



Representative Photo

4 Holiday Gas Stations - C-Store Portfolio Offering 11430 Jefferson Ct Champlain , Minnesota 55316

Property Highlights

- 15-Year Absolute NNN Leases
- Car Wash
- Recently Upgraded/Renovated
- Excellent Ingress & Egress
- Major Highway Access for the New Brighton Property
- Years Built:
- Blaine Holiday (1998)
- Elk River Holiday (1999)
- New Brighton Holiday (1999)
- Champlain Holiday (2002)



Sale Price:	\$22,300,000
Building Sizes:	20,968 SF
Minimum Equity Investment:	\$50,000

For More Information

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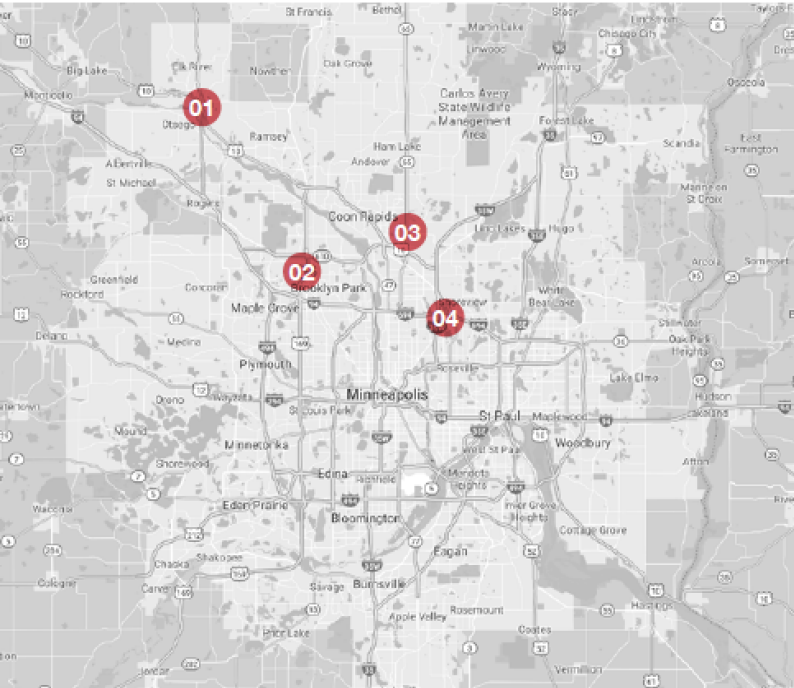
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This investment analysis was prepared in order to help you decide to either purchase or sell this property. NAI Legacy used a specific set of assumptions to create this analysis, but is not representing that any of the assumptions will materialize. There is a certain degree of inherent risk associated with commercial real estate investing, and you as buyer or seller, are advised to seek advice from your accountant, attorney and or other advisors, and to view this information as hypothetical. Although this analysis can be useful in making decisions about this property, any of the assumptions could change which may materially alter your conclusions.

All information furnished by NAI Legacy is from sources judged to be reliable, however, no warranty or representation is made to its accuracy or completeness. Property is subject to price change, prior sale, or lease and withdrawal from the market, all without notice.

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MAP OF PORTFOLIO



Location Description

- 01-Elk River Holiday
18296 Zane St NW Elk River, MN 55330
- 02-Champlain Holiday
11430 Jefferson Ct Champlain, MN 55316
- 03-Blaine Holiday
12880 Central Ave NE Blaine, MN
55434
- 04-New Brighton Holiday
201 W County Road E2 New Brighton, MN
55112

Portfolio Overview

NAI Legacy is pleased to present a rare opportunity to invest in a portfolio of four (4) C-store / gas station locations across the Twin-Cities (Minnesota) Metro area. Each location will have new fifteen (15) year, absolute NNN leases with two ten (10) year options to renew, and two (2%) percent annualrental increases in the initial term. The portfolio has strong financials, with lease liability as a percentage of revenue at 6.15%. The entire portfolio is operated by a seasoned C-Store/gas station operator with over 45 years of experience in the industry. Qualified Investors have a unique opportunity to utilize the significant tax benefits of Bonus Depreciation and Net Operation Loss (NOL) Carryback to generate significant returns. The NNN C-Store portfolio is offered as a “pre-packaged” Delaware Statutory Trust (DST) and allows for flexible 1031 Tax-Deferred.

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