



NATIONAL SPORTS VILLAGE

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- The National Sports Village is a Leasehold Investment property which allows 100% depreciation of the building. Tenants include Scooter’s Coffee, The PARC, The Cigar Room, and ProteinHouse.
- **A+ location next to The National Sports Center, a 600+ acre multi-sports complex in Blaine, the largest amateur sports complex in North America drawing in 4 million+ visitors each year. The National Sports Center will host the Special Olympics in 2026 with 4,000+ athletes representing all 50 states.**
- The National Sports Center facility includes a soccer stadium with over 50 full-sized soccer fields, a PGA Tour designed 18-hole golf course, a meeting and convention facility, and an eight-sheet ice rink. The NSCF produces over 100 unique programs and events in a variety of sports including Soccer, Hockey, Golf, Skating, and much more, as well as hosting numerous national and international competitions.
- A 250,000 SF Scheels is expected to open in Spring of 2028 near the National Sports Village. The Blaine's Scheels store will feature a ferris wheel, candy shop, 16,000-gallon saltwater aquarium filled with over 600 fish, a restaurant, interactive arcade games, and a wildlife mountain.
- Also nearby, the 105th Avenue Redevelopment, a 60 acre mixed use redevelopment project incorporating restaurants, stadium, entertainment, hospitality and residential uses is currently underway with a Spring 2026 opening. The most notable part of the early construction is the 5,000 seat multi-use event stadium that will be home to a minor league baseball team and many other events throughout the year.
- Excellent demographics with a 1-mile average household income of \$149,804 and population of 169,952 within a 5-mile population.
- Blaine is located approximately 17 miles north of Minneapolis and is home to the TPC Twin Cities Golf Course and which hosts the 3M Open PGA Tournament each year drawing approximately 120,000 spectators.
- The Anoka County Airport, located just south of the National Sports Village, is one of the busiest private airports in the Midwest with approximately 71,000+ annual takeoffs and landings.



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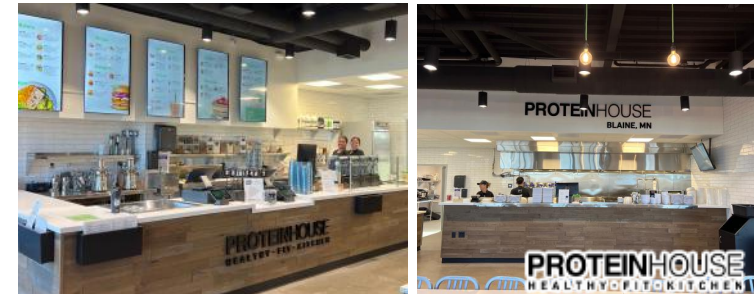
The Cigar Room:

The Cigar Room will be a high-end cigar retailer featuring a spacious lounge and a large walk-in humidor occupying roughly one-third of the space. They have partnered with Prime, the adjacent restaurant, to offer food and beverage service directly to lounge customers. Northstar will also feature an outdoor patio for cigar smoking, and Prime will dedicate a section of its rooftop patio for guests enjoying cigars purchased from Northstar. Renderings and construction photos can be found on page 10 of the marketing package. The Cigar Room is targeting a June/July opening. They are already paying rent and are highly motivated to open.



Protein House:

Protein House—already well-established in Hudson, Wisconsin—actively competed for this location. After visiting the Hudson store, ownership was impressed by the exceptional food quality, thoughtful menu, and strong brand alignment. The concept focuses on health-conscious, flavorful meals that resonate with athletes, wellness-minded individuals, and nearby families. Protein House is an ideal complement to AKA The Parc, National Sports Center athletes, and the broader neighborhood.



AKA The Parc:

The Parc is a state-of-the-art destination for fitness, sports performance, and recovery. The facility offers premium infrared saunas, cold-plunge pools, a full fitness center and studio, nutrition and supplement guidance, sports medicine, wellness providers, and more. It is a truly impressive space that brings cutting-edge wellness and recovery services to the community.



Scooters Coffee:

Scooters Coffee offers a convenient drive-thru with a wide selection of caffeinated beverages, lattes, blended and iced drinks, smoothies, sparkling sodas, and Red Bull-infused creations. Their food menu includes breakfast sandwiches, burritos, egg bites, cinnamon rolls, cake bites, and more—making it a perfect stop for morning energy or a mid-day boost.



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INVESTMENT SUMMARY

PRICE	\$7,870,700
CAP	7.50%
NOI	\$590,302
NUMBER OF TENANTS	4

OCCUPANTS

- Scooter's
- The Cigar Room
- AKA PARC
- ProteinHouse



LEASE NOTES:

Leasehold Investment (Building Only) with Ground Lease in perpetuity.
The Cigar Room estimated opening late June/early July 2026.

PROPERTY INFORMATION

BUILDING NAME	National Sports Village
ADDRESS	2180 105th Ave NE Blaine, MN 55449
BUILDING SIZE	16,998 SF
LOT SIZE	0.71 Acres
COUNTY	Anoka
YEAR BUILT	2024

DEMOGRAPHIC INFORMATION

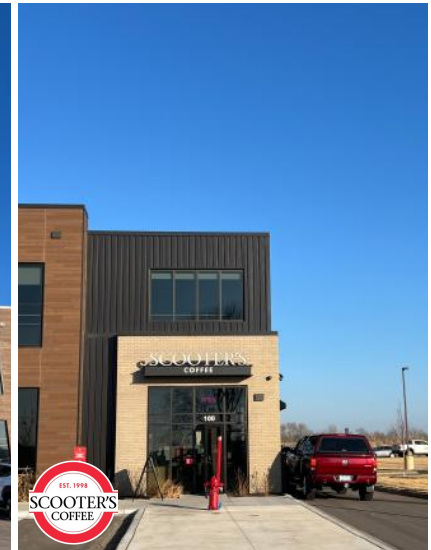
	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2025 POPULATION	1,800	69,810	169,952
2030 POPULATION	1,891	72,618	173,439
2025 AVERAGE HOUSEHOLD INCOME	\$149,804	\$123,983	\$119,100
2030 AVERAGE HOUSEHOLD INCOME	\$163,188	\$134,469	\$129,425

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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THE CIGAR ROOM



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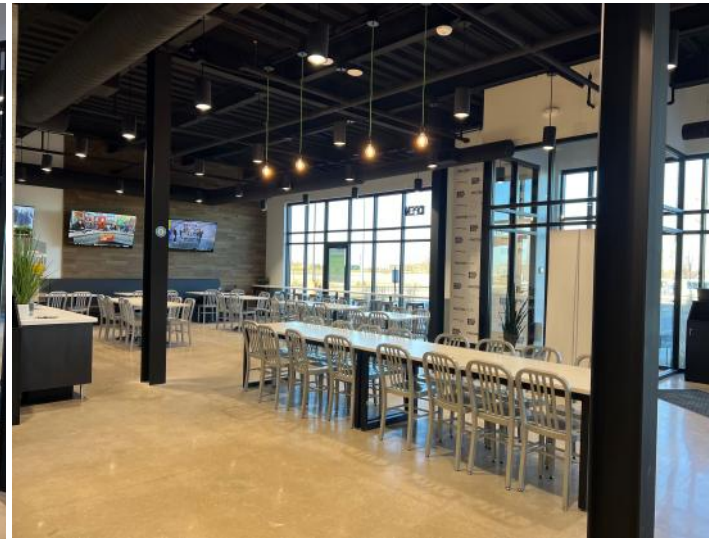
THE PARC



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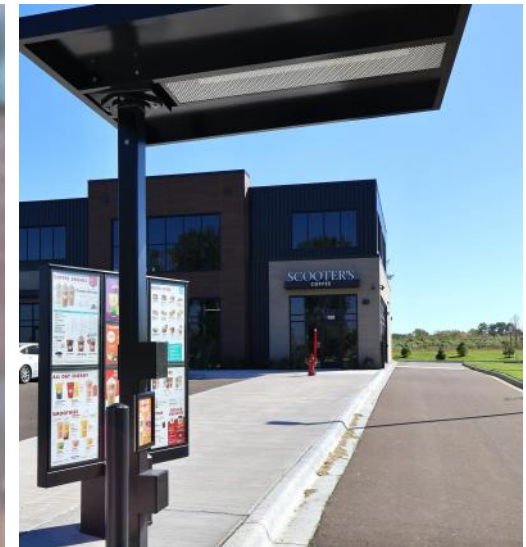
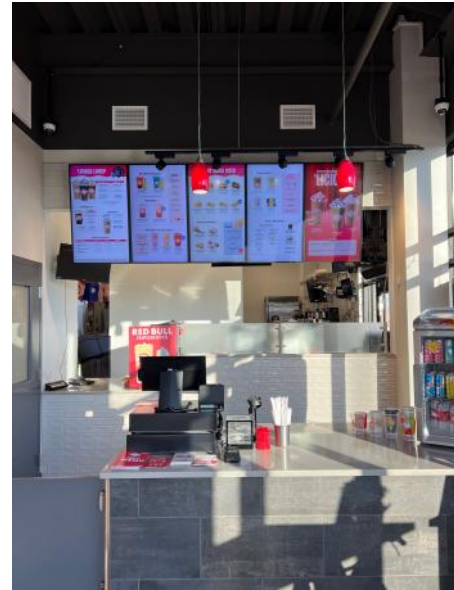
PROTEINHOUSE

PROTEINHOUSE
HEALTHY-FIT-KITCHEN



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SCOOTER'S COFFEE



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THE CIGAR ROOM RENDERINGS



CONSTRUCTION PHOTOS



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PROPERTY	National Sports Village
TENANT	NSV Brew, LLC
LOCATIONS	1
PERSONAL GUARNTY	Susan Nygaard & Brent Nygaard
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-Rated
WEBSITE	https://www.scooterscoffee.com/



Tenant: NSV Brew, LLC is a Scooters franchisee which operates 1 location.

Instead of the typical Scooter’s Coffee kiosk, this location has a walk-in area in addition to its drive-thru. It is also more than 1,200 square feet, or about twice the size of the standard Scooter’s Coffee size. The franchisee, The Nygaards are life-long Minnesotans who’ve lived in nearby Lino Lakes for 28 years. They discovered Scooter’s Coffee on a visit to Iowa. Susan’s a nurse and Brent works in structural design, but both were ready for new challenges. “The brand really spoke to us, especially their core values of integrity, love, humility, and courage,” she said. “We are so excited to bring Scooter’s Coffee to the National Sports Village.”

[Click Here For More Information On The Franchisee & Location](#)

[Lino Lake Family Opens Scooter’s In Blaine](#)

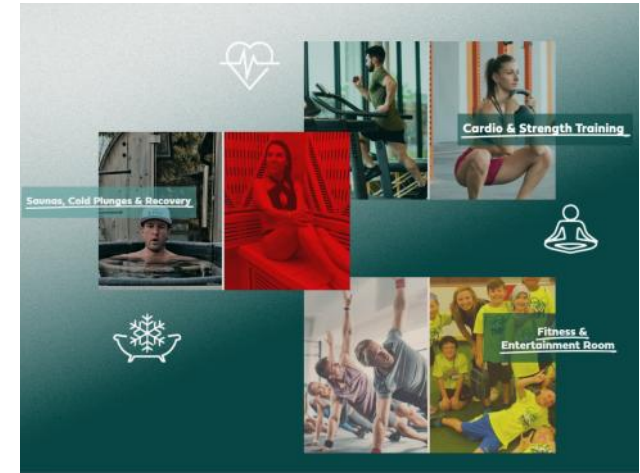
Corporate:

Founded in 1988, Don and Linda Eckles began their amazing journey when they opened their first drive-thru coffeehouse in Bellevue, Nebraska. For over two decades, Scooter’s Coffee has had amazing success due to its commitment to the original business principles and company core values. Their keys to success: find a great location and stay committed to high-quality drinks, speed of service, and a BIG smile. The Scooter’s Coffee brand Promise, often recited to franchisees, customers, and employees is “Amazing People, Amazing Drinks.. Amazingly Fast!®”

The Scooter’s brand now has over 900 locations throughout the country. Scooter’s Coffee offers a variety of food and beverage items, including coffee beverage items available in hot, iced, or blended, smoothies, teas, sandwiches, and more. Scooter’s roasts only the finest coffee beans from the top 10% of specialty coffee beans in the world at its headquarters in Omaha, Nebraska.

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PROPERTY	National Sports Village
TENANT	AKA Parc, LLC
LOCATIONS	1
PERSONAL GUARANTY:	Chris Schulz
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-Rated
WEBSITE	https://www.theparcmn.com/

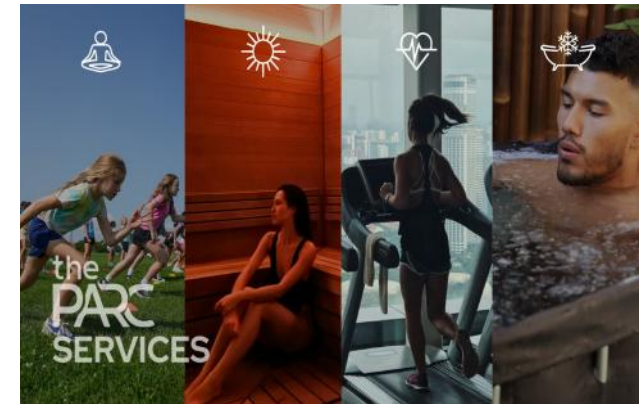


The PARC is a revolutionary space for fitness, sports, and recovery. From cutting-edge training for all ages, to rejuvenating wellness options, the PARC will redefine how you move, play, and recover. At The PARC, we're proud to feature the highest quality infrared saunas from our exclusive partner, Wellness U.S.A. Their infrared saunas combine bio stacking with nature elements and are made locally in Minnesota! The PARC also offers world-class cold plunges as part of our holistic approach to health, wellness, and longevity. These state-of-the-art plunges are just one of the many services designed to enhance your overall well-being.

The PARC is proud to be part of Blaine's new development initiative and looks forward to opening its health and wellness center, *The PARC – Powered by AKA SPORT*, at the National Sports Village. The center celebrated its grand opening on September 5th, 2025.

Facility Highlights Include:

- **Sauna Therapy:** Innovative Infrared and traditional options to promote relaxation and detoxification.
- **Cold Plunge Recovery:** State of the Art Plunge tubs aiding muscle recovery and reducing inflammation.
- **Fitness Center & Studio for Group Programs:** Tailored for all fitness levels, from beginners to advanced athletes.
- **Sport Medicine and Wellness Providers:** Onsite sport medicine Chiropractors available to provide stretching and adjustment services. Top medical professionals to administer IV therapies and wellness services.
- **Nutrition & Supplement Guidance:** Supporting holistic health goals with nutritionists and offering the best supplemental support on the market.
- **Mental Wellness Resources:** Fostering mindfulness and stress management.



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EXHIBIT A-2
AKA WELLNESS INSTITUTE
7,447 sq ft

- GREEN Dots = Treadmills/Stationary Bikes/Stairmaster units = 10-12 units, with Electrical capacity for up to 15 units, each typically 100-150vac, 50-75Hz
- TV (or Projector) (South side, Large)
- Glass Door
- Bathroom with Shower (quantity 3) (unisex)
- Bathroom (3-4) (unisex)



- RED Squares = Infrared Saunas.
1 Large Sauna (5-10 capacity seating) (Typical Dimension 12' x 12' size max) on each side of the studio, M & W. (Electrical cap. TBD, ~ 400-600 v)
4 Smaller (1-4 person capacity seating) (Typical Dimension 4' x 4' - 6' x 6' size max) on each side. (Electrical cap. 110 v-220 v each)
- BLUE Squares = Cold Plunge Tubs = 2-3 units on each side (1 person capacity for each), with Electrical capacity of 110-240 V each unit.
Typical Dimensions: L 70-75" x W 31-33" x H 24-35"
- Wall Divider

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PROPERTY	National Sports Village
TENANT	PH Blaine, LLC dba ProteinHouse
GUARANTOR	Andrew Auderieth
# OF LOCATIONS	2 Locations
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-Rated
WEBSITE	https://www.protein-house.com/

PROTEINHOUSE

HEALTHY • FIT • KITCHEN

The tenant is a franchisee and this will be there second location.

Protein House is a fast-casual restaurant brand founded in 2012 by fitness model and entrepreneur Larissa Reis. Designed for health-conscious individuals, the chain emphasizes clean eating with a focus on high-quality, non-GMO ingredients prepared using nutrient-preserving methods. Their diverse menu includes items like protein-packed bowls, lean bison burgers, vegan pancakes, fresh salads, and customizable wraps, along with smoothies, shakes, and cold-pressed juices. The concept supports a variety of dietary lifestyles, including keto, gluten-free, vegetarian, and vegan, making it a go-to destination for those who want to "Eat With Purpose."

More than just a restaurant, Protein House aims to provide an environment that encourages mindful living and wellness. Its modern, relaxed dining spaces cater to both dine-in guests and those on-the-go, with options for meal prep and catering services. The brand has expanded across several U.S. states, establishing a national presence with locations in places like Nevada, Arizona, and Missouri. With a strong commitment to community, wellness, and flavorful nutrition, Protein House delivers on its promise of providing "fine healthy fast food" to help customers fuel their lifestyles without compromise.



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PROPERTY	National Sports Village
TENANT	Northstar Cigars, LLC
PERSONAL GUARANTY	George Hark
# OF LOCATIONS	1 Location
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-Rated



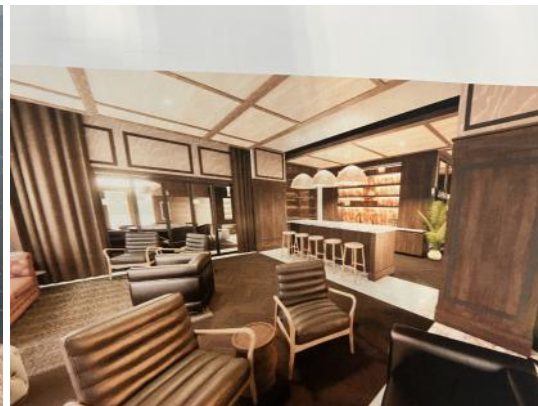
Personal Guaranty by George Hark, the founder of Northstar Cigar, LLC, provided Tenant is not in uncured default under the Lease, Guarantor’s liability under this Guaranty shall expire upon the twenty four (24) months of the initial term of the Lease.

George Hark currently operates convenience stores and is a distributor of tobacco. North Star Cigars has one location.

George Hark’s Business Ventures within the Twin Cities include Speedy’s Market, Hark’s Food Market, Pump & Munch, Hark’s Tobacco, and more. Hark’s Food Market is a convenience store offering a variety of groceries, while Pump & Munch is also another gas station and convenience store providing a range of food, beverages, and some produce.



RENDERING PHOTOS

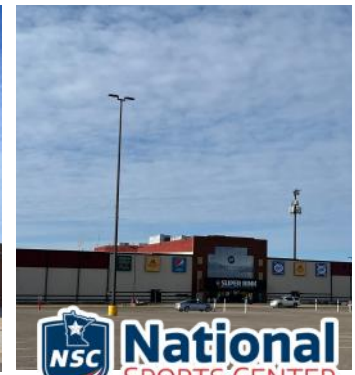


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This property is located within The National Sports Center, a 600+ acre multi-sport complex in Blaine. The National Sports Center is the largest amateur sports complex in North America. The facility includes a soccer stadium with over 50 full-sized soccer fields, a PGA Tour designed 18-hole golf course, a meeting and convention facility, and an eight-sheet ice rink. The NSCF produces over 100 unique programs and events in a variety of sports including Soccer, Hockey, Golf, Skating, and much more, as well as hosting numerous national and international competitions. **These events draw over 4 million visitors each year, making it the most visited sports facility in Minnesota.**

The facilities at the National Sports Center are extensive and diverse. For soccer enthusiasts, there are over 50 full-sized soccer fields, including several with artificial turf and lighting, as well as the NSC Stadium with a seating capacity of 5,500. Ice sports are well-catered for by the Super Rink, a remarkable eight-sheet indoor ice arena that also houses the Herb Brooks Training Center. Beyond these core sports, the NSC features the Victory Links Golf Course, an 18-hole PGA-designed course, indoor sports halls and expo centers offering flexible training and competition spaces for sports like basketball, volleyball, and field sports, and a welcoming convention center.

Throughout the year, the National Sports Center is a hub of activity, hosting a multitude of events and tournaments that draw participants and spectators from across the region and beyond. **The National Sports Center will host the 2026 Special Olympics with 4,000+ athletes from all 50 states.** It is also home to the Schwan's USA Cup, recognized as the largest youth soccer tournament. Other significant events include the NSC College Showcase, providing opportunities for aspiring college soccer players to be scouted, and various hockey tournaments at the Super Rink. Additionally, the NSC hosts leagues, development programs, and even expos in a variety of sports, ensuring a vibrant and dynamic atmosphere year-round.



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[CLICK HERE FOR MORE INFORMATION ON THE NATIONAL SPORTS CENTER](#)

Building Future Champions with a World-Class Facility



600+ Acre Multisport Campus



Over 4 Million Visitors Every Year



20+ Restaurants Within 3 Miles of NSC



16th Largest Metro Area in the U.S.



20 Minutes From the MSP Airport



NSC is Home to Target USA CUP



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Located next to the National Sports Center, a 60 acre mixed use redevelopment project incorporating restaurants, entertainment, hospitality and residential is currently underway with plans to be completed by Spring 2026. The most notable part of the early construction will be the 5,000 seat multi-use event stadium that will be home to a minor league baseball team and will also host many other events throughout the year. The first phase of the district will also include a food hall, field house and experiential golf driving range, public gathering spaces, and a hotel.

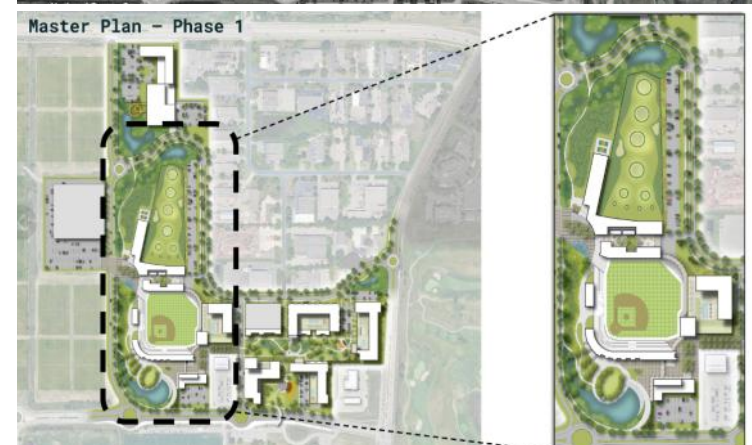
Scheels also recently announced plans to open a 250,000 SF store as a part of the 105th Avenue Redevelopment with an expected opening date in Spring 2028. This new location will be Scheels' second store in the Twin Cities metro, joining its Eden Prairie location, and its sixth store in Minnesota. Blaine's massive Scheels store will feature a ferris wheel, candy shop, 16,000-gallon saltwater aquarium filled with over 600 fish, a restaurant, interactive arcade games, and a wildlife mountain.

The 105th Avenue Redevelopment in Blaine, Minnesota, is a transformative project aimed at revitalizing the area near 105th Avenue, Nassau Street, and Radisson Road. The initiative seeks to convert a predominantly industrial zone into a vibrant, mixed-use entertainment district. This redevelopment is strategically positioned adjacent to the National Sports Center (NSC), a major attraction drawing over 4 million visitors annually. The master plan includes the construction of a full-service hotel, a food hall, various restaurants, residential units, and a multi-purpose stadium designed to host sports events and concerts.

Construction commenced in November 2024, marking the beginning of a multi-phase development projected to exceed \$750 million in value upon completion. The redevelopment aims to bring more amenities for NSC visitors and Blaine residents by providing entertainment, hospitality, and recreational options within close proximity. Future phases envision additional hotels, housing, office spaces, and public gathering areas, all designed to create a pedestrian-friendly environment with a "downtown" feel. This ambitious project not only enhances the local economy but also positions Blaine as a regional destination for sports and entertainment.

CLICK FOR MORE INFORMATION ON THE 105TH AVE REDEVELOPMENT

SCHEELS COMING TO BLAINE IN SPRING 2028



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Creation of a **Vibrant Entertainment District**

Capturing millions of annual visitors

Resident night out - a place to be

Generation and capture of tourism dollars

Regenerative design and care of stormwater

Health and wellness opportunities

Active family, multi-generational use

Year-round team/group gathering

Celebration and award venues

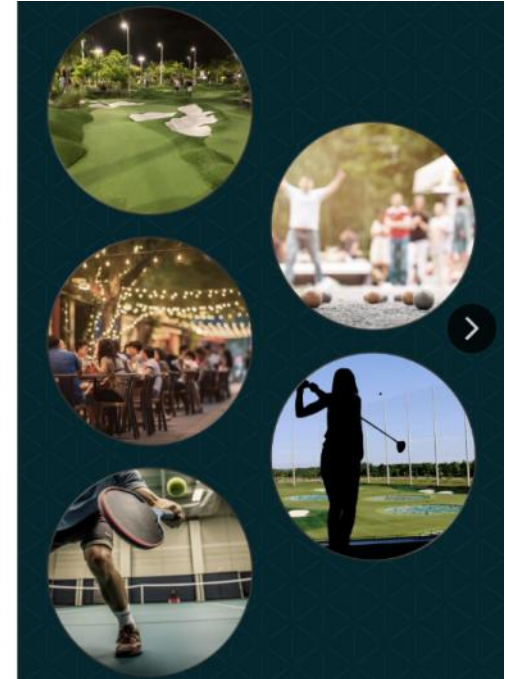
Activated seasonal activity

- Holiday Lights
- Festivals

- Events
- Championship Venue
 - Tournaments
 - Concerts
 - Holiday Festivals

Hometown professional baseball team associated with an MLB partner league

Victory Plaza



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Restaurant Dining Entertainment



Champions Park

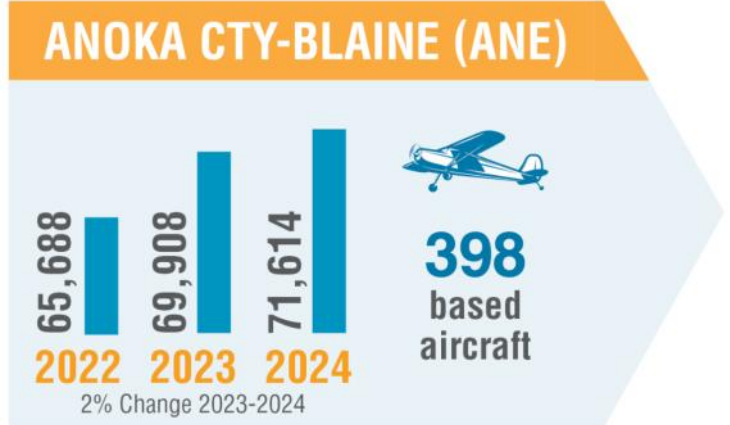


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Located just south of the National Sports Village, The Anoka County-Blaine Airport is home to a variety of vintage, experimental, recreational and corporate aircraft. In 2024, the airport saw a 2% increase in operations with nearly 72,000 takeoffs and landings.

North of Minneapolis and St. Paul, the Anoka County-Blaine Airport (ANE) is home to the most diverse aircraft fleet in the MAC’s reliever airport system. **Among the MAC’s Reliever Airports, ANE has the most aircraft based there - 365– and is also among the busiest, just behind Flying Cloud Airport in Eden Prairie.**

In 2024, the MAC began construction on a new facility for the storage and maintenance of capital equipment, with an anticipated opening in the summer of 2025. The facility will consist of five bays to provide essential storage capacity and enhance the efficiency of equipment maintenance and servicing operations. The MAC completed repaving projects on Airport Road, General Aviation Boulevard and the entrance roads while adding new signage at the main entrance. The MAC also added new fencing to prevent wildlife from entering operational areas.



Anoka County-Blaine Airport at a Glance

2

Runways

130

Direct Jobs

560

Total Jobs

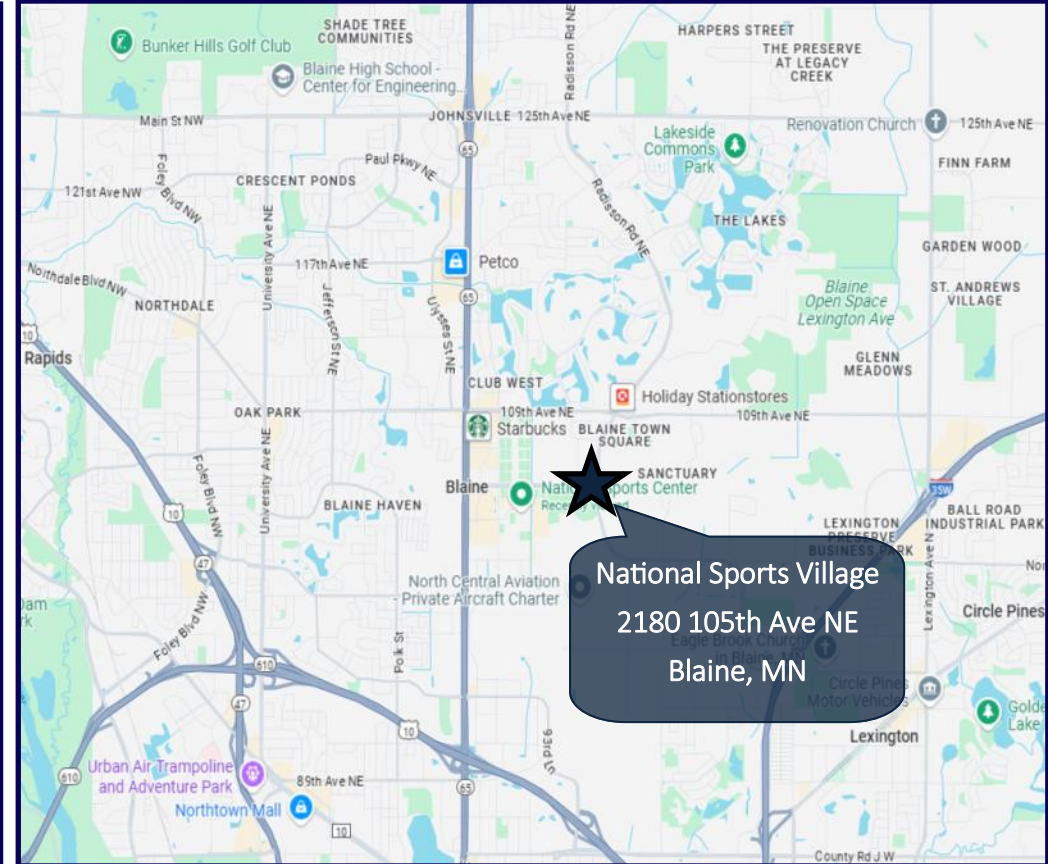
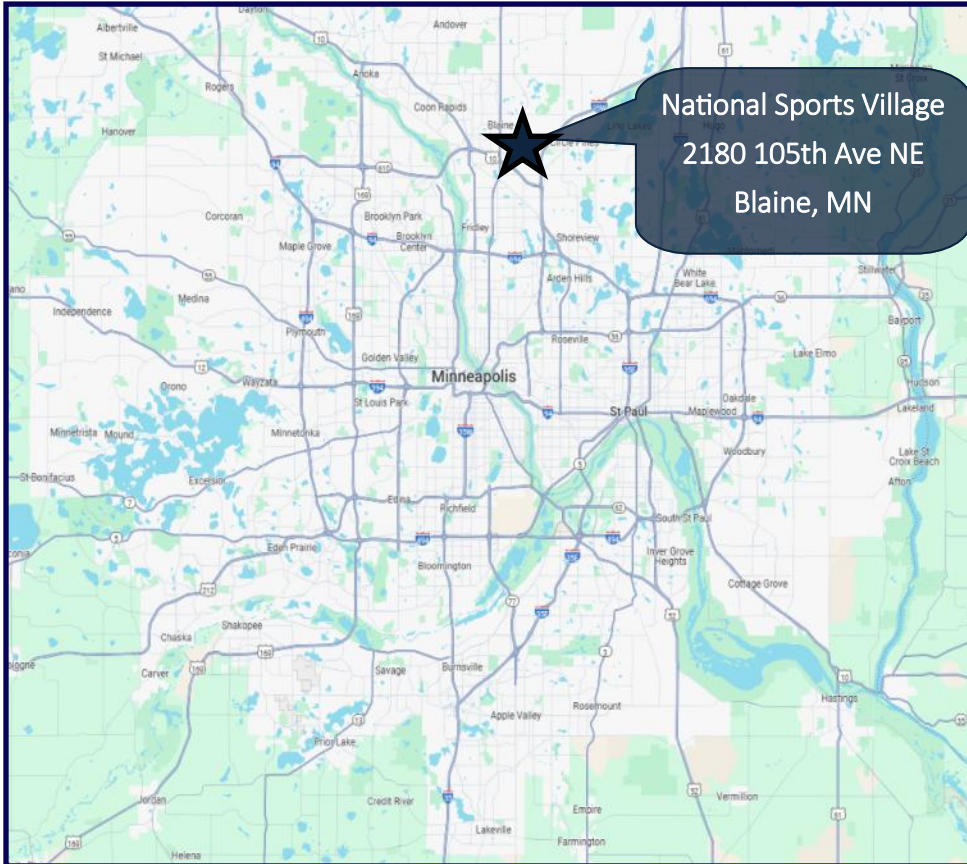
\$118M

Total economic output

71,614

Annual Landings and Takeoffs

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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



Xcel Energy™



UNITEDHEALTH GROUP®



POLARIS®



securian FINANCIAL



THRIVENT FINANCIAL®

FASTENAL®

ECOLAB®

PATTERSON COMPANIES, INC.



C.H. ROBINSON

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

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