



TWO TENANT FARMINGTON CENTER

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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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100% Occupied with Two Community Focused Tenants

- Synergy Dance Center been a tenant since 2010 and its team has more than 30 years of industry experience
- Revelations Fitness is a new fitness center catering to people recovering from surgery, with injuries or seeking a new fitness environment.

Leases Provide 3% Annual Increases

Prime Location

- Adjacent to Great Oaks Academy (K-6), with 430+ students generating consistent traffic and visibility and a 10K sq ft Regional Post Office
- Just 25 miles from Minneapolis-St. Paul, offering small-town charm with metro accessibility

Recent Remodel of Fitness Space and Replacement of Heat Exchangers in 4 HVAC Units

Strong Demographics

- Population within 5-mile radius: 53,842
- Average household income: \$141,004

Priced Below Building Replacement Cost

Growing Market: Farmington Developments

- New housing developments in Farmington include single-family homes, multi-family homes, townhouses, and an apartment complex.
- Developments include Sapphire Lake (70 Acre Development with 131 single-family homes), Vermillion Commons (75.8 Acre townhome development), the Yellow Tree Development (168-unit apartment complex), and more.



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INVESTMENT SUMMARY

PRICE	\$2,450,000
CAP	8.22%
NOI	\$201,500
NUMBER OF TENANTS	2
PERCENT OCCUPIED	100%
PRICE PSF	\$161.72



OCCUPANTS

Synergy Dance Center
Revelation Fitness

LEASE NOTES:

Net, Net Lease. Tenants pays for expenses as pass through.

PROPERTY INFORMATION

BUILDING NAME	Farmington Center
ADDRESS	109 Elm Street Farmington, MN
BUILDING SIZE	15,150 SQ. FT
LOT SIZE	1.67 Acres
COUNTY	Dakota
YEAR BUILT	2005

DEMOGRAPHIC INFORMATION

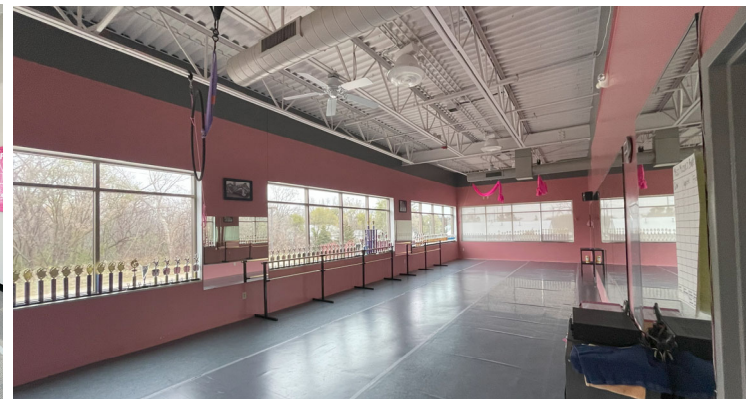
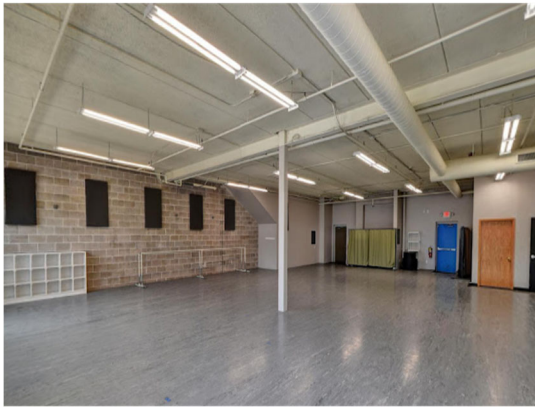
	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2024 POPULATION	7,310	23,900	53,842
2029 POPULATION	7,537	24,875	59,415
2024 MEDIAN HOUSEHOLD INCOME	\$83,511	\$112,426	\$114,180
2024 AVERAGE HOUSEHOLD INCOME	\$103,438	\$135,104	\$141,004

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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Tenant	Sq. Ft.	Rent/ Sq. Ft.	Current Rent	Rent Increase	Rent Commencement	Lease Expiration	Initial Term	Option Term	Occupancy	Taxes, CAM, Insurance	Mgmt Fee
Synergy Dance Center	8,900	\$10.00	\$89,000	3% Annual Increases	09/01/2024	08/31/2029	5 Years	One 5-Year	58.75%	Pass Through	5% of Operating Expenses
Revelation Fitness, LLC	6,250	\$18.00	\$112,500	3% Annual Increases	09/15/2024	09/15/2029	5 Years	One 5-Year	41.25%	Pass Through	5% of Operating Expenses

TOTALS **15,150** **\$201,500**

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PROPERTY	Farmington Center
TENANT	Synergy Dance Center, LLC
REVENUES	Private
NET WORTH	Private— Personal Guaranty
S&P RATING	Non-Rated
WEBSITE	https:// www.synergydancemn.com/

Synergy Dance Center is a family-owned and operated dance studio that has been enriching the community since 2010. With over 30 years of combined experience among its instructors, Synergy Dance Center offers a welcoming and supportive environment for dancers of all ages and skill levels.



PROPERTY	Farmington Center
TENANT	Revelations Fitness LLC
REVENUES	Private
NET WORTH	Private— Personal Guaranty
S&P RATING	Non-Rated
WEBSITE	

Revelations Fitness is a new fitness center operated by industry veteran Brent Louis. The center caters to people recovering from surgery, with injuries, or seeking a new fitness environment. The sustainable wellness program offers semi-private exercise space.



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Farmington Center is strategically located in the heart of downtown Farmington, just 25 miles from Minneapolis-St. Paul. **This center is adjacent to Great Oaks Academy, a K-6 school with over 430 students** that generates consistent traffic and visibility.

Farmington’s growing suburban market continues to attract families and professionals seeking a high quality of life outside the metropolitan core, while maintaining easy access to Minneapolis-St. Paul.

Farmington's economic landscape is diverse, with a mix of industries including manufacturing, healthcare, and retail. The city's strategic location and business-friendly environment have attracted several major employers, contributing to a stable local economy and providing job opportunities for residents.

Education is a cornerstone of life in Farmington, with the city boasting several top-rated schools. The commitment to quality education is mirrored in the city’s modern amenities and facilities, providing a supportive environment for families to thrive.

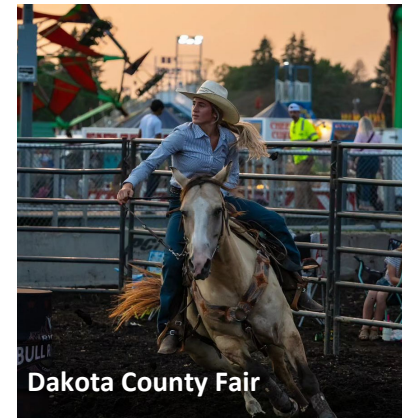
Farmington's rich history and small-town charm are evident in its well-preserved downtown area, featuring historic buildings and local businesses that contribute to the city's unique character. The Vermillion River, which runs through Farmington, offers scenic beauty and recreational opportunities for residents and visitors alike.

The city's commitment to outdoor recreation is exemplified by its extensive park system, comprising over 45 parks and nearly 900 acres of parkland. These green spaces provide numerous amenities, including playgrounds, sports fields, and walking trails, catering to diverse interests and promoting an active lifestyle.

The Dakota County Fairgrounds are a significant attraction, hosting one of the largest county fairs in Minnesota with an annual attendance exceeding 125,000 visitors. This event showcases local agriculture, crafts, and entertainment proving a platform for community interaction.



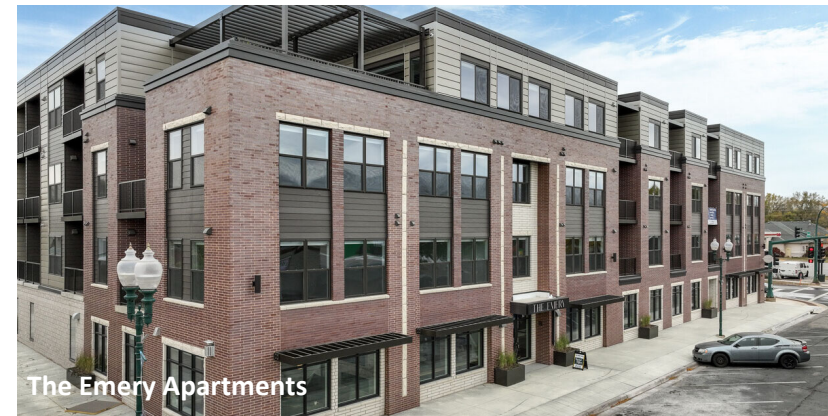
Great Oaks Academy



Dakota County Fair



Dew Days



The Emery Apartments

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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)

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UNITEDHEALTH GROUP®



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THRIVENT FINANCIAL®

FASTENAL®

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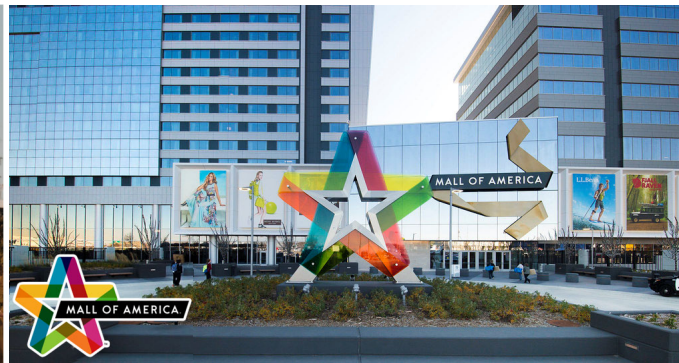
Ameriprise Financial



General Mills



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: Brier Swing; Deb Vannelli, CCIM; Taylor McManemy; Keith Sturm, CCIM; Shaylin Schares; Amanda Leathers