



# MERIDIAN BEHAVIORAL HEALTH & BEHAVIORAL HEALTH GROUP

## 4 PROPERTY PORTFOLIO

Alliance Clinic - Minneapolis, MN; Cedar Ridge - Stillwater, MN; Latitudes Treatment Center - St. Paul, MN; Twin Town - St. Paul, MN

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**MERIDIAN**  
BEHAVIORAL HEALTH



**Portfolio of four Medical Treatment Centers in Minnesota. NNN leases with annual CPI rent increases, ranging from 2.75% - 5.00%. (remainder of CPI increase carried forward indefinitely)**

**These locations have operated as Chemical Dependency Centers from 20 to 50 years. All properties have been leased to current tenant for over 15 years. It is extremely challenging to receive zoning approval for chemical dependency centers, making renewal highly likely due to these barriers to entry.**

**One property has a lease signed by BHG with a guaranty by BHG Holdings LLC with 117 locations in 24 states. BHG is the largest network of opioid treatment centers in the U.S.**

**Three properties have a guaranty by Meridian Behavioral Health, LLC. Meridian is one of over 150 companies owned by Audax Group which has over \$14 billion in assets.**

**Meridian Behavioral Health is one of the fastest growing, leading behavioral healthcare platforms in the country. Currently, there 10 Meridian properties located throughout the Twin Cities metro and surrounding communities.**

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**INVESTMENT SUMMARY**

<b>PRICE</b>	\$17,848,912*
<b>CAP</b>	6.25%*
<b>2023 NOI</b>	\$1,115,557
<b>RENT INCREASES</b>	CPI 2.75% - 5.00% Excess Carried Forward

**LEASE NOTES:**

Net, Net, Net. No landlord responsibilities.

Total square footage for all properties is 53,071.

\*Price and NOI based upon 1/1/2023 NOI. Seller will provide credit at closing for difference in NOI.

PROPERTY	LOCATION	PRICE	CAP RATE	CURRENT NOI	2023 NOI	ANNUAL RENT INCREASES	LEASE EXPIRATION	LEASE TYPE
Alliance Clinic	3329 University Ave SE Minneapolis, MN 55414	\$2,645,100	6.25%	\$160,891.69	\$165,316.32	2.75%	12/31/2023	NNN
Cedar Ridge	11400 Julianne Ave N Stillwater, MN 55082	\$5,428,100	6.25%	\$323,100.10	\$339,255.12	Greater of 3% or CPI, 5% Cap per year. Excess carried forward	1/31/2026	NNN
Latitudes Treatment Center	1609 Jackson Street St. Paul, MN 55117	\$1,705,241	6.25%	\$102,478.44	\$106,577.57	4%	3/31/2025	NNN
Twin Town	1706 University Ave W St. Paul, MN 55104	\$8,070,600	6.25%	\$480,388.68	\$504,408.12	Greater of 3% or CPI, 5% Cap per year. Excess carried forward	1/31/2026	NNN
<b>TOTAL</b>		<b>\$17,848,912</b>	<b>6.25%</b>	<b>\$1,066,859</b>	<b>\$1,115,557</b>			



**MERIDIAN**  
BEHAVIORAL HEALTH

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**INVESTMENT SUMMARY**

<b>PRICE</b>	\$2,645,100*
<b>CAP</b>	6.25%*
<b>NOI</b>	\$160,891.69
<b>RENT/SF</b>	\$14.67
<b>PRICE/SF</b>	\$219.61

**RENT ADJUSTMENTS:** 2.75% Annually

<b>YEAR 11</b>	\$160,891.69
<b>YEAR 12</b>	\$165,316.32*

**LEASE INFORMATION**

<b>LEASE TYPE</b>	NNN
<b>LEASE TERM</b>	1 Year
<b>RENT COMMENCEMENT</b>	11/14/2011
<b>LEASE EXPIRATION</b>	12/31/2023
<b>RENEWAL OPTIONS</b>	One 7-Year



**LEASE NOTES:**

Annual 2.75% rent increases. During the Renewal Term, the rent increases at 3% annually for the first 4 years, then increases at 2.75% annually for the remaining 3 years.

\*Price and cap rate based upon January 2023 NOI. Seller credit buyer difference at closing.

Building was extensively remodeled in 2012 at a cost of approximately \$750,000. The remodel included: new lobby addition, an elevator was added, the 2nd floor was built-out, and 1st floor remodeled.

Operates as opiate treatment program and outpatient clinic. Operated as a chemical dependency clinic for 18 years.

The Metro Transit light rail system passes directly in front of Alliance Clinic, and carries over 14 million passengers per year.

**PROPERTY INFORMATION**

<b>ADDRESS</b>	3329 University Ave SE Minneapolis, MN 55414
<b>BUILDING SIZE</b>	11,270 SQ. FT.
<b>LOT SIZE</b>	0.49 Acres
<b>COUNTY</b>	Hennepin
<b>YEAR BUILT</b>	1958
<b>YEAR RENOVATED</b>	2012

**DEMOGRAPHIC INFORMATION**

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>2021 POPULATION</b>	21,317	196,192	518,214
<b>2026 POPULATION</b>	23,800	211,015	546,621
<b>2021 MEDIAN HOUSEHOLD INCOME</b>	\$53,836	\$57,151	\$65,348
<b>2021 AVERAGE HOUSEHOLD INCOME</b>	\$78,024	\$84,132	\$90,294

All demographic information is obtained from Site To Do Business, which complies US Census Bureau data and Esri projections for 2021 and 2026.

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INVESTMENT SUMMARY	
PRICE	\$5,428,100*
CAP	6.25%*
NOI	\$323,100.10
RENT/SF	\$22.98
PRICE/SF	\$353.56
RENT ADJUSTMENTS:	
YEAR 9	\$323,100.10
EST YEAR 10	\$339,255.12*
YEARS 10-12	Annual rent increases, greater of 3% or CPI-U, 5% cap per year, but any excess carries over.

LEASE INFORMATION	
LEASE TYPE	NNN
LEASE TERM	3 Years
RENT COMMENCEMENT	1/1/2014
LEASE EXPIRATION	1/31/2026
RENEWAL OPTIONS	One 8-Year

PROPERTY INFORMATION	
ADDRESS	11400 Julianne Ave N Stillwater, MN 55082
TOTAL BUILDING SIZE	14,060 SQ. FT.
LOT SIZE	41.02 Acres (2 Parcels)
COUNTY	Washington
YEARS BUILT	1900 - 1979



**LEASE NOTES:**

Annual rent increases the greater of 3% or CPI, 5% cap per year, but any excess carries over. **2022 CPI Increase of 7% capped @ 5% with 2% carried forward.**

\*Price and cap rate based upon January 2023 NOI. Seller credit buyer difference at closing.

36 Bed Dual-Diagnosis Residential Chemical Dependency Treatment Facility.

Four Buildings on two parcels: Two chalet-style dormitory buildings, one two-story plus basement administration building, and one story activity building. Dorms were built in 1975 and 1979, the others 1900. Dorm buildings sprinklered, private well, septic system.

Operated as chemical dependency center for 29 years.

This property has a cell tower located within, there are 75+ years remaining on a 99 year easement. This easement does not provide additional rent.

PARCEL 03.030.21.13.0001	
BUILDING 1 SIZE 1975 (YR BUILT)	4,379 SQ. FT.
BUILDING 2 SIZE 1979 (YR BUILT)	4,408 SQ. FT.
BUILDING 3 SIZE 1900 (YR BUILT)	1,064 SQ. FT.
BUILDING 4 SIZE 1900 (YR BUILT)	4,206 SQ. FT.
TOTAL SQ. FT.	14,060 SQ. FT.
TOTAL LOT SIZE	10.42 Acres

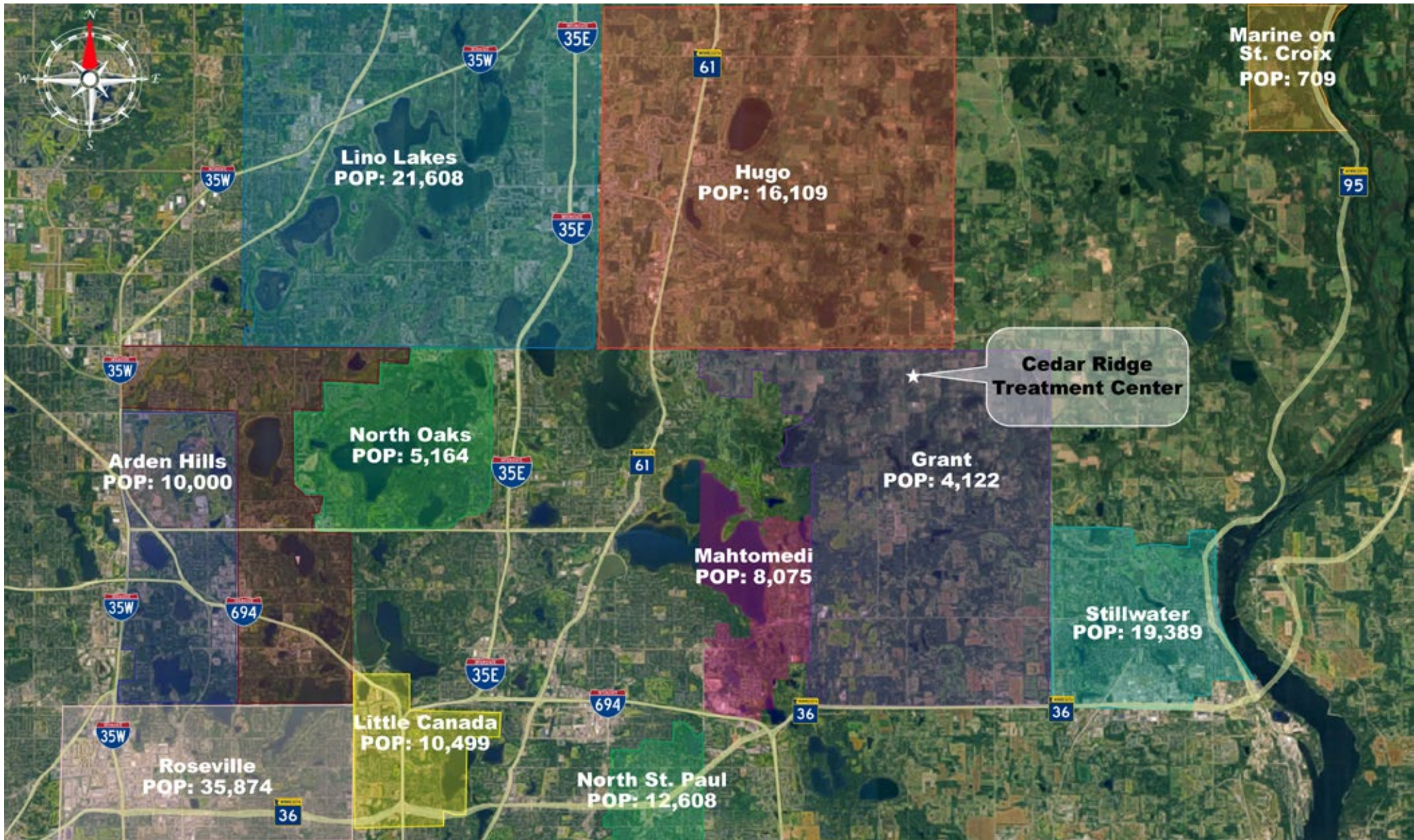
PARCEL 03.030.21.42.0001	
TOTAL LOT SIZE	30.60 Acres

**DEMOGRAPHIC INFORMATION**

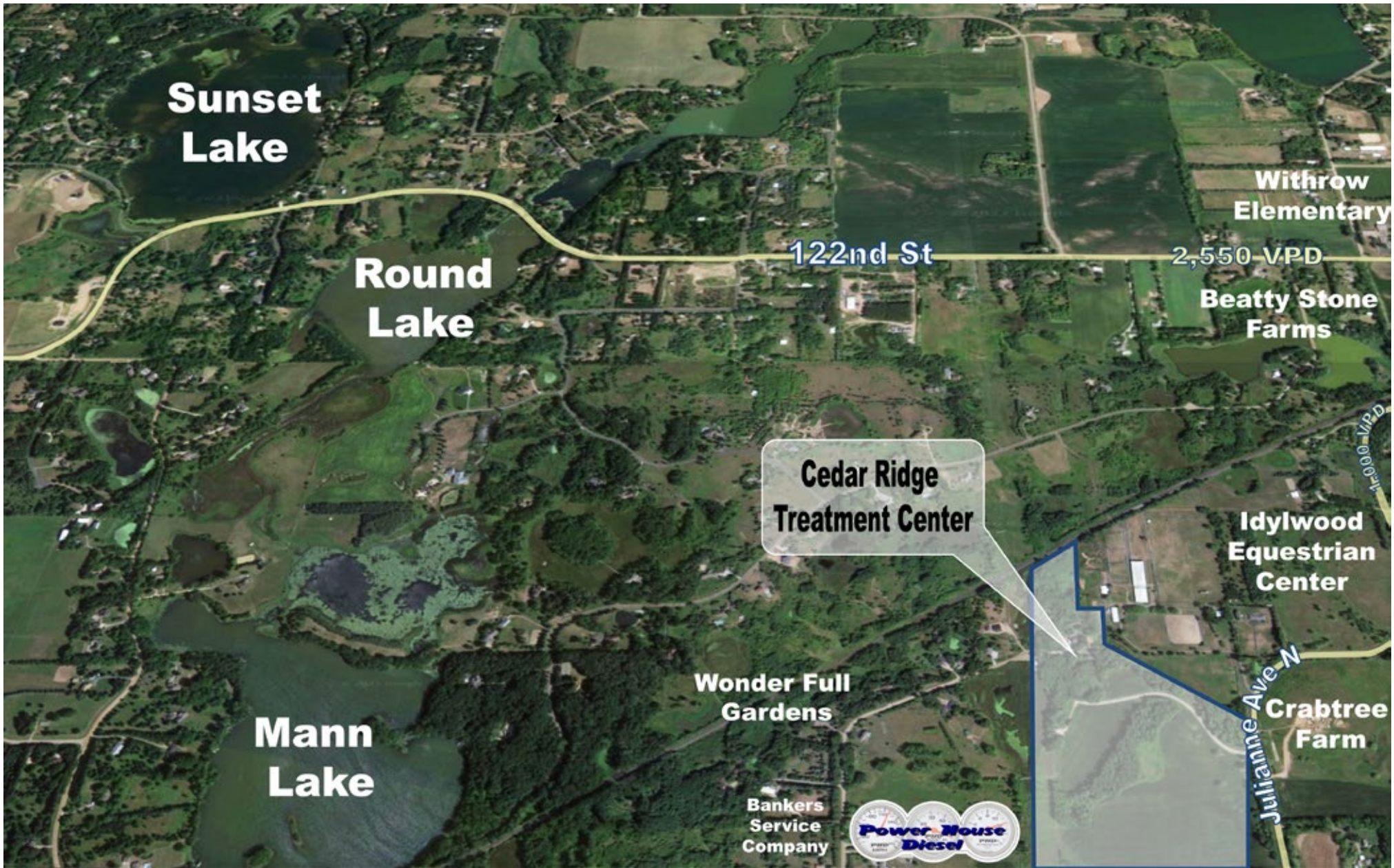
	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2021 POPULATION	493	4,570	28,141
2026 POPULATION	506	4,736	29,683
2021 MEDIAN HOUSEHOLD INCOME	\$125,151	\$140,798	\$113,512
2021 AVERAGE HOUSEHOLD INCOME	\$160,791	\$175,894	\$148,876

All demographic information is obtained from Site To Do Business, which complies US Census Bureau data and Esri projections for 2021 and 2026.

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**INVESTMENT SUMMARY**

<b>PRICE</b>	\$1,705,241*
<b>CAP</b>	6.25%*
<b>NOI</b>	\$102,478.44
<b>RENT/SF</b>	\$14.84
<b>PRICE/SF</b>	\$248.79
<b>RENT ADJUSTMENTS:</b> 4% annual increase	
<b>YEAR 10:</b>	\$102,478.44
<b>YEAR 11:</b>	\$106,577.57
<b>YEAR 12:</b>	\$110,840.68

**LEASE INFORMATION**

<b>LEASE TYPE</b>	NNN
<b>LEASE TERM RMNG</b>	2 Years
<b>RENEWAL OPTIONS</b>	One 7-Year
<b>RENT COMMENCEMENT</b>	3/21/2013
<b>LEASE EXPIRATION</b>	3/31/2025



**LEASE NOTES:**

Annual 4.00% rent increases in primary term and renewal options with 2 years remaining.  
 Opportunity Zone. The property includes 12 city lots, providing room for future expansion.  
 This location has operated as chemical dependency center for 20+ years. It is extremely challenging to receive zoning approval for chemical dependency centers.  
 The Property was remodeled in 2013. Large lot size and the ability to expand building size.  
 5-Mile population of 349,310 and average household income over \$92,562.  
 \*Price and cap rate based upon 4/1/2023 Rent Increase.

**PROPERTY INFORMATION**

<b>ADDRESS</b>	1609 Jackson Street St. Paul, MN 55117
<b>BUILDING SIZE</b>	6,854 SQ. FT.
<b>LOT SIZE</b>	1.06 Acres
<b>COUNTY</b>	Ramsey
<b>YEAR BUILT</b>	1960 / 2013

**DEMOGRAPHIC INFORMATION**

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>2022 POPULATION</b>	18,778	149,850	349,310
<b>2027 POPULATION</b>	18,488	147,607	347,146
<b>2022 MEDIAN HOUSEHOLD INCOME</b>	\$48,044	\$60,128	\$67,458
<b>2022 AVERAGE HOUSEHOLD INCOME</b>	\$66,064	\$83,031	\$92,592

All demographic information is obtained from Site To Do Business, which complies US Census Bureau data and Esri projections for 2022 and 2027.

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**INVESTMENT SUMMARY**

PRICE	\$8,070,600*
CAP	6.25%*
NOI	\$480,388.68
RENT/SF	\$22.99
PRICE/SF	\$353.85
<b>RENT ADJUSTMENTS:</b>	
YEAR 9	\$480,388.68
EST YEAR 10	\$504,408.12*
YEARS 10-12	Annual rent increases, greater of 3% or CPI-U, 5% cap per year, but any excess carries over.

**LEASE INFORMATION**

LEASE TYPE	NNN
LEASE TERM	3 Years
RENT COMMENCEMENT	1/1/2014
LEASE EXPIRATION	1/31/2026
RENEWAL OPTIONS	One 8-Year

**PROPERTY SUMMARY**

TOTAL BUILDING SIZE	20,887 SQ. FT
TOTAL LOT SIZE	0.66 Acres



**LEASE NOTES:**

Annual rent increases the greater of 3% or CPI, 5% cap per year, but any excess carries over. **2022 CPI Increase of 7% capped @ 5% with 2% carried forward.**

\*Price and cap rate based upon January 2023 NOI. Seller credit buyer difference at closing.

51-Bed Residential Chemical Dependency Treatment Facility. Two buildings: Three story dormitory building, plus basement; and administration building, two stories plus basement. A tunnel connects the two buildings.

This property includes five parcels: Client Building, Admin Building, Yard & Parking, Garage, and Parking Lot.

Operated as chemical dependency center for 50 years.

The Metro Transit light rail system passes directly in front of Twin Town, and carries over 14 million passengers per year.

**PROPERTY INFORMATION**

ADDRESS	1706 University Ave W St. Paul, MN 55104
BUILDING SIZE	11,140 SQ. FT.
LOT SIZE	0.18 Acres
COUNTY	Ramsey
YEARS BUILT	1965

**PROPERTY INFORMATION**

ADDRESS	463 Aldine St. St. Paul, MN 55104
BUILDING SIZE	9,757 SQ. FT.
LOT SIZE	0.12 Acres
COUNTY	Ramsey
YEARS BUILT	1975

**DEMOGRAPHIC INFORMATION**

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2021 POPULATION	21,690	178,106	443,650
2026 POPULATION	23,206	184,455	467,231
2021 MEDIAN HOUSEHOLD INCOME	\$63,071	\$71,629	\$62,197
2021 AVERAGE HOUSEHOLD INCOME	\$86,174	\$94,877	\$86,325

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**ALLIANCE CLINIC**

<b>PROPERTY</b>	Alliance Clinic
<b>TENANT</b>	Alliance Clinic, LLC
<b>REVENUES</b>	Private
<b>NET WORTH</b>	Private
<b>S&amp;P RATING</b>	Non-Rated

**The tenant on the lease is Alliance Clinic, LLC (a Minnesota LLC). Guarantor is BHG Holdings, LLC.**

Alliance Clinic, Alliance Methadone Maintenance Clinic, is an opiate treatment program and outpatient clinic serving the greater Minneapolis/St. Paul metro area, and beyond. Alliance Clinic provides narcotic replacement therapy services using methadone maintenance as a medication in conjunction with behavioral health treatment services for opiate addiction. They provide ethical and responsible chemical and mental health services in serving a broad spectrum of individuals suffering from opiate addiction. Alliance serves adult men and women age 18 and older from a variety of cultures who may also struggle with mental illness. They address each person’s culture and lifestyle which are factors that play an important role in reaching recovery. The Methadone Maintenance Clinic also provides chemical health assessments by appointment in order to determine a diagnosis and set forth a customized, recommended treatment path. Assessments also include additional referrals for individuals who have concerns regarding their substance use and/or chemical dependency.



**Largest Network of Joint Commission - Accredited Treatment Centers**

**With 117 locations in 24 states, BHG has more than 1,900 employees who serve more than 42,000 patients.**

Behavioral Health Group (BHG) is the largest network of Join Commission-accredited outpatient opioid treatment and recovery centers in the U.S., delivering comprehensive, personalized evidence-based medical and behavioral therapies for individuals with opioid use disorder (OUD). BHG is committed to a mission of real recovery that goes beyond treatment to include long term solutions for healthier living. Each treatment center is staffed with experienced addiction physicians, counselors, and nurses. Treatment utilizes all three FDA-approved medications for OUD, counseling and behavioral therapy, and low-cost drug testing designed to help manage medication dosage and ensure compliance with treatment. Integral to the BHG recovery program is comprehensive counseling and behavioral therapy.

**99%** of BHG patients report improved quality of life since admission

**98%** of BHG patients are satisfied with their treatment

**60%** of BHG patients obtain employment after one year of treatment

BHG recovery programs perform **60% better** than the industry benchmark for patients testing positive for opioids after one year of treatment.

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**MERIDIAN**  
BEHAVIORAL HEALTH

**Guarantor is Meridian Behavioral Health, LLC (a Delaware LLC).**

Based in the Twin Cities area of Minneapolis-St. Paul, Meridian Behavioral Health is one of the fastest growing, leading behavioral health platforms in the country. Currently, there are 10 Meridian properties. The facilities span as far north as East Grand Forks and as south as Rochester. Meridian provides substance use disorder treatment services across a broad continuum of care, including in-patient, residential, and out-patient treatment. For more than 25 years, Meridian has developed and refined an innovative, evidence-based care model focused on positive patient impact. Meridian also owns New Beginnings which has 10 outpatient programs. Today, the 1,100 employees of Meridian’s network serve countless patients at multiple facilities. At this time of national crisis, Meridian continues to invest in new campuses and programs to better meet the needs of its patients.

<b>ENTITY</b>	Meridian Behavioral Health, LLC
<b>REVENUES</b>	Private
<b>NET WORTH</b>	Private
<b>S&amp;P RATING</b>	Non-Rated



**Audax Private Equity**

<b>PARENT ENTITY</b>	Audax Private Equity
<b>REVENUES</b>	Private
<b>NET WORTH</b>	Private
<b>S&amp;P RATING</b>	Non-Rated



**LGBTQ**

*Latitudes - Saint Paul, MN*

**MEN**

*Bridge Recovery - Sauk Rapids, MN*

*Oakridge - Rochester, MN*

*Lake Shore - Mahtomedi, MN*

*Cedar Ridge - Stillwater, MN*

*Twin Town - Saint Paul, MN*

*Douglas Place Mends - East Grand Forks, MN*

**WOMEN**

*Douglas Place Womens - East Grand Forks, MN*

*Tapestry - Saint Paul, MN*

*Meadow Creek - Pine City, MN*

**100**

**Investment Professionals**

**150**

**Platform Investments**

**1,100+**

**Add-On Acquisitions**

**\$14B**

**Realized Investment Revenue Growth**

Audax Private Equity is a middle market private equity leader that has invested over \$9 billion in 150 platform companies and over 1,100 add-on acquisitions. Its Buy & Build approach is the cornerstone of its model. Audax Private Equity focuses on equity investments in market-leading middle market companies that are poised for growth, then partner with management to drive value creation, building winning teams, and accelerate results. It contributes extensive capabilities and experience in organic revenue acceleration, operational improvements, and capital market efficiencies. Audax Private Equity’s investments are headquartered in the United States and Canada, with operations spanning five continents and numerous countries.

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**CEDAR RIDGE TREATMENT CENTER**

<b>PROPERTY</b>	Cedar Ridge Treatment Center
<b>TENANT</b>	Cedar Ridge Treatment Center, LLC
<b>REVENUES</b>	Private
<b>NET WORTH</b>	Private
<b>S&amp;P RATING</b>	Non-Rated

**The tenant on the lease is Cedar Ridge Treatment Center, LLC (a Minnesota LLC). Guarantor is Meridian Behavioral Health, LLC (a Delaware LLC).**

Cedar Ridge Treatment Center is a men’s facility situated in a rustic wooded setting located just outside of Stillwater, Minnesota. Surrounded by forest, clients may find themselves enjoying the view, digging in the community garden or relaxing on one of the two housing decks in-between group and individual counseling. At Cedar Ridge, they utilize a full spectrum of evidence-based treatment methods, each designed to fit the individual needs of patients and their individual needs and goals. Cedar Ridge is a place that offers sober support and a feeling of brotherhood. In addition the 30-plus hours of scheduled weekly programming, those treated have the opportunity to go to recovery-based meetings within the community as well as other off-site outings as a way to model sober activities and foster healthy living skills that can last a lifetime.

**LATITUDES TREATMENT CENTER**

<b>PROPERTY</b>	Latitudes Treatment Center
<b>TENANT</b>	Latitudes Treatment Center, LLC
<b>REVENUES</b>	Private
<b>NET WORTH</b>	Private
<b>S&amp;P RATING</b>	Non-Rated

**The tenant on the lease is Latitudes Treatment Center, LLC (a Delaware LLC). Guarantor is Meridian Behavioral Health, LLC (a Delaware LLC).**

Latitudes is a LGBTQ facility designed to meet the specific substance abuse and mental health needs of the LGBTQ community. Located in St. Paul, Minnesota, Latitudes is more than a treatment center, it’s a place for men and women, 18 years of age and older, to transform into the people they’ve always strived to become. A place where fear is replaced with hope and recovery becomes a reality. By incorporating a full spectrum of evidence-based treatment models and partnering with LGBTQ-specific community partners, Latitudes is able to provide the right kind of opportunities to make lasting change possible. Each person who enters into Latitudes will work closely with an individual counselor as well as in groups to build healthy new ways of leading a healthy lifestyle.

**TWIN TOWN TREATMENT CENTER**

<b>PROPERTY</b>	Twin Town Treatment Center
<b>TENANT</b>	Twin Town Treatment Center, LLC
<b>REVENUES</b>	Private
<b>NET WORTH</b>	Private
<b>S&amp;P RATING</b>	Non-Rated

**The tenant on the lease is Twin Town Treatment Center, LLC (a Minnesota LLC). Guarantor is Meridian Behavioral Health, LLC (a Delaware LLC).**

Twin Town is a men’s MI/CD licensed residential treatment program, treating men 18-years-old and over for chemical dependency issues, along with co-occurring mental health needs. Conveniently located in St. Paul, Minnesota, Twin Town has an extensive history of helping men find recovery from alcohol and drug addiction as one of the longest-standing treatment centers in the state. Serving men since the 1960s, today, patients are coached in new ways of thinking to reduce thoughts about alcohol, drug abuse and other self-injuries through the Health Realization Model. Each individual who enters Twin Town will work closely with a dedicated counselor as well as in groups to determine an evidence-based treatment plan to meet their personal needs and goals. Committed to treating the whole person, we offer the men who walk through our doors the opportunity to live a life of healing and purpose.

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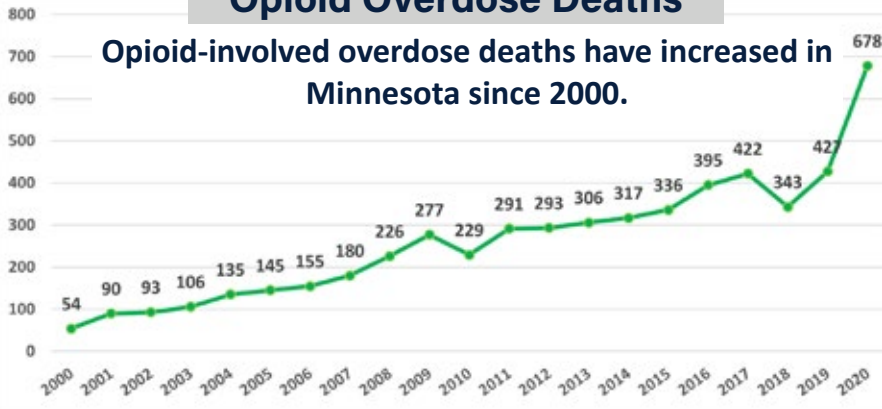


Only 1 in 10 people with a substance use disorder receive treatment in the United States.



**Opioid Overdose Deaths**

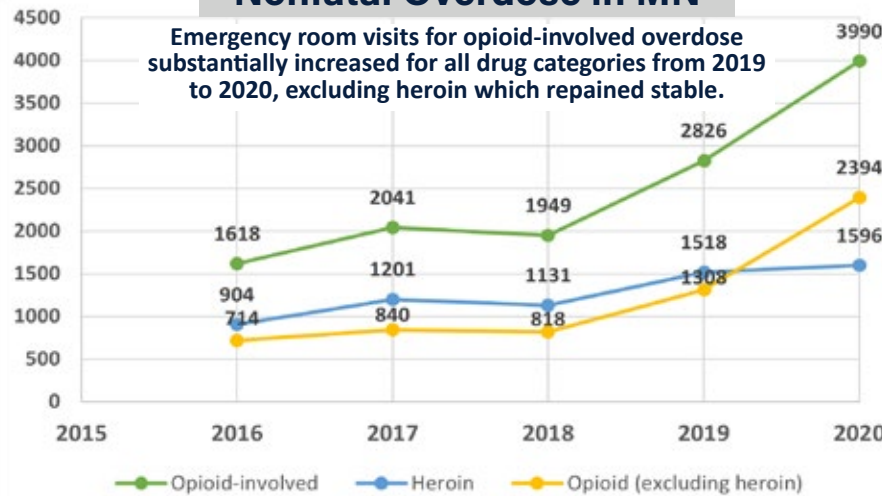
Opioid-involved overdose deaths have increased in Minnesota since 2000.



Every year, thousands of Minnesotans become addicted to opioids, and hundreds of them lose their lives due to their addictions. The epidemic has devastated individual lives, families, schools, and entire communities. The number of Minnesotans that have experienced a nonfatal overdose or died from an opioid overdose has been increasing since 2000.

**Nonfatal Overdose in MN**

Emergency room visits for opioid-involved overdose substantially increased for all drug categories from 2019 to 2020, excluding heroin which remained stable.



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.

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**MINNESOTA MARKET HIGHLIGHTS**

**5.7 Million**

Minnesota  
Population

**3.6 Million**

Minneapolis St. Paul Metro  
Area Population

**11,842**

Number of Lakes  
Over 10 Acres

**69,200**

Miles added up of  
River & Streams

**\$16.6 Billion**

Revenue generated from Tourism

**HOME TO THE FOLLOWING 18 FORTUNE COMPANY HEADQUARTERS (2021 revenues shown)**

 UNITEDHEALTH GROUP® \$257.1 Billion	 TARGET \$93.6 Billion	 BEST BUY \$47.3 Billion	 3M \$32.2 Billion	 CHS \$28.4 Billion	 us bancorp \$25.2 Billion	 General Mills \$17.6 Billion
 C.H. ROBINSON \$16.2 Billion	 LAND O'LAKES® \$13.9 Billion	 ECOLAB® \$12.7 Billion	 Ameriprise Financial \$11.9 Billion	 Xcel Energy™ \$11.5 Billion	 Hormel Foods \$9.6 Billion	
 THRIVENT FINANCIAL® \$8.2 Billion	 POLARIS® \$7.1 Billion	 securian FINANCIAL \$6.8 Billion	 FASTENAL® \$5.6 Billion	 PATTERSON COMPANIES, INC. \$5.4 Billion		

**RANKINGS**

**Ranked #2**  
**Overall Best State**  
(2021 U.S. News & World Report)

**Ranked #5**  
**Best States to Live In**  
(2021 WalletHub)

**Ranked #1**  
**Friendliest State**  
(2021 Big 7 Travel)

**St. Paul(#2) & Minneapolis (#3) Ranked**  
**Best City Park System**  
(2021 The Trust For Public Land)

**Minneapolis Named Best**  
**Place to Visit**  
(2018 Wall Street Journal)

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- Home to the largest contiguous system of enclosed, second-level bridges 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 offers 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 “2022 Best National University Rankings” list (U.S. News & World Report).
- Lake Superior is the world’s largest freshwater lake at the end of the St. Lawrence Seaway which brings 1,000+ boats from around the world to the Port of Duluth-Superior.
- Each year 40 million people from around the world visit the Mall of America, generating \$2 Billion in economic activity for Minnesota.
- Minneapolis-St. Paul International Airport has over 130 gates serving 163 nonstop markets (136 domestic and 27 international). The airport supports more than 86,000 jobs, \$15.9 billion in business revenue, \$3.7 billion in personal income, \$2.5 billion in local purchases, and \$546 million in state and local taxes

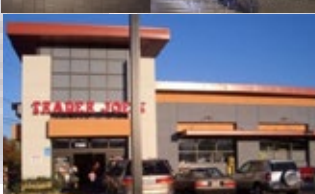


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**THE UPLAND ADVANTAGE**

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.



**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  |

**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](http://www.nnnsales.com)



L to R: Deb Vannelli, CCIM; Taylor McManemy; Keith Sturm, CCIM; Amanda Leathers & Gaby Goldman

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