



DARK BIG O TIRES

1305 Crystal Lane | Chaska, MN | 55318

Deborah K. Vannelli, CCIM | 612-376-4475 | deb@upland.com
Keith A. Sturm, CCIM | 612-376-4488 | keith@upland.com
Amanda C. Leathers | 612-436-0045 | amada@upland.com
Minnesota Broker of Record

Paul Bonanno | 763-452-2402 | paul@nnnsearch.com
Erik Sjolund | 763-452-2401 | erik@nnnsearch.com

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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.

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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 5 years, 11 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

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

LEASE INFORMATION

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



LEASE NOTES:

PROPERTY INFORMATION

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

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2024 POPULATION	4,849	40,538	96,917
2029 POPULATION	4,788	42,816	102,230
2024 MEDIAN HOUSEHOLD INCOME	\$93,857	\$96,973	\$109,439
2024 AVERAGE HOUSEHOLD INCOME	\$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.

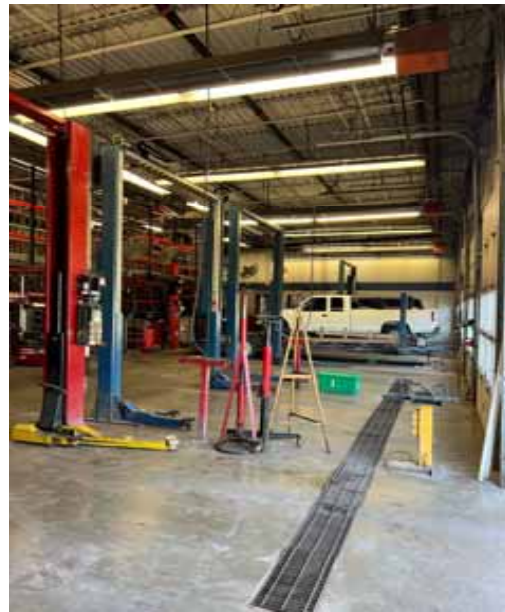
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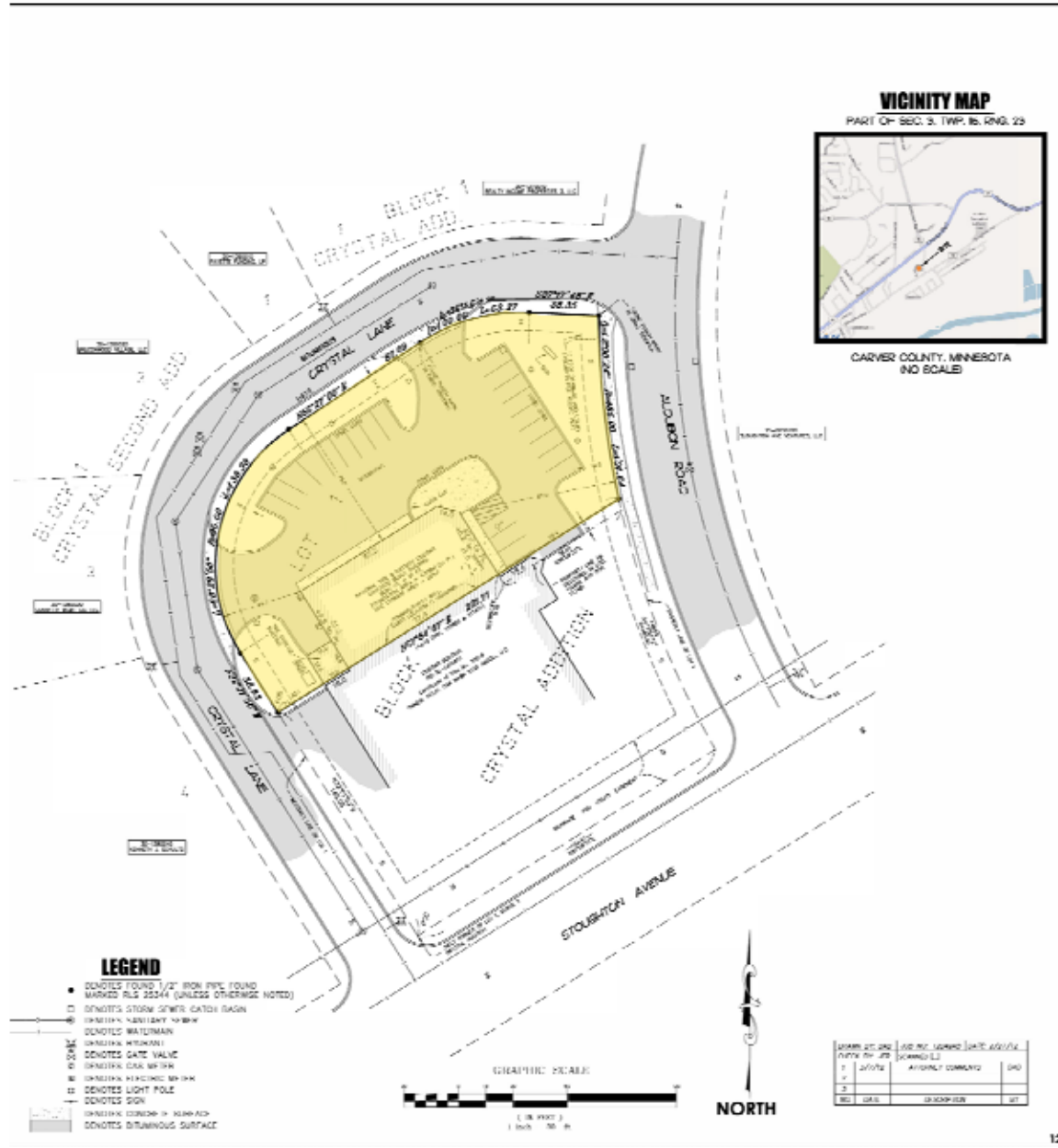
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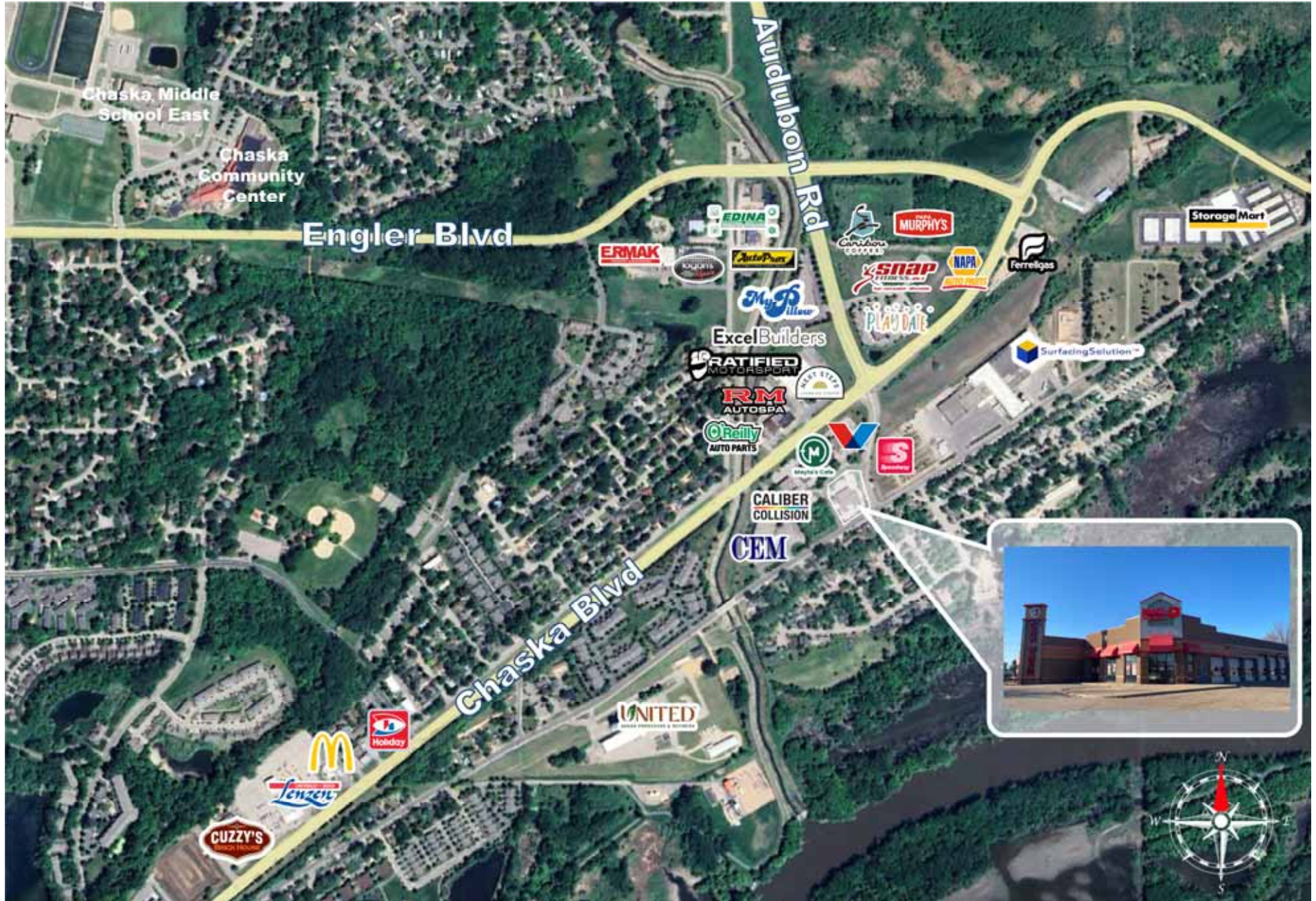
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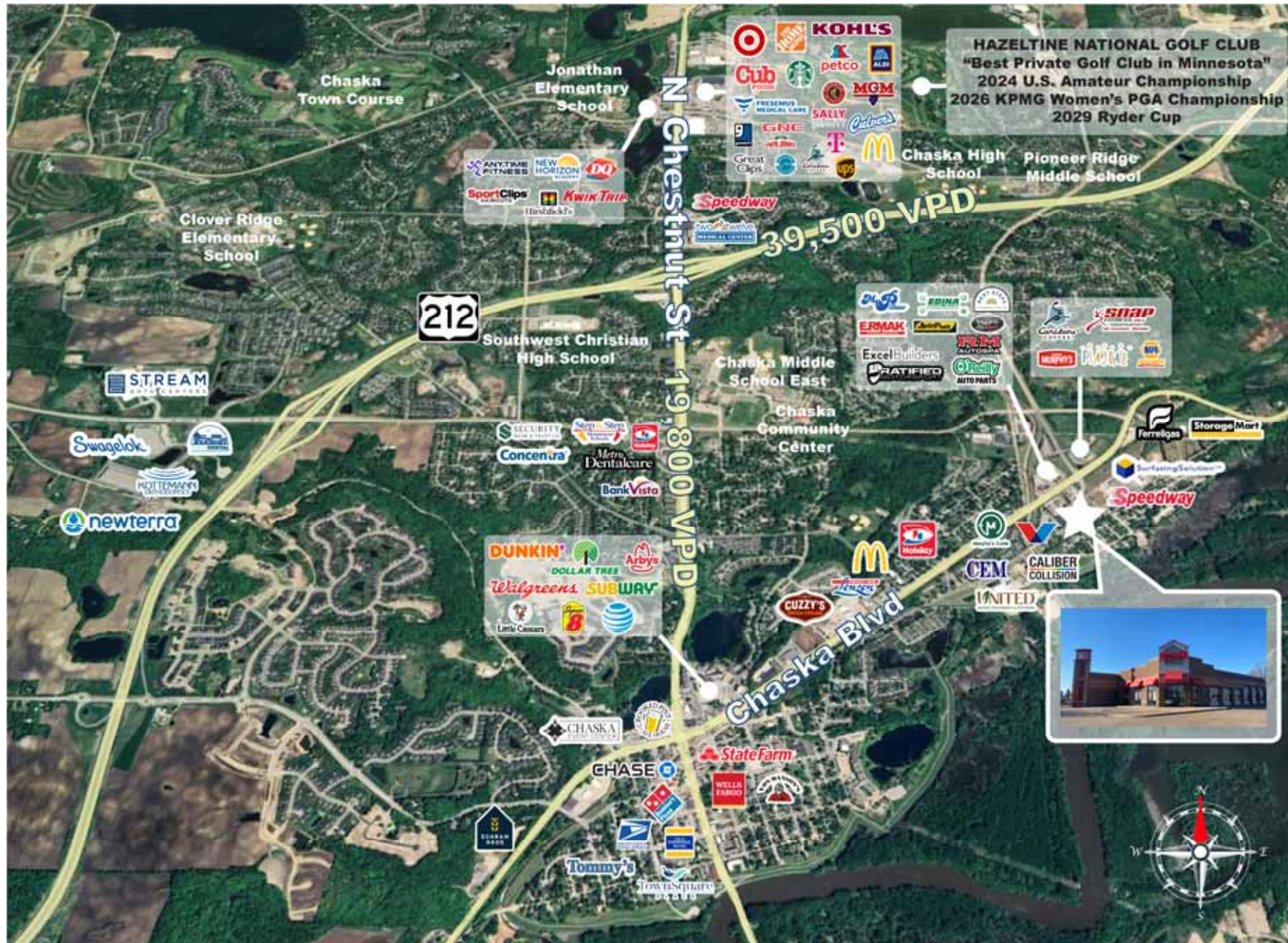
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PROPERTY	Big O Tires
TENANT	RE Tire II, LLC
GUARANTOR	TBC Corporation
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-rated
WEBSITE	https://www.bigotires.com/



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.

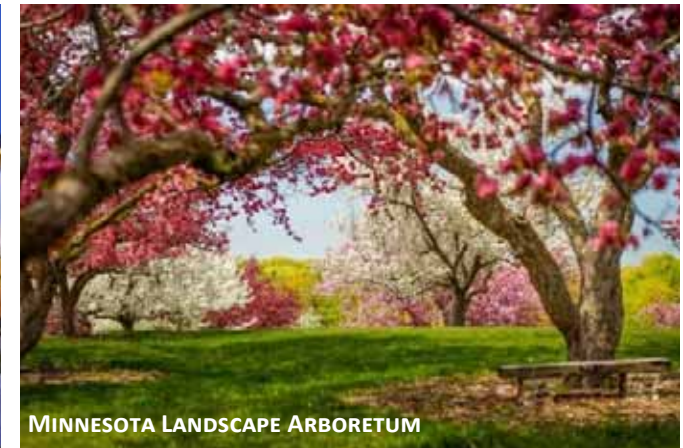
The Minnesota Landscape Arboretum offers 1,200 acres of beautifully landscaped gardens, natural areas, and walking trails. Visitors can explore diverse plant collections, seasonal displays, and educational exhibits throughout the year. Chaska has a myriad of upcoming developments in their city including 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

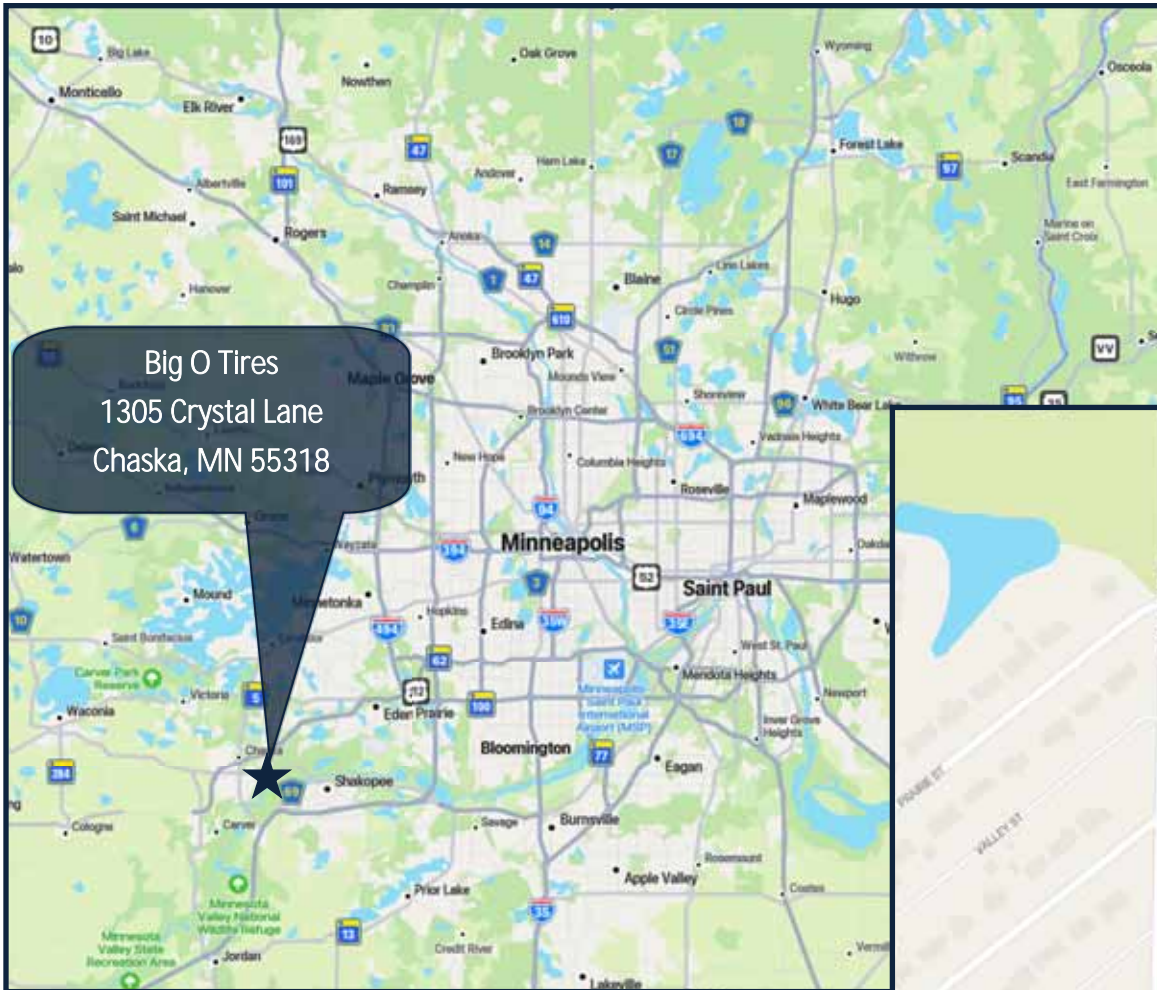


CHASKA CURLING CENTER



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



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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