



US BANK

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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.

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- US Bank is on a NNN lease with 6 years, 7 months remaining and 3% annual increases.
- High deposits of \$95.2 million at this location.
- US Bank has an S&P Rating of A, operates 2,800+ locations across 26 states, primarily in the Midwest and West with revenues of \$28.7 Billion.
- US Bank is located in Rochester, Minnesota. Rochester is home to Mayo Clinic, a top-ranked hospital in the nation. The clinic cares for approximately 1.4 million patients from around the world each year.
- The Mayo Clinic St. Mary's Campus has 1,265 Beds with 64 operating rooms, while the Methodist Campus has 794 Beds with 51 operating rooms.
- With Mayo Clinic at its heart, Destination Medical Center, is a robust 20-year, \$5.6 billion economic development initiative designed to position Minnesota as a global center for the highest quality medical care.
- US Bank is located along East Circle Drive where traffic counts average 18,000 vehicles per day and near North Broadway Avenue where traffic counts average 11,700 vehicles.
- 5-mile population of 111,001 and average household income of \$171,287 within a 1-mile radius.
- Nearby tenants include Hy-Vee, O'Reilly Auto Parts, o2B kids, Tommy's Express Car Wash, Target, Hobby Lobby, Ashley Homestore, and more.



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INVESTMENT SUMMARY

PRICE	\$2,572,592
CAP	5.25%
NOI	\$135,061.08
RENT/SF	\$45.48
PRICE/SF	\$866.19
RENT ADJUSTMENTS	
Current – 1/31/2027:	\$135,061.08
2/1/2027-1/31/2028	\$139,112.91
2/1/2028-1/31/2029	\$143,286.30
2/1/2029-1/31/2030	\$147,584.89
2/1/2030-1/31/2031	\$152,012.44
2/1/2031-1/31/2032	\$156,572.81
2/1/2032-1/31/2033	\$161,269.99

LEASE INFORMATION

LEASE TYPE	NNN
LEASE TERM REMAINING	6 Years, 7 Months
RENT COMMENCEMENT	February 1, 1999
LEASE EXPIRATION	January 31, 2033
RENEWAL OPTIONS	Two 5-Year w/ 15% Rent Increases



LEASE NOTES:

3.00% annual increases beginning February 1, 2027.
Bank deposits of \$95.2 million as of 6/30/2025.

PROPERTY INFORMATION

ADDRESS	3376 Northern Valley PI NE Rochester, MN
BUILDING SIZE	2,970 SQ. FT.
LOT SIZE	1.46 Acres
COUNTY	Olmsted
YEAR BUILT	1998

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2025 POPULATION	6,650	56,190	111,001
2030 POPULATION	6,782	57,754	114,344
2025 MEDIAN HOUSEHOLD INCOME	\$122,699	\$77,320	\$84,156
2025 AVERAGE HOUSEHOLD INCOME	\$171,287	\$110,217	\$120,643

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2025 and 2030.

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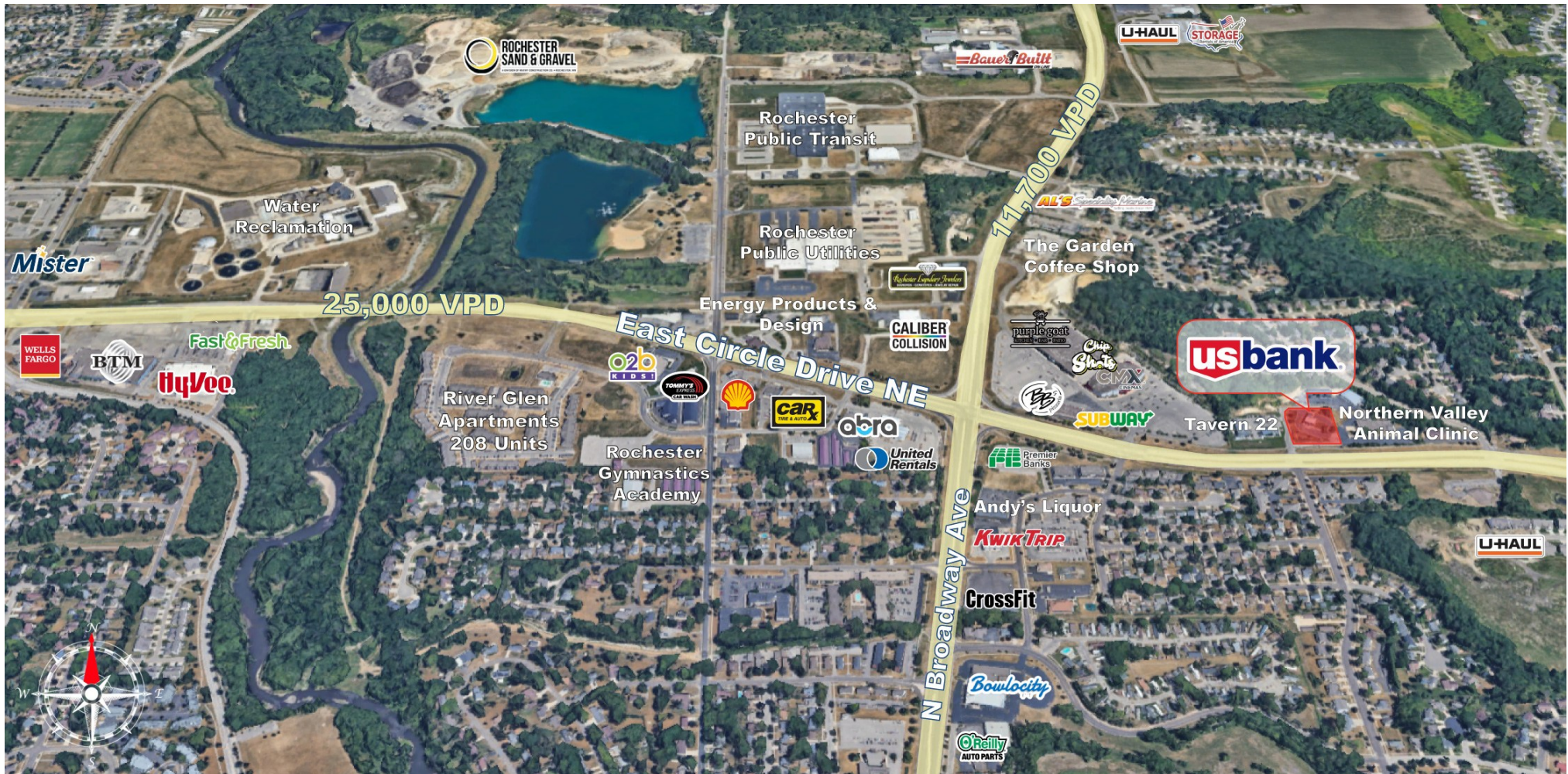
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PROPERTY	US Bank
TENANT	US Bancorp
REVENUES	\$28.7 Billion
NET WORTH	\$7.6 Billion
S&P RATING	A+
DEPOSITS AT THIS LOCATION	\$95.2 Million as of 6/30/2025
WEBSITE	https://www.usbank.com/



Headquartered in Minneapolis, Minnesota, U.S. Bank currently operates over 2,800 bank branches across 26 states.

U.S. Bank offers a comprehensive suite of financial services catering to a wide range of clients. For individuals, these services include various bank accounts like checking and savings, credit cards with diverse rewards programs, home loans, vehicle loans, and personal loans and lines of credit. The bank also provides investment and retirement planning options, including automated investment services and access to financial advisors. Mobile and online banking platforms offer convenient tools for managing accounts, making payments, transferring funds, and depositing checks remotely.

Beyond physical locations, U.S. Bank's digital footprint extends nationwide, allowing customers across the country to access their services through the U.S. Bank Mobile App and online banking platform. The company emphasizes digital convenience alongside its branch network to serve its millions of retail, business, wealth management, payment, commercial, corporate, and investment services customers.



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Since its founding in the 1880s, Rochester Mayo has opened its doors to physicians, scientists, and students to learn about innovative medical, surgical, and research practices. The Rochester campus is composed of three major areas that form an integrated academic medical center. Mayo Clinic has ranked number one in the United States for seven consecutive years in U.S. News & World Report’s Best Hospitals. Each year, more than 1 million patients from around the world are treated at Mayo Clinic locations across the Midwest and in Florida and Arizona. Each year, approximately 8,000 international patients from more than 140 countries travel to Mayo Clinic for medical care.

37,000 +
Rochester Campus Staff

150+
Years of Hope & Healing

1.4+ Million
Patients Annually

#1
Best Hospital in the nation
and top-ranked in the 14
specialties



DOWNTOWN CAMPUS

At the heart of downtown stands the focal point of Mayo Clinic. The historical mixes with the modern in the 30+ downtown buildings dedicated to specialty care, primary care, clinical laboratories, research, medical education, and administration.



MAYO CLINIC HOSPITAL, METHODIST CAMPUS

The Methodist Campus is also located in downtown Rochester and comprises the Eisenberg, Charlton, and Colonial buildings. These facilities include transplant programs, obstetrics and gynecology, surgical specialties, and a variety of outpatient services. The campus has 794 beds and 51 operating rooms.



MAYO CLINIC HOSPITAL, SAINT MARYS CAMPUS

The Saint Marys Hospital campus is located 10 blocks west of downtown. It houses numerous surgical specialties, a Level 1 Trauma Center, Mayo Eugenio Litta Children’s Hospital, and Mayo Clinic Psychiatric Hospital. The campus has 1,265 beds, 64 operating rooms, and 10 intensive care units.

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DMC
Destination
Medical Center

Creating a global destination for health and wellness

With Mayo Clinic at its heart, Destination Medical Center (DMC) is the largest public-private economic initiative in Minnesota and the catalyst for growth in Rochester. DMC is a robust 20-year, \$5.6 billion economic development initiative designed to position Minnesota as a global center for the highest quality medical care.



Great cities are great destinations. They are vibrant places where people come together to work, live and recreate. They are centers for business. They are centers for culture. They are places that are attractive to residents and visitors alike. Finally, they are places that engage individuals in ways that meet and often exceed their expectations.

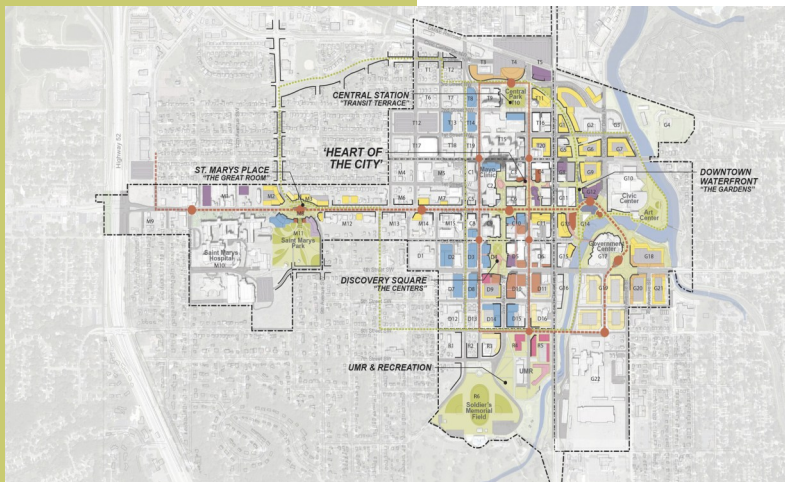
The Master Plan is intended to transform Rochester into a dynamic, urban center that integrates Mayo Clinic’s medical campus with commercial, biomedical-research-technology, residential, retail-entertainment, hotel-hospitality, educational, recreational and cultural uses through a strategic network of street scape, transportation, greenway and public space amenities. The primary concept of the DMC Master Plan is to create “places” that foster lasting experiences, create an active and attractive environment to drive visitation and act as catalysts to development and investment in support of realizing the goal of creating a global destination medical center.

The DMC Master Plan has been established as a fairly dense, concentrated area to maximize the impact of DMC Funds, leverage Mayo Clinic’s growth, and effectively employ the public investment and to create the mass and energy needed to attract investment and development to the downtown. The “places” are organized into 6 sub-districts, defined as:

- The Heart of the City
- Discovery Square
- Downtown Waterfront
- Central Station
- St. Mary’s Place
- UMR/Recreational Area

In the middle of
EVERYWHERE

DEVELOPMENT PLAN



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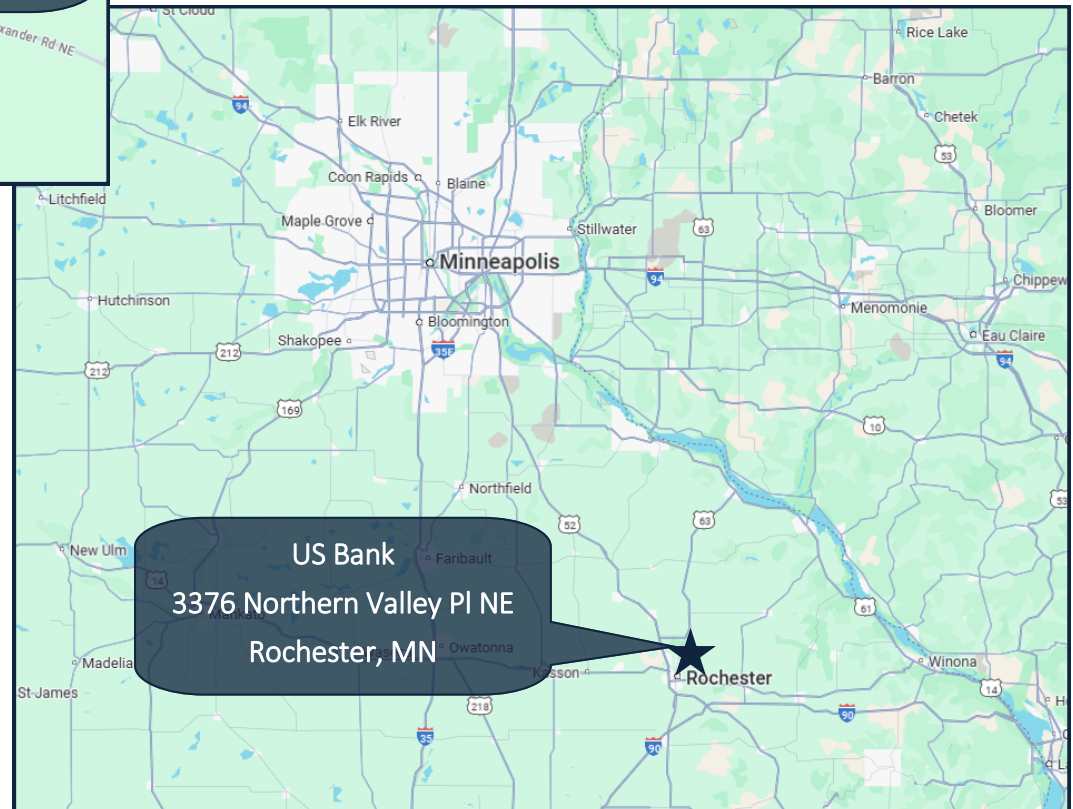
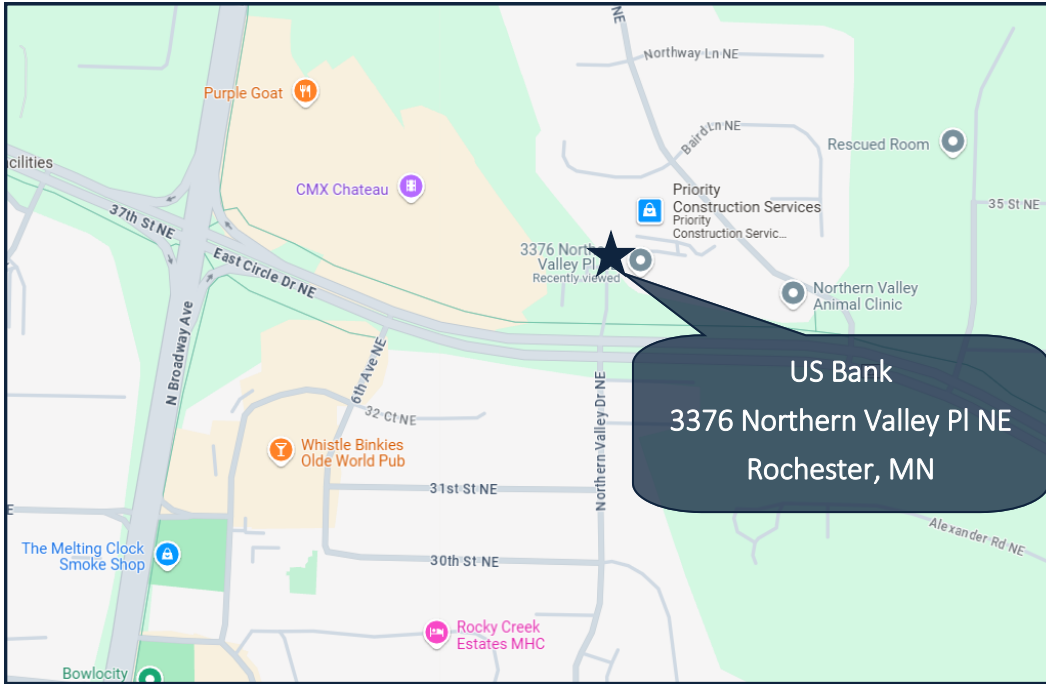


US Bank is located along East Circle Drive where traffic counts average 18,000 vehicles per day and near N Broadway Ave where traffic counts average 11,700 vehicles. 5-mile population of 111,107 and average household income of \$151,583 within a 1-mile radius.

Home to the esteemed Mayo Clinic that employs over 37,000 people and treats over 1.3 million patients annually, Rochester is a thriving city with a population of over 121,000. Consistently rated as one of the best cities to live in the U.S., Rochester is also a welcoming destination for visitors and has over 2 million visitors each year. Distinguished by its culture of caring, spirit of innovation, and fascinating history, Rochester, MN is renowned for its scenic beauty, relaxing pace, and abundant dining, shopping, and entertainment options. It is laced with 100+ parks and 85 miles of weaving bike paths. Rochester’s abundance of downtown hotels makes it an easy place to visit, with over 6,000 rooms spread across 58 different venues.

IBM, a global technology company and one of the 10 largest private employers in Minnesota, operates a 3.6 million square foot development lab in Rochester, MN. This is the largest IBM facility in the world under one contiguous roof. Since the labs development, Rochester inventors have been awarded more than 2,700 U.S. patents for product innovation. IBM in Rochester currently has over 4,400 employees.

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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

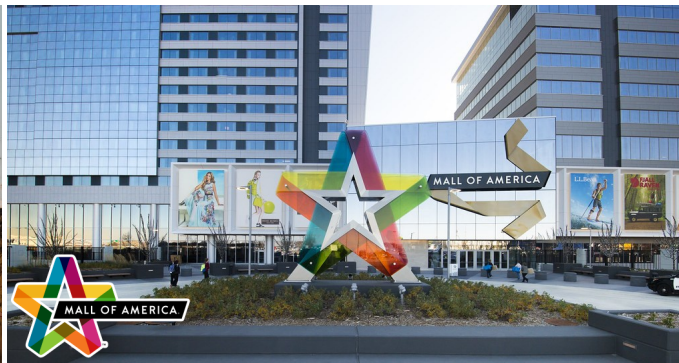
REVENUE GENERATED FROM TOURISM

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