

NORTHSTAR BEHAVIORAL HEALTH CLINIC

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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.

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All information, including price change and withdrawal from the market, is subject to change without notice.

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- Northstar Behavioral Health has 13 1/2 years remaining on a NNN lease with 2.50% annual rent increases.
- Northstar Behavioral Health currently operates 8 locations in the Twin Cities metro. 20-Bed Facility.
- Northstar Behavioral Health Network provides services focusing on supporting individuals diagnosed with stimulant use disorder and opioid use disorder. These services include inpatient residential care along with outpatient services focused on client-centered care. NBH also proudly offers mental health services, including individual, group, and family counseling.
- The Property was remodeled in 2025 when NorthStar became the tenant. Low Rent PSF and large lot size and the ability to expand building size.
- 5-Mile population of 353,793 and average household income over \$102,000.
- Located in Opportunity Zone.
- Saint Paul is the capital of Minnesota, and the county seat of Ramsey County. Ramsey is the most densely populated county in Minnesota. Major corporations headquartered in Saint Paul include Ecolab and Securian Financial Group Inc. The 3M Company is often cited as one of Saint Paul's companies, though it is located in adjacent Maplewood.



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INVESTMENT SUMMARY

PRICE	\$1,383,750
CAP	8.00%
NOI	\$110,700
RENT/SF	\$16.15
PRICE/SF	\$201.89
RENT ADJUSTMENTS: 2.50% Annual Inc.	
YEAR 1:	\$74,500
YEAR 2:	\$110,700.00
YEAR 3:	\$113,467.56
YEAR 4:	\$116,304.24
YEAR 5:	\$119,211.84
YEAR 6:	\$122,192.16
YEAR 7:	\$125,247.00
YEAR 8:	\$128,378.16
YEAR 9:	\$131,587.56
YEAR 10:	\$134,877.24
YEAR 11:	\$138,249.12
YEAR 12:	\$141,705.36
YEAR 13:	\$145,247.00
YEAR 14:	\$148,879.20
YEAR 15:	\$152,601.24

LEASE INFORMATION

LEASE TYPE	NNN
LEASE TERM	15 years
RENEWAL OPTIONS	Two 5-Year w/ 2.50% Annual Increases
RENT COMMENCEMENT	4/1/2025
LEASE EXPIRATION	3/31/2040



LEASE NOTES:

Northstar signed a 15 year lease in 2025 and remodeled the property.
Opportunity Zone. The property includes 12 city lots, providing room for future expansion.
Tenant has 15 day ROFR.
Prior tenants operated as chemical dependency center for 20+ years.

PROPERTY INFORMATION

ADDRESS	1609 Jackson Street St. Paul, MN 55117
BUILDING SIZE	6,854 SQ. FT.
LOT SIZE	1.00 Acre
COUNTY	Ramsey
YEAR BUILT	1960
YEAR RENOVATED	2025

DEMOGRAPHIC INFORMATION

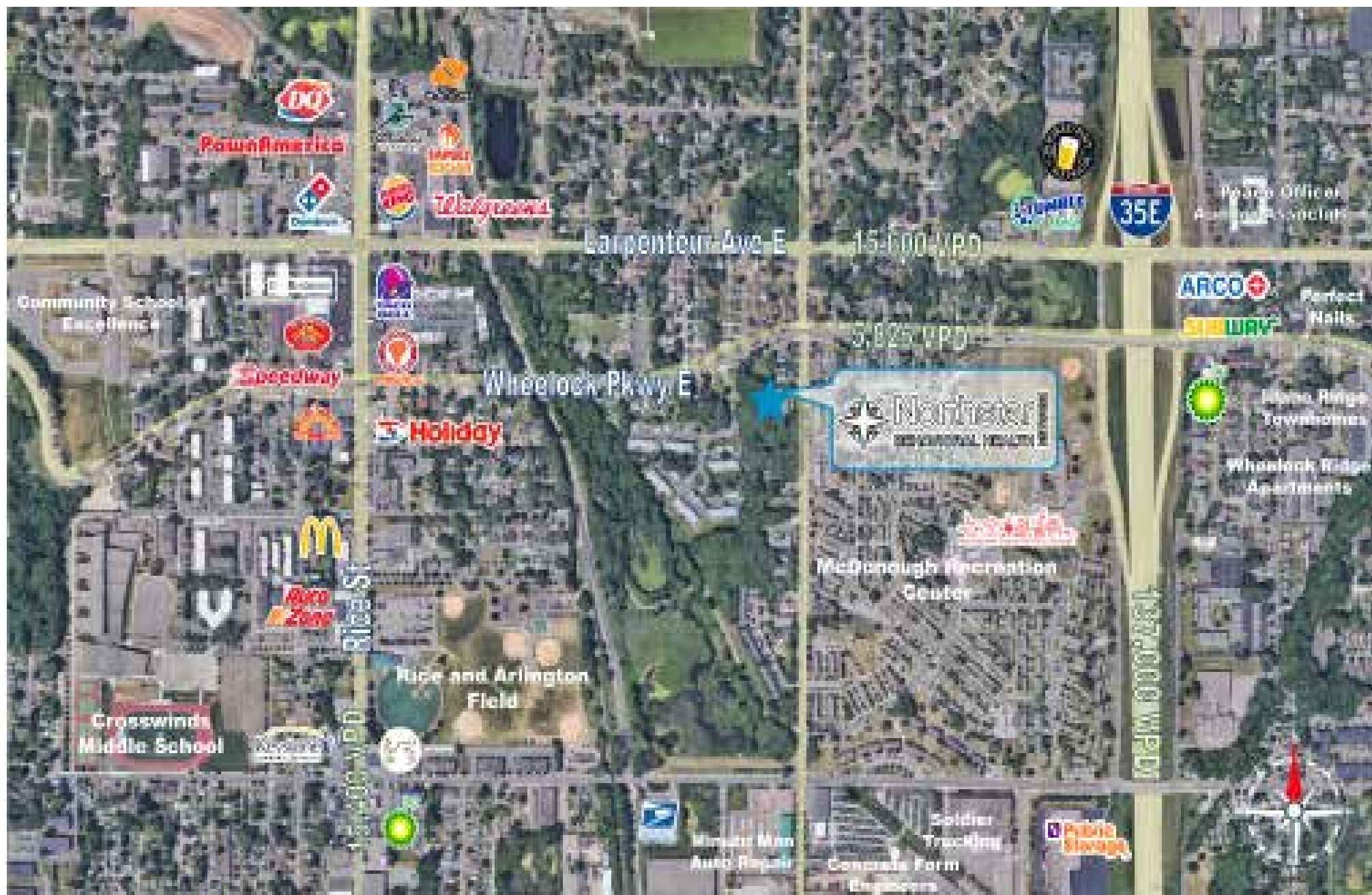
	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2026 POPULATION	18,535	149,013	353,793
2031 POPULATION	18,601	150,390	358,984
2026 MEDIAN HOUSEHOLD INCOME	\$52,276	\$68,753	\$75,537
2026 AVERAGE HOUSEHOLD INCOME	\$67,078	\$91,236	\$102,178

All demographic information is obtained from Site To Do Business, which complies US Census Bureau data and Esri projections for 2026 and 2031.

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NORTHSTAR BEHAVIORAL HEALTH CLINIC

PROPERTY	Northstar Behavioral Health Clinic
TENANT	NBH Jackson St LLC
GUARANTOR	North Star Behavioral Health (5 Year Rolling Guaranty)
REVENUES	Private
NET WORTH	Private
# OF LOCATIONS	8
S&P RATING	Non-Rated
WEBSITE	https://www.northstarbehavioralhealthmn.com/

Northstar Behavioral Health Network provides services focusing on supporting individuals diagnosed with stimulant use disorder and opioid use disorder. These services include inpatient residential care along with outpatient services focused on client-centered care. NBH also proudly offers mental health services, including individual, group, and family counseling.

NBH facilities cater to their client's needs through an innovative long-term residential program, customized for each person they have the opportunity to serve. They also offer long-term outpatient programming, focusing on integrating clients back into the community while focusing on their individual needs.

All of our NBH addiction treatment centers have a few things in common: dedicated staff who create a plan with you based on your needs and desires, safe and clean facilities where you can take a deep breath and focus on getting better, and an atmosphere of fellowship. Everyone from staff to other patients at NBH want to see everyone succeed.



NORTHSTAR BEHAVIORAL HEALTH NETWORK

RESIDENTIAL

*Geneva (Women's)
Cranberry Acres (Women's)
Fergus Falls (Men's)*

OUTPATIENT

*Water Street Outpatient (Men's & Women's)
St. Cloud (Men's & Women's)*

INPATIENT

North End (Men's)



Northstar Behavioral Health Clinic is located on Jackson Street in St. Paul, Minnesota. Traffic counts along Jackson Street average 5,825 vehicles daily, while I-35E traffic averages 137,000 vehicles daily. Nearby properties include Mississippi Creative Arts School, McDonough Recreation Center, Walgreens, Family Dollar, Popeye's, Taco Bell, Burger King, McDonald's, Auto Zone, Keystone Community Services, Domino's, Caribou Coffee, and many more.

Saint Paul is the capital and second-most populous city of the state of Minnesota. Saint Paul is the county seat of Ramsey County, the smallest and most densely populated county in Minnesota. The city lies mostly on the east bank of the Mississippi River in the area surrounding its point of confluence with the Minnesota River, and adjoins Minneapolis, the state's largest city. Known as the "Twin Cities", the two form the core of Minneapolis–Saint Paul, the 16th-largest metropolitan area in the United States, with about 3.6 million residents. Major corporations headquartered in Saint Paul include Ecolab, a chemical and cleaning product company and Securian Financial Group Inc. The 3M Company is often cited as one of Saint Paul's companies, though it is located in adjacent Maplewood, Minnesota. 3M employs 16,000 people throughout Minnesota. St. Jude Medical, a manufacturer of medical devices, is directly across the municipal border of Saint Paul in Little Canada, though the company's address is listed in Saint Paul.

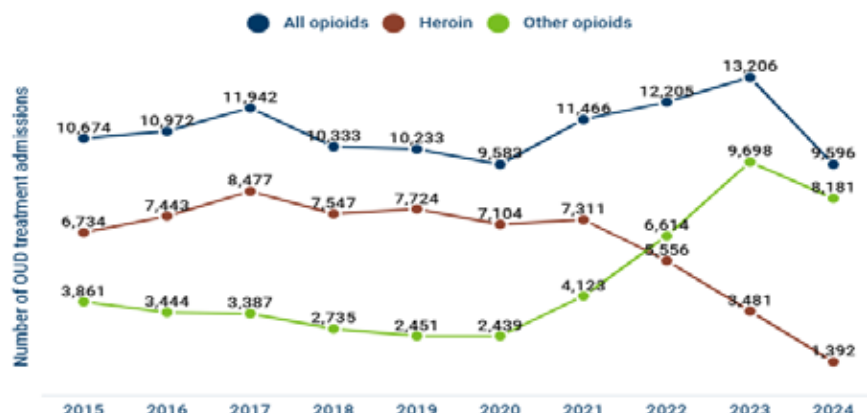
Saint Paul, Minnesota, offers a diverse range of attractions that cater to various interests. One of the city's highlights is the Como Park Zoo and Conservatory, a beloved destination that provides free access to a stunning array of animal exhibits and botanical gardens. The conservatory's vibrant plant collections offer a tranquil escape, while the zoo allows visitors to encounter animals from around the globe. Additionally, the Minnesota State Capitol stands as an architectural masterpiece, offering guided tours that delve into the state's history and government. Its impressive dome and intricate interior design make it a must-see for architecture and history enthusiasts.

Beyond these landmarks, Saint Paul boasts a rich cultural scene. The Science Museum of Minnesota provides interactive exhibits that engage visitors of all ages, covering topics from dinosaurs to human biology. For those interested in history, the Minnesota History Center offers in-depth exhibits that explore the state's past. Furthermore, the city's numerous parks, such as those along the Mississippi River, provide opportunities for outdoor recreation and scenic walks. The city also has a very diverse and exciting food scene, with many different kinds of restaurants to try.



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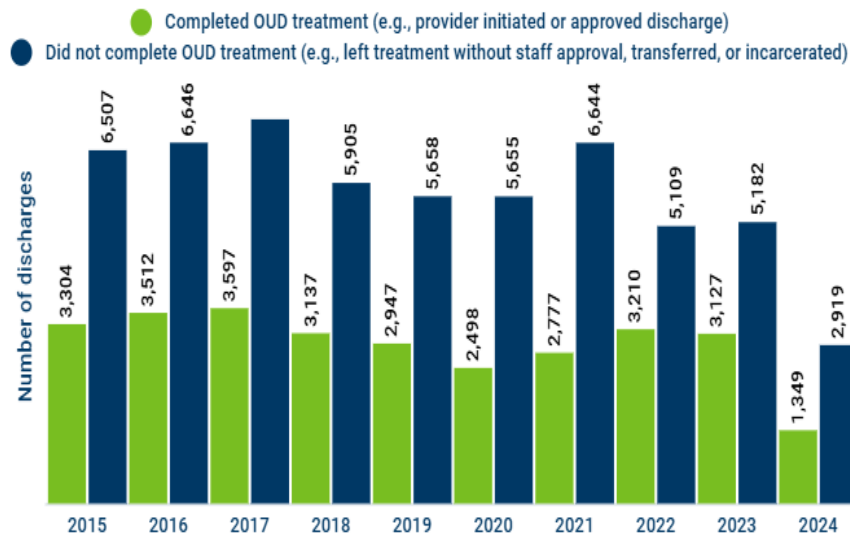
From 2023 to 2024, the number of admissions for Opioid Use Disorder (OUD) treatment has decreased.



Only 1 in 10 people with a substance use disorder receive treatment in the United States.



The number of patients who have completed their Opioid Use Disorder (OUD) treatment at the time of their discharge has been decreasing.



In Minnesota opioid-involved overdose deaths increased 43% from 2020 to 2022, and the number of deaths has more than doubled since 2019. Native American Minnesotans are dying at over nine times the rate as white Minnesotans, and Black Minnesotans at over three times the rate.

According to the Centers for Disease Control and Prevention, as of June 2020, 13% of Americans reported starting or increasing substance use as a way of coping with stress or emotions related to Covid-19. A reporting system called ODMAP (Overdose Detection Mapping) shows that the early months of the pandemic brought an 18% increase nationwide in overdoses compared with those same months in 2019. The trend has continued throughout 2020, according to the American Medical Association, which reported in December that more than 40 U.S. states have seen an increase in opioid-related mortality along with ongoing concerns for those with substance use disorders.

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

us bancorp

LAND O LAKES



UNITEDHEALTH GROUP



POLARIS



securian FINANCIAL



THRIVENT FINANCIAL

FASTENAL

ECOLAB

PATTERSON COMPANIES, INC.



C.H. ROBINSON

Ameriprise Financial



CHS



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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

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