

UPLAND
REAL ESTATE GROUP, INC.



CIRCLE K | CROSSTOWN AUTO REPAIR

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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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- Fully leased investment property featuring Circle K and Dytech doing business as Crosstown Auto Repair. Circle K has approximately 4 1/2 years remaining on its lease and **is paying Profit Based Rent in addition to Net Rent.** Dytech recently purchased Crosstown Auto Repair business with over 1 year on lease and the owner will negotiate a long term lease prior to the sale.
- High-visibility corner location with convenient access from Interstate 35W **with 93,000+ vehicles per day**, one of the Twin Cities' primary north-south transportation corridors.
- Excellent demographics with a 5-mile population of 190,912 and average household income of \$121,719.
- Positioned within a dominant retail corridor surrounded by major national retailers including Cub Foods, Menards, Walmart, Northern Tool + Equipment, and numerous other shopping and dining destinations. The property is also located less than five miles from Burnsville Center, a regional retail destination featuring more than 60 stores.
- Circle K is part of the global convenience retail platform operated by Alimentation Couche-Tard, with more than 15,000 stores worldwide. The company continues to strengthen its presence throughout the Midwest through the integration of former Holiday Stationstores locations.
- Dytech/Crosstown Auto Repair typically operates as part of GreatWater 360 Auto Care, one of the Midwest's largest independent automotive service platforms with more than 155 locations. Provides comprehensive Auto Repair & Fleet Services.



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INVESTMENT SUMMARY

PRICE	\$5,345,000
CAP	5.50%
NOI	\$294,000*
NUMBER OF TENANTS	2
PERCENT OCCUPIED	100%

OCCUPANTS

Circle K/Holiday
Dytech/Crosstown Auto Repair



LEASE NOTES:

Circle K:
ROFR 30 Days
Landlord responsible for all structural portions of the building. (Foundation, roof, structure, and retaining walls.)

Dytech/Crosstown Auto:
NNN Lease on tenants portion of property.

*NOI estimate based upon expected lease extension with Dytech and estimated average Circle K profit based rent.

PROPERTY INFORMATION

ADDRESS	900 West Burnsville Parkway Burnsville, MN
BUILDING SIZE	7,600 SQ.FT.
LOT SIZE	1.10 Acres
COUNTY	Dakota
YEAR BUILT	1998

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2025 POPULATION	10,043	69,571	190,912
2030 POPULATION	10,431	69,817	190,751
2025 MEDIAN HOUSEHOLD INCOME	\$67,138	\$86,378	\$95,930
2025 AVERAGE HOUSEHOLD INCOME	\$88,657	\$108,486	\$121,719

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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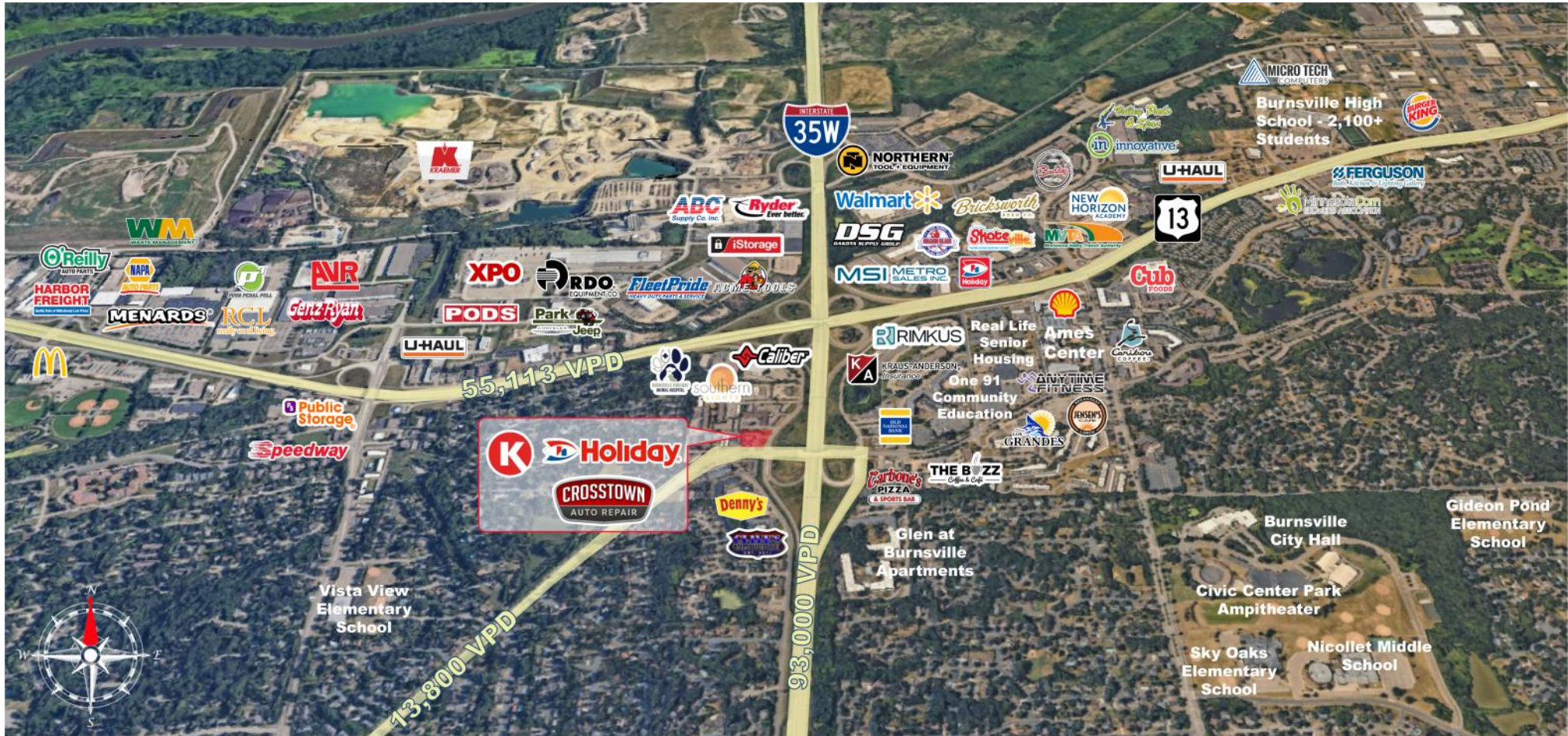
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YEAR END	April 26, 2026
PROPERTY	Circle K Crosstown Auto Repair
PARENT	Alimentation Couche-Tard
TENANT	Holiday Stationstores, LLC
REVENUES	\$71.9 Billion
NET WORTH	\$12.6 Billion
S&P RATING	BBB+
WEBSITE	www.circlek.com



Alimentation Couche-Tard operates convenience stores Circle K, Couche-Tard, Holiday, and Ingo. They operate 15,000+ locations across North America, Europe, and Asia.

Founded in 1928 in Wisconsin, Holiday Stationstores grew from a small family-owned general store into one of the largest convenience store chains in the Midwest. The company expanded throughout Minnesota and neighboring states, building a strong reputation for convenience, fuel services, fresh food offerings, and customer service. Prior to its acquisition, Holiday operated more than 500 locations across the northern United States and was recognized as one of the nation's largest privately held convenience store companies.

Today, Holiday is part of the global Circle K network following its acquisition by parent company Alimentation Couche-Tard in 2017. Circle K operates more than 15,000 convenience stores worldwide and has been gradually integrating Holiday locations into the Circle K brand while maintaining many of the products and services that made Holiday popular throughout the Midwest. The combined platform offers fuel, convenience retail, foodservice, beverages, car washes, and loyalty programs, making Circle K one of the largest convenience store operators in North America.



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PROPERTY	Circle K Crosstown Auto Repair
GUARANTY	Perry Lin
TENANT	Dytech MN, LLC dba Crosstown Auto Repair
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-Rated
WEBSITE	www.crosstownautorepair.com



Crosstown Auto Repair was acquired by Dytech MN in 2026. Dytech is a rapidly growing automotive repair and maintenance company and now operates as part of GreatWater's 155-location automotive service platform.

GreatWater 360 Auto Care is a rapidly growing automotive service platform that partners with and acquires established independent repair shops across the United States while preserving their local brands and customer relationships. Founded in 2016 and headquartered in Michigan, the company provides operational support, marketing, technology, training, and purchasing resources to its network of repair centers. Through a combination of acquisitions and strategic partnerships, GreatWater has expanded to more than 150 locations nationwide, offering a full range of automotive maintenance and repair services. The company's growth strategy focuses on supporting trusted community-based repair businesses while leveraging the scale and resources of a larger national organization.

Crosstown Auto Repair is a well-established full-service automotive repair and tire center serving Burnsville and the south metro Twin Cities area. The business was founded and operated by longtime automotive professional Perry Linn, whose experience in the industry spans decades, beginning in his family's service station and continuing through his training as a Master ASE technician. The shop has built its reputation on providing honest, customer-focused service, offering a wide range of automotive maintenance and repair services including brake repairs, engine diagnostics, tune-ups, wheel alignments, oil changes, transmission service, and tire sales and installation.



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Crosstown Auto Repair and Holiday are strategically located in Burnsville, Minnesota, along Highway 13 East, where traffic counts exceed 55,000 vehicles per day and off I-35W with traffic counts of 93,000+ vehicles per day. The property benefits from strong retail synergy with nearby national retailers including Cub, Walmart, Menards, and numerous other shopping and dining destinations. Additionally, the site is less than five miles from Burnsville Center, a regional retail hub featuring more than 60 stores and attracting consumers from throughout the south metro area.

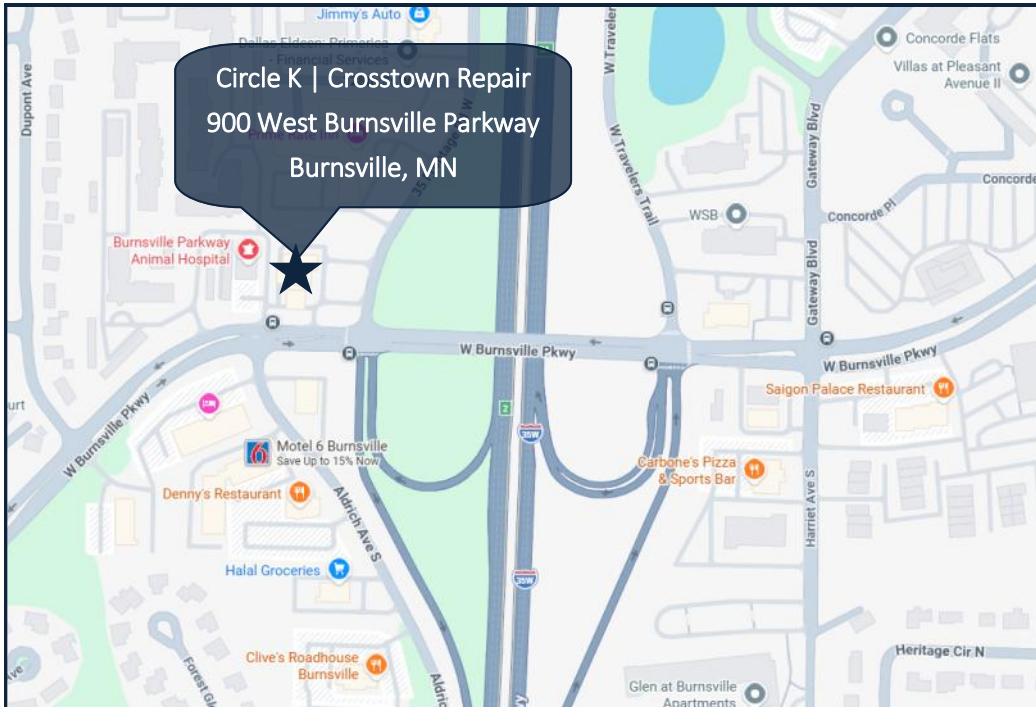
Burnsville, Minnesota, located about 15 miles south of downtown Minneapolis, is a well-established and growing suburb within the Twin Cities metro. Known for its strong demographics and accessibility, the city offers convenient connectivity via major highways while maintaining a suburban feel. Its central location places residents and visitors within minutes of top regional destinations like the Mall of America and Minneapolis-Saint Paul International Airport, making it an attractive place to live and do business.

Burnsville features a diverse mix of retail, dining, and community amenities anchored by Burnsville Center, a major shopping destination that continues to evolve with new tenants and concepts. The city also benefits from a strong local economy supported by healthcare, retail, and service industries. Fairview Ridges Hospital, a 150-bed facility, serves as a key regional healthcare provider, offering advanced medical services and contributing to the area’s overall stability and appeal.

Outdoor recreation is a major draw in Burnsville, highlighted by Buck Hill, a well-known destination for skiing, snowboarding, and year-round events. The city also offers numerous parks, trails, and green spaces that enhance quality of life for residents. With its balance of accessibility, amenities, and recreational opportunities, Burnsville continues to stand out as a desirable community within the Twin Cities region.



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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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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 1,000 net leased sales transactions totaling over \$3 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