

UPLAND

REAL ESTATE GROUP, INC.



HOLIDAY/CIRCLE K COMMISSARY

6890 Shingle Creek Parkway | Brooklyn Center, MN | 55430

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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.'

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- The Holiday/Circle K commissary is a centralized facility where food and beverage items are prepared, stored, and distributed for Holiday & Circle K convenience stores. These commissaries play a crucial role in ensuring that Holiday & Circle K stores have consistent and quality products available for sale to customers.
- The Holiday/Circle K Commissary has operated at this location for 20 years and recently signed a 5 year renewal.
- This property is located in Brooklyn Center, MN near I-94 where traffic counts average 117,713 vehicles per day.
- 5-mile population of 285,278 and average household income of \$100,380.
- In 2017, Holiday was acquired by Alimentation Couche-Tard, one of the world's leading convenience retailers, and became part of the Circle K family of stores. Alimentation Couche-Tard has an S&P rating of BBB+ and revenues of \$71.9 Billion.
- Circle K/Holiday currently operates 7,100+ locations throughout the United States.
- Brooklyn Center is a first-ring suburb located approximately 10 minutes from downtown Minneapolis.

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INVESTMENT SUMMARY

PRICE	\$6,006,940
CAP	6.40%
NOI	\$384,444.13
RENT/SF	\$10.04
PRICE/SF	\$156.85
RENT ADJUSTMENTS	
YEARS 21-25:	\$384,444.13

LEASE INFORMATION

LEASE TYPE	NNN
LEASE TERM	4 Years, 7 Months
RENT COMMENCEMENT	March 18th, 2004
LEASE EXPIRATION	March 31, 2029
RENEWAL OPTIONS	Three 5-Year
YEARS 26-30:	\$413,167.26
YEARS 31-35:	\$441,890.39
YEARS 36-40:	\$470,613.52



PROPERTY INFORMATION

PROPERTY	Holiday/Circle K Commissary
ADDRESS	6890 Shingle Creek Parkway Brooklyn Center, MN 55430
DOCK DOORS	5
DRIVE IN	1
BUILDING SIZE	38,297 SQ.FT.
LOT SIZE	3.86 Acres
COUNTY	Hennepin
YEAR BUILT	2003

LEASE NOTES:

Tenant recently renewed for 5 years.

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2024 POPULATION	11,321	117,259	285,278
2029 POPULATION	11,981	17,775	285,751
2024 MEDIAN HOUSEHOLD INCOME	\$77,292	\$73,614	\$77,588
2024 AVERAGE HOUSEHOLD INCOME	\$90,212	\$93,871	\$100,380

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 Holiday/Circle K commissary is a centralized facility where food and beverage items are prepared, stored, and distributed for Holiday & Circle K convenience stores. These commissaries play a crucial role in ensuring that Holiday & Circle K stores have consistent and quality products available for sale to customers. The commissary may handle tasks such as food preparation, packaging, and logistics, helping to streamline operations and maintain product standards across multiple locations.

FOOD



HOT BREAKFAST SANDWICHES



HOT LUNCH SANDWICHES



BRATS AND HOT DOGS



DONUTS, COOKIES AND PASTRIES



HOT SNACKS



GODFATHER'S PIZZA® TO GO



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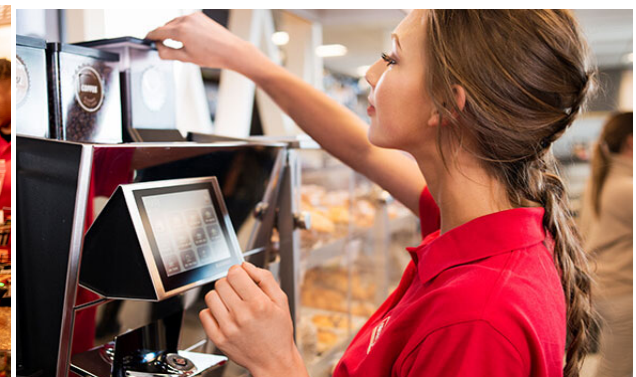
YEAR END	April 28, 2024
PROPERTY	Holiday Commissary
PARENT	Alimentation Couche-Tard
TENANT	Holiday/Circle K
REVENUES	\$71.9 Billion
NET WORTH	\$12.6 Billion
S&P RATING	BBB+
WEBSITE	https://www.circlek.com/us/holiday-station



Alimentation Couche-Tard operates convenience stores Circle K, Couche-Tard, Holiday, and Ingo. They operate 14,400+ locations across North America, Europe, and Asia.

Circle K has become one of the most widely recognized convenience store brands, known worldwide for quality products and great customer service. The parent company, Alimentation Couche-Tard is one of the largest convenience retailers across the globe. Its mission is to make its customers lives a little easier every day.

In 2017, Holiday was acquired by Alimentation Couche Tard, one of the world’s leading convenience retailers and became part of the Circle K family of stores. Couche-Tard developed Circle K into a global brand, represented in over 20 countries. It’s one of the most recognized convenience stores and known worldwide for quality products and great customer service.



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The Holiday/Circle K Commissary is located in Brooklyn Center, Minnesota. Brooklyn Center is a first-ring suburb located approximately 10 minutes north of downtown Minneapolis.

This property is located along Shingle Creek Parkway near I-94 where traffic counts average 117,713 vehicles per day. Nearby tenants include Medtronic, Johnson & Johnson, Shingle Creek Commerce I & II, TopGolf, Culver's, Speedway, Casey's, Volkswagen, Mazda, Toyota, Country Inn & Radisson, Extended Stay America, etc.



With its close and convenient proximity to the Twin Cities, residents and visitors have a wide variety of entertainment and dining options.

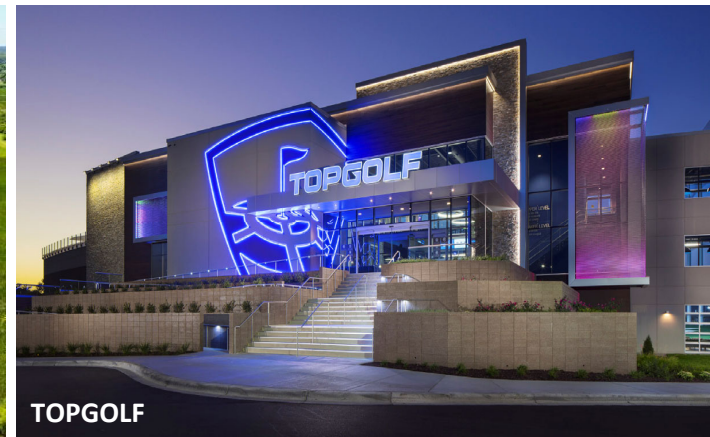
Brooklyn Center boasts with parks and escapes into nature, including Palmer Lake Park. Palmer Lake Park is a 271-acre basin with more than three miles of trails around the lake, as well as beautiful views of the Mississippi River and the surrounding woods and prairie. The park is a part of the Mississippi River Paddle Share program, allowing opportunities to rent a kayak and float down the river.

Brooklyn Center is one of the most diverse cities in the states which is reflected in its wide variety of restaurants and businesses. From authentic African food to Jamaican and Vietnamese delicacies, there are restaurant options for everyone.

Brooklyn Center is also home to the state's only TopGolf location, making it a popular destination for entertainment and socializing.

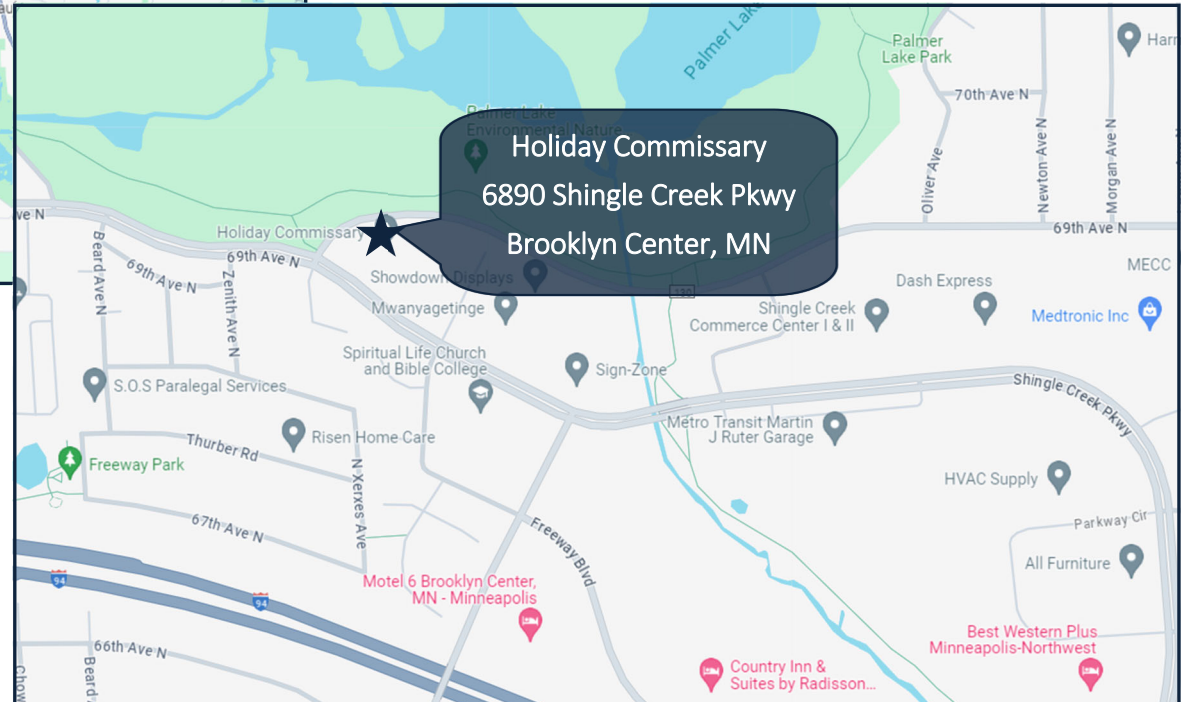
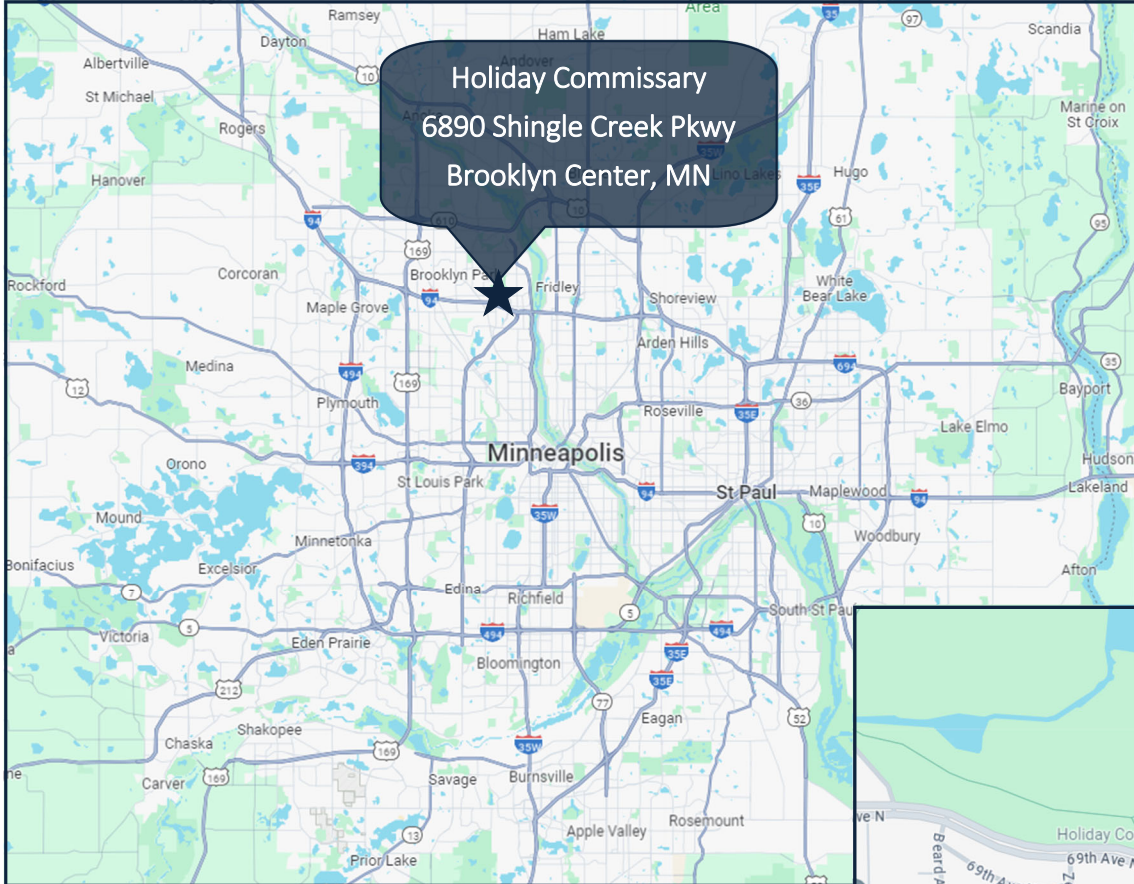


PALMER LAKE PARK



TOPGOLF

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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



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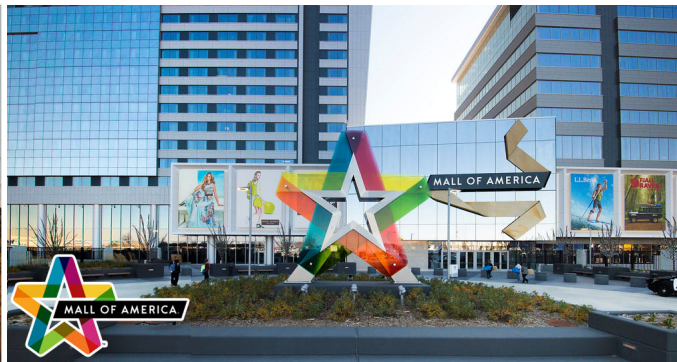
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THE UPLAND ADVANTAGE

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