



**UPLAND**  
REAL ESTATE GROUP, INC.

# THE CARPENTER HOUSE | ST. JOSEPH HOSPICE

10615 Jefferson Highway | Baton Rouge, LA | 70809

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**NET LEASED DISCLAIMER**

Upland Real Estate Group, Inc. hereby advises all prospective purchasers of Net Leased property as follows:

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

**CONFIDENTIALITY AND DISCLAIMER:** The information contained in the following Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Upland Real Estate Group, Inc. and should not be made available to any other person or entity without the written consent of Upland Real Estate Group, Inc. This Marketing Package 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. Upland Real Estate Group, Inc. has not made any 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, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property or any other matter related to the subject property. 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 verified, and will not verify, any of the information contained herein, nor has Upland Real Estate Group, Inc. 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.



- The Carpenter House | St. Joseph Hospice is on a NNN Lease with more than 12 1/2 years remaining and 2% annual increases.
- The Carpenter House is your resource for comfort and end-of-life care and symptom management, along with respite care, to relieve primary caregivers. It is a place of peace and comfort care for those facing a life-limiting illness who need around-the-clock attention. St. Joseph Hospice Specializes in providing peace, comfort and dignity to those facing a life-limiting illness. We are confident in the abilities of our team of healthcare professionals to provide top-quality care to our patients and their families.
- The Carpenter Health Network is a well-established healthcare operator with 38 locations across the south in Texas, Arkansas, Louisiana, Mississippi, Alabama, and Florida.
- Strategically located by to Our Lady of the Lake Regional Medical Center (900 beds), it is one of the 25 largest hospitals in the country and one of only three Level I trauma centers in Louisiana. Other hospitals near the property include Baton Rouge General Medical Center (600 beds), Ochsner Medical Center (760 beds), and more.
- Excellent demographics of a 5 mile population of 190,144 and 5 mile average household income of \$99,622.
- Nestled along the majestic Mississippi River, Baton Rouge is the capital and the second largest city of Louisiana.
- The Carpenter House | St. Joseph Hospice sits close to Interstate 10 which has 180,587 vehicles per day.
- Louisiana State University (LSU), a renowned research institution with over 30,000 students, is located only 8 miles away from the property.

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**INVESTMENT SUMMARY**

<b>PRICE</b>	\$6,991,488
<b>CAP</b>	6.25%
<b>NOI</b>	\$436,968
<b>RENT/SF</b>	\$26.64
<b>PRICE/SF</b>	\$426.31
<b>REMAINING LEASE TERM</b>	12 Years, 7 Months
<b>RENT COMMENCEMENT</b>	March 18, 2022
<b>LEASE EXPIRATION</b>	March 17, 2037
<b>LEASE TYPE</b>	NNN
<b>RENEWAL OPTIONS</b>	Two 5-Year w/ 2.00% Annual Increases

**LEASE INFORMATION**

**RENT ADJUSTMENTS** 2% Annual

<b>YEAR 3:</b>	\$436,968.00
<b>YEAR 4:</b>	\$445,707.36
<b>YEAR 5:</b>	\$454,621.51
<b>YEAR 6:</b>	\$463,713.94
<b>YEAR 7:</b>	\$472,988.22
<b>YEAR 8:</b>	\$482,447.98
<b>YEAR 9:</b>	\$492,096.94
<b>YEAR 10:</b>	\$501,938.88
<b>YEAR 11:</b>	\$511,977.66
<b>YEAR 12:</b>	\$522,217.21
<b>YEAR 13:</b>	\$532,661.55
<b>YEAR 14:</b>	\$543,314.78
<b>YEAR 15:</b>	\$554,181.08



**LEASE NOTES:**

License Type: In-Patient Hospice & Corporate Offices  
Capacity: 16 Rooms

**PROPERTY INFORMATION**

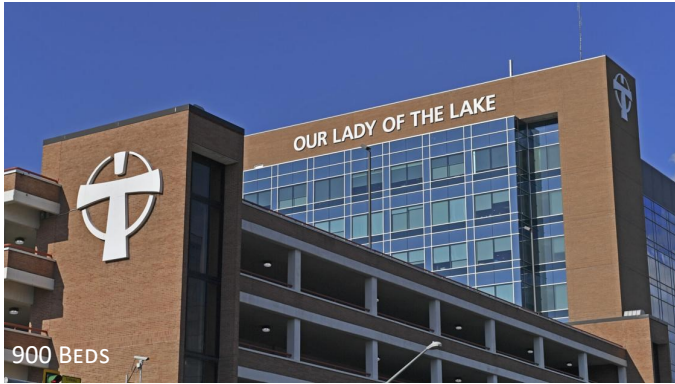
<b>PROPERTY</b>	The Carpenter House   St. Joseph Hospice
<b>ADDRESS</b>	10615 Jefferson Highway Baton Rouge, LA 70809
<b>BUILDING SIZE</b>	16,400 SQ. FT.
<b>LOT SIZE</b>	0.57 Acres
<b>PARISH</b>	East Baton Rouge
<b>YEAR BUILT</b>	2008

**DEMOGRAPHIC INFORMATION**

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>2024 POPULATION</b>	11,514	73,779	190,144
<b>2029 POPULATION</b>	11,414	73,779	190,144
<b>2024 MEDIAN HOUSEHOLD INCOME</b>	\$63,335	\$70,764	\$71,582
<b>2024 AVERAGE HOUSEHOLD INCOME</b>	\$93,150	\$98,052	\$99,622

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

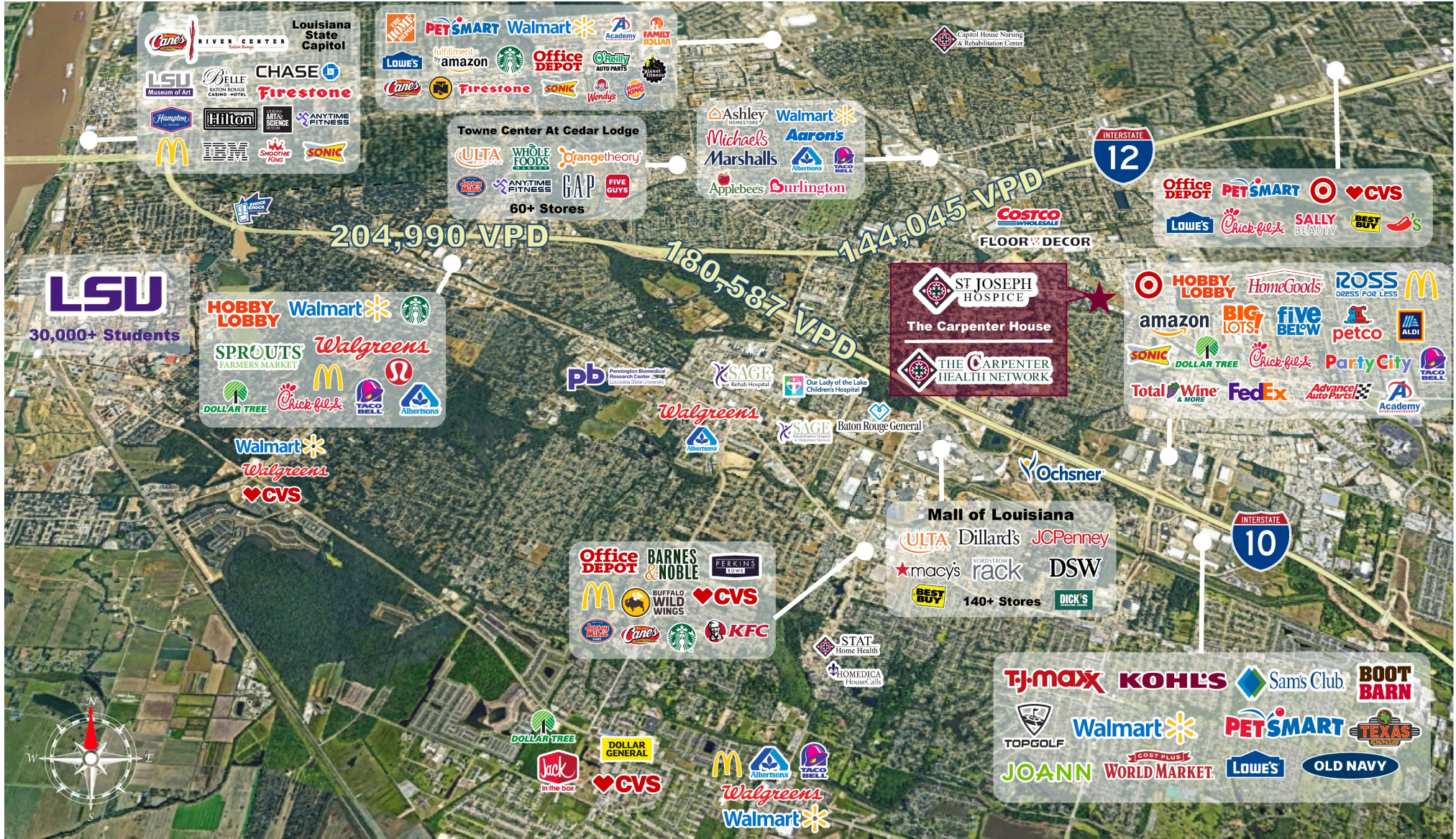
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**The Carpenter House is your resource for comfort and end-of-life care and symptom management, along with respite care, to relieve primary caregivers. It is a place of peace and comfort care for those facing a life-limiting illness who need around-the-clock attention.**

**The Carpenter House** serves as a place of peace for hospice patients with symptoms not well managed at home. **The Carpenter House** also allows patients to transition directly from the hospital into a home-like atmosphere and helps patients and family members in need of intense assistance with symptom management as they plan for long-term arrangements at their residence. During their stay, patients and their family members have a chance to meet and get to know the hospice staff that will provide care in the patient’s home.

The staff, comprised of a compassionate, experienced and well-trained interdisciplinary team of healthcare professionals, works under the direction of a Board Certified Hospice and Palliative Care Physician.

The Carpenter House staff includes:

- Around-the-Clock Skilled Nurses
- Physician Rounding On-Site
- Hospice-Trained Volunteers
- Bereavement Counselors
- Certified Nursing Assistants
- Chaplains
- Medical Social Workers

**Locations:**

- 10615 Jefferson Hwy, Baton Rouge, LA
- 1240 Broad Avenue, Gulfport, MS
- 923 West Pinhook Rd, Lafayette, LA
- 507 Upstream Street, New Orleans, LA
- 8950 East Kings Hwy, Shreveport, LA

**Comfort Care & Hospice Services**

Families and patients facing uncontrolled symptoms of a life-limiting illness can rest easier knowing that they’re supported by around-the-clock, compassionate care. At **The Carpenter House**, our 24-hour team helps patients seamlessly manage symptoms that are sometimes not managed well in the home. We’re here to provide the day-to-day comfort care that gives patients, and families, peace of mind during times of crisis — and we’re right by your side during times of emergency.

**Respite Care**

During the holidays, families come together both at home and far away. If your loved one is not able to travel, it can become difficult to keep up with busy schedules. **The Carpenter House** is able to care for your loved ones in a warm, home-like environment. Respite care is short-term inpatient care only when necessary to relieve family members or primary caregivers. Respite care may include up to a five-day inpatient stay, depending on the family and patient’s needs. Your loved one will receive the same comfort care and symptom management that they would through home hospice.

As a home-like inpatient hospice facility, **The Carpenter House** is more than hospice—it is a warm and comforting environment to make patients and their families feel safe and at ease. At **The Carpenter House**, families can find peace as they plan for and face the challenges ahead.



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**What is St. Joseph Hospice?**

Originally founded in 2002, St. Joseph Hospice Specializes in providing peace, comfort and dignity to those facing a life-limiting illness. We are confident in the abilities of our team of healthcare professionals to provide top-quality care to our patients and their families.

Hospice is not a place, but a type of care. It is a unique philosophy and approach to end-of-life care that focuses on both the patient and their families. Hospice is holistic care that addresses physical, emotional, spiritual and practical concerns.

**St. Joseph Hospice Care Providers**

Our team is committed to helping patients welcome each day with the hope and expectation of tomorrow. St. Joseph Hospice provides every patient with a team of healthcare professionals who work together with the patient and family to meet their unique needs and wishes for care. Our team includes:

- Board-certified hospice & palliative care physicians
- Registered nurses
- Licensed practical nurses
- Certified nursing assistants
- Medical social workers
- Non-denominational chaplains & pastors
- Bereavement professionals
- Hospice-trained volunteers

**Locations:**

- 716 Versailles Blvd, Alexandria, LA
- 10615 Jefferson Hwy , Baton Rouge, LA
- 409 W 21st Ave, Covington, LA
- 923 W Pinhook Rd, Lafayette, LA
- 1773 Ryan St, Lake Charles, LA
- 1890 Hudson Cir, Monroe, LA
- 507 Upstream St, New Orleans, LA
- 8039 Line Ave, Shreveport, LA
- 1240 Broad Ave, Gulfport, MS
- 105 Asbury Cir, Hattiesburg, MS
- 120 Scarbrough St, Richland, MS
- 2080 S Frontage Rd, Vicksburg, MS
- 23 Midtown Park W, Mobile, AL
- 2255 N Loop 336 W, Conroe, TX

**Hospice Care Cost & Coverage**

Hospice care is covered by Medicare, Medicaid and most private insurance plans, like all hospice agencies, whether they are for-profit or nonprofit. St. Joseph Hospice also provides medication, durable medical equipment and supplies related to the hospice diagnosis with no charge to the patient.

**Hospice Care: “Your Home or Ours”**

St. Joseph Hospice brings comfort and supportive care to patients and caregivers, wherever they call home. Our care teams offer our full range of hospice services in the patient's or caregiver's home, senior living communities, assisted living or skilled nursing care facilities and our own hospice care homes.

The Carpenter House is your resource for comfort and end-of-life care and symptom management, along with respite care, to relieve caregivers. It is a place of peace and comfort care for those facing terminal illness who need round-the-clock care.

As a home-like, inpatient hospice facility, The Carpenter House is more than hospice. It is a warm and comforting environment featuring a family room and dining room, as well as an onsite chaplain and bereavement counselor to make patients and their families feel safe and at ease. At The Carpenter House, families can find peace as they plan



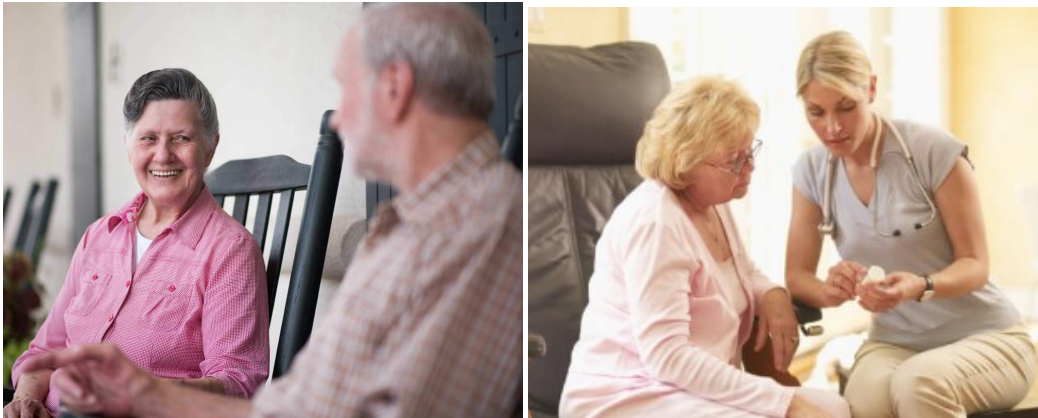
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<b>PROPERTY</b>	The Carpenter House   St. Joseph Hospice
<b>TENANT</b>	St. Joseph Hospice, L.L.C.
<b>GUARANTOR</b>	St. Joseph Hospice, L.L.C.
<b>REVENUES</b>	Private
<b>NET WORTH</b>	Private
<b>S&amp;P RATING</b>	Non-Rated
<b>WEBSITE</b>	<a href="https://www.thecarpenterhealthnetwork.com/">https://www.thecarpenterhealthnetwork.com/</a>

The Carpenter Health Network is a well-established healthcare operator with 38 locations across the south in Texas, Arkansas, Louisiana, Mississippi, Alabama, and Florida. From home health and hospice care to rehabilitation and other therapy services, Carpenter is a preferred choice for families as well as providers in all of its communities spanning the southern United States.

The network provides optimal patient care seamlessly across all service lines. Its network of services is designed to provide a seamless transition of care each step of the way. The services provided in the network include:

- Inpatient Hospice
- Companion Care
- Day Neuro
- Home Health Hospice
- In-home Primary Care
- Inpatient Rehabilitation
- Long-Term Acute Care
- Long-Term Care
- Medical House Calls
- Occupational Therapy
- Outpatient Therapy
- Palliative Care
- Physical Therapy
- Respiratory Therapy
- Skilled Nursing
- Speech Therapy



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**The Carpenter House**



**St. Joseph Hospice**



**Homedica HouseCalls**



**Capitol House Nursing & Rehabilitation**



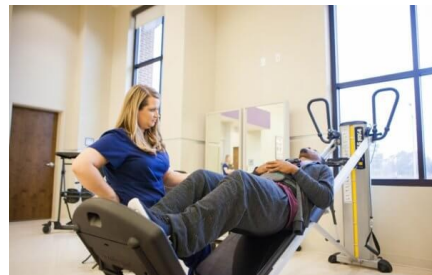
**Companion House Services**



**AIM Palliative Home Health**



**STAT Home Health**



**Sage Rehabilitation Hospital & Outpatient Services**



**Sage Specialty Hospital (LTAC)**

**Mission:** The Carpenter Health Network will joyfully provide optimal patient care seamlessly across service lines to ensure spiritual, emotional, and physical healing wherever possible while always respecting life, fostering dignity, and preserving quality of life.

**Its Network of Care:** Your health journey is unique and changing, and The Carpenter Health Network is designed to provide a seamless transition of care each step of the way. We provide compassionate support and convenient care when you need it, where you need it and at any phase of illness or injury.

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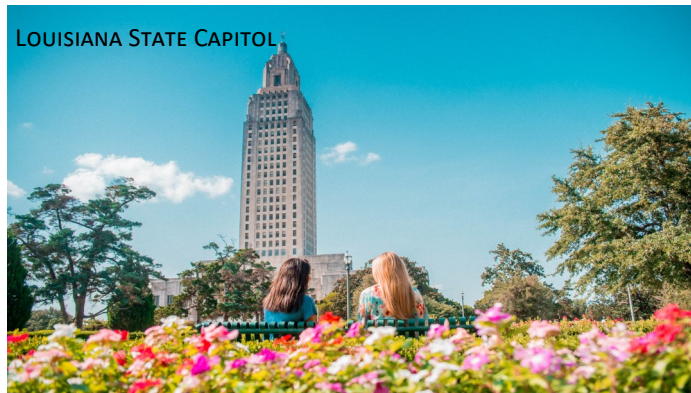
The Carpenter House | St. Joseph property is in close proximity to Our Lady of the Lake Regional Medical Center, a 900 bed hospital & one of the 25 largest hospitals in the country and one of only three Level I trauma centers in Louisiana. Baton Rouge has significant presence in the medical industry in Baton Rouge, other hospitals near the property include Baton Rouge General Medical Center (600 beds), Ochsner Medical Center (760 beds), and more all receiving awards for their work.

Nestled along the majestic Mississippi River, Baton Rouge is the capital and the second largest city of Louisiana. Baton Rouge boasts a robust healthcare sector, vibrant community, with a myriad of activities. The Mall of Louisiana, anchored by Macy's, JCPenney, & Dillard's, is located just over 1 mile, boasts over 175 stores, carousel, children's play area, outdoor lifestyle area, and more, drawing shoppers from across the region.

Louisiana State University (LSU), a renowned research institution with over 30,000 students, is located only 6 miles away from the property. One of the most attended events in Baton Rouge are the LSU football games held at Tiger Stadium. Football games are a major attraction for both locals and visitors, drawing crowds of over 100,000 passionate fans. Baton Rouge is a dynamic academic center. Additionally, Baton Rouge Community College and Southern University contribute to the city's vibrant educational landscape. The Louisiana State Capitol stands tall as the tallest capitol building in the United States, this architectural marvel draws visitors from all around. Baton Rouge hosts various festivals and events throughout the year, drawing large crowds such as Baton Rouge Blues Festival, Louisiana International Film Festival, Mardi Gras, and Red Stick Food Fest. About 16 miles away from the property is the BREC Baton Rouge Zoo which has grown to become the #1 year-round family attraction in Baton Rouge with more than 200,000 guests each year.



LOUISIANA STATE UNIVERSITY—TIGER STADIUM

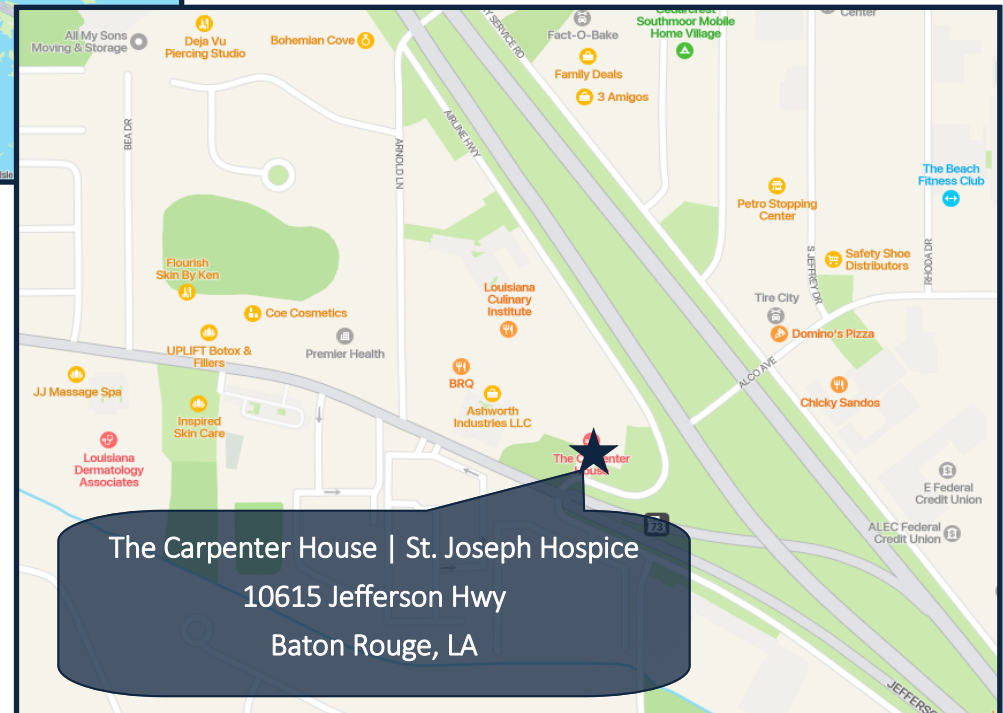
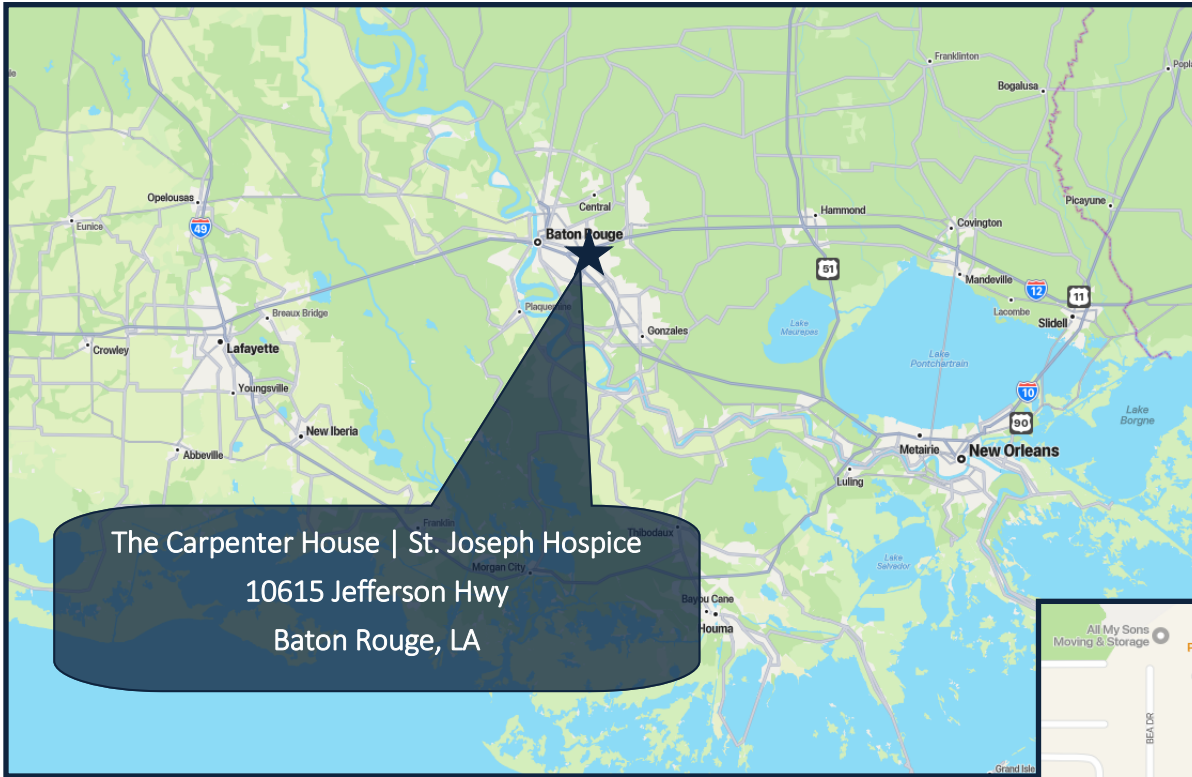


LOUISIANA STATE CAPITOL



BATON ROUGE GENERAL

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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

[www.nnnsales.com](http://www.nnnsales.com)



**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