (WNBA), Wild (NHL), and United (MLS).



**5.7 Million**

MINNESOTA POPULATION

**3.0 Million**

MINNEAPOLIS / ST. PAUL  
METRO AREA POPULATION

**11,842**

# OF LAKES OVER 10 ACRES

**69,200**

MILES OF RIVERS & STREAMS

**\$16.6 Billion**

REVENUE GENERATED FROM TOURISM

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**RANKINGS**

**#1**

**Friendliest State**

(2024 World Population Review)

**#2**

**Best State for Economic Opportunity**

(2023 U.S. News & World Report)

**#3**

**Best State to Raise A Family**

(2024 WalletHub)

**#3**

**Fortune 500 Companies Per Capita**

(MN.Gov)

**#5**

**Overall Best State in America**

(2023 U.S. News & World Report)

**#10**

**Best State to Live In**

(2023 WalletHub)

**HOME TO THE FOLLOWING FORTUNE 500 COMPANY HEADQUARTERS**



**Xcel Energy™**



**UNITEDHEALTH GROUP®**



**POLARIS®**



**securian FINANCIAL**



**THRIVENT FINANCIAL®**

**FASTENAL®**

**ECOLAB®**

**PATTERSON COMPANIES, INC.**



**C.H. ROBINSON**

**Ameriprise Financial**



**Minneapolis**



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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