



ADOGO PET HOTEL

6133 Baker Road | Minnetonka, MN | 55345

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- Adogo Pet Hotel has **6 years remaining on the Lease with 2% annual increases.**
- **Priced below replacement value.**
- **Location, Location, Location. Conveniently located in Minnetonka, MN off two major highways, I-494 with 97,864 vehicles per day and Highway 62 with 28,361 vehicles per day.**
- Strong demographics with an **average household income over \$151,000 within a 1-mile radius and daytime population of 98,000 within a 3-mile radius.**
- Adogo Pet Hotel offers 5 indoor and 2 outdoor play areas (including water fountains), a professional grooming service, and custom designed, upscale boarding rooms.
- Minnetonka is ranked the **#10 Best Suburb To Live in Minnesota**, according to Niche.
- Minnetonka, MN is located approximately 12 miles west of Minneapolis.
- Nearby tenants include United Healthcare, Optum, Carlson Companies, Michael Foods, Children’s ENT, Lifetime Fitness, and more.
- Adogo Pet Hotel is a premier pet care facility dedicated to providing top-notch services for your beloved companions. With locations in Minnetonka, Maple Grove, and St. Louis Park, **Adogo has been a trusted name in the Twin Cities metro area for over a decade.**
- According to the American Pets Product Association, \$147 Billion was spent on pets on 2023, and increase of approximately 61% from 2018. In 2024, approximately 58 million households in the U.S. owned a dog.



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INVESTMENT SUMMARY

PRICE	\$2,272,800
CAP	7.00%
NOI	\$159,096.00
RENT/SF	\$9.47
RENT ADJUSTMENTS: 2% ANNUAL	
YEAR 5:	\$159,096.00
YEAR 6:	\$162,288.00
YEAR 7:	\$165,480.00
YEAR 8:	\$168,840.00
YEAR 9:	\$172,200.00
YEAR 10:	\$175,728.00

LEASE INFORMATION

LEASE TYPE	NN
LEASE TERM	10 Years
RENT COMMENCEMENT	March 1, 2021
LEASE EXPIRATION	June 30, 2031
RENEWAL OPTIONS	Two 5-Year at Market Rate



LEASE NOTES:

Landlord responsible for repair and replacement of roof and structure. Tenant responsible for nonstructural repairs to building including roof repairs up to \$7,000 per year. **Personal Guaranty: Principal \$200,000.**

Second floor: Suites for over nights & dog training areas.

Tenant has recently replaced a fence & outdoor carpet (approximately \$70k).

PROPERTY INFORMATION

ADDRESS	6133 Baker Road Minnetonka, MN
BUILDING SIZE	16,800 SQ.FT.
LOT SIZE	1.26 Acres
COUNTY	Hennepin
YEAR BUILT	1985

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2025 POPULATION	3,640	58,642	170,277
2030 POPULATION	3,631	59,211	171,296
2025 MEDIAN HOUSEHOLD INCOME	\$107,189	\$104,986	\$117,856
2025 AVERAGE HOUSEHOLD INCOME	\$151,573	\$147,731	\$169,485

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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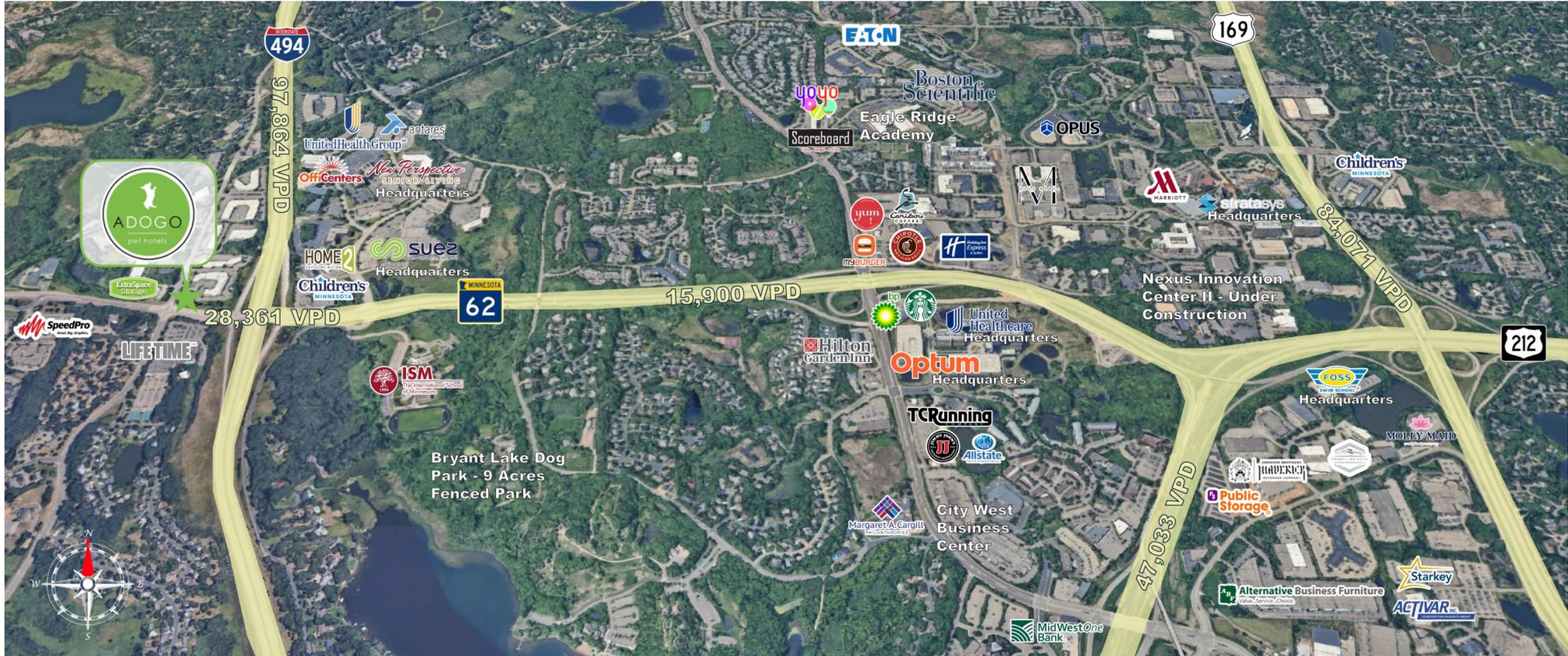
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PROPERTY	Adogo Pet Hotel
TENANT	HotelPet Solutions Minnetonka, LLC (DBA Adogo)
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-Rated
WEBSITE	https://www.adogopethotels.com/



Adogo Pet Hotel is a premier pet care facility dedicated to providing top-notch services for your beloved companions. With three state-of-the-art locations in Minnetonka, Maple Grove, and Richfield, Adogo has been a trusted name in the Twin Cities metro area for over a decade. Since its establishment in 2011, Adogo Pet Hotel has focused on creating a safe, fun, and enriching environment for dogs.

Adogo offers a comprehensive suite of services designed to meet every pet's needs. Their dog boarding options range from comfortable dens to luxurious suites, ensuring a restful stay. For energetic pups, dog daycare provides supervised playgroups and stimulating activities. Adogo's professional grooming services keep pets looking and feeling their best, while their expert training programs help foster good behavior and strengthen the bond between pets and their owners.

Over the years, Adogo Pet Hotel has built a strong reputation for its commitment to animal well-being and customer satisfaction. Their experienced and passionate team goes above and beyond to provide personalized care, ensuring each pet receives individual attention and affection. With thousands of happy tails wagging through their doors, Adogo Pet Hotel continues to be a leading choice for pet parents seeking exceptional care in the Twin Cities.



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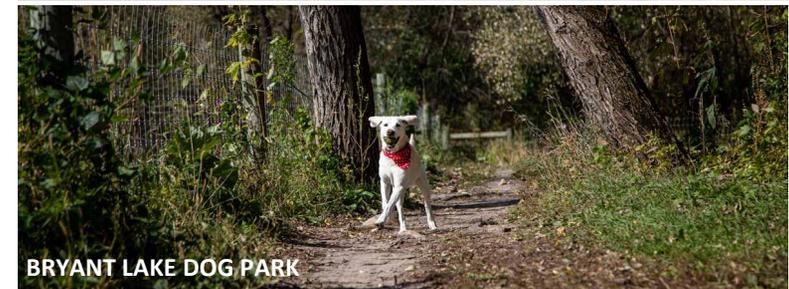
Adogo Pet Hotel, is located in Minnetonka, MN, a vibrant city situated just west of the Twin Cities metropolitan area. Strong demographics with a 1-mile average household income of \$151,573 and 5-mile population of 170,277. Nearby tenants include Life Time Fitness, Caribou Coffee, My Burger, yum! Kitchen and Bakery, Menards, and much more. Adogo is located near several dog outdoor dog parks such as Bryant Lake Dog Park with nine fully fenced acres as well as Indoor Zoomies, and indoor dog park for dogs under 30 pounds.

Minnetonka is ranked the #10 Best Suburb to Live in Minnesota, according to Niche.

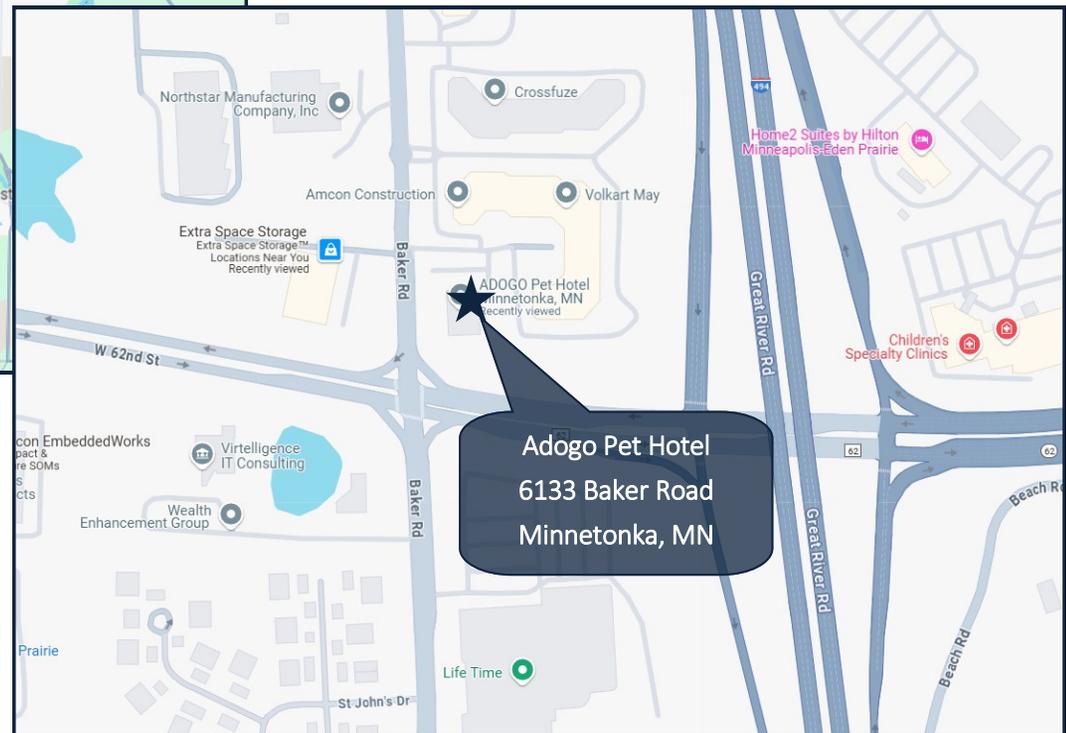
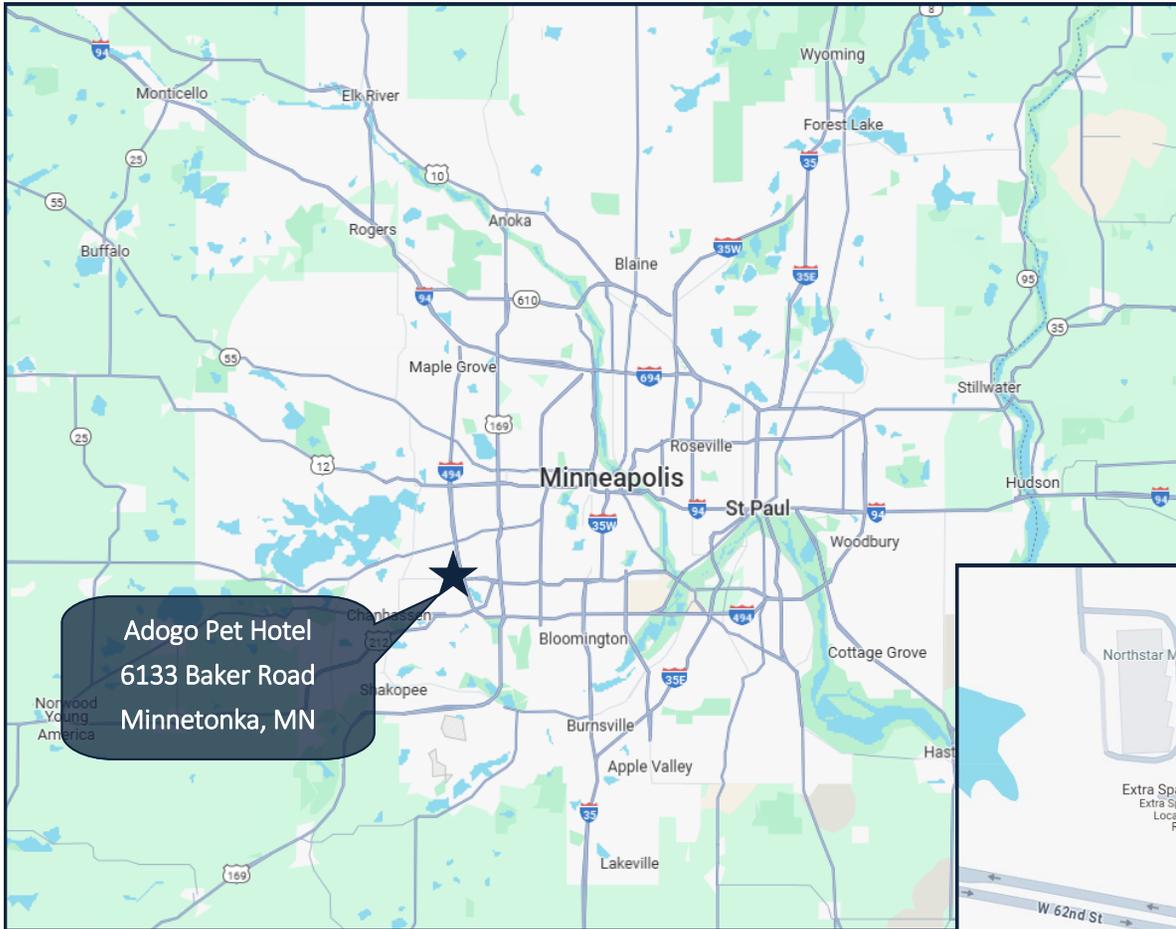
Minnetonka offers a diverse range of activities, making it an ideal destination for both nature lovers and those seeking entertainment. At its heart is the iconic Lake Minnetonka, providing endless opportunities for water-based fun like boating, fishing, kayaking, and swimming. Beyond the lake, the city boasts an extensive network of parks and trails, including Big Willow Park, Purgatory Park, and the scenic Dakota Rail Regional Trail, perfect for walking, biking, and enjoying the outdoors. For a more relaxed experience, visitors can explore the beautiful Noerenberg Memorial Gardens or spend a day at Shady Oak Beach.

Beyond its natural beauty, Minnetonka offers a wealth of shopping, dining, and entertainment options. Ridgedale Center is a popular destination for retail therapy, while unique local finds can be discovered at the General Store of Minnetonka. For family-friendly fun, consider a visit to Breakout Games for an escape room adventure, practice your swing at Golf Zone, or experience the thrill of indoor skydiving at iFLY. Seasonal attractions like Minnetonka Orchards and the whimsical Big Stone Mini Golf and Sculpture Garden add to the city's charm. The area also hosts various community events, including the Minnetonka Farmers Market and Music in the Park, creating a lively atmosphere.

Minnetonka also provides a glimpse into the region's rich history and culture. History enthusiasts can explore the Charles H. Burwell House, one of the oldest homes in the city, or delve into the local past at the Excelsior-Lake Minnetonka Historical Society Museum and the Wayzata Depot. Art lovers will appreciate the Minnetonka Center for the Arts, which showcases local talent and offers creative workshops. And for fans of music history, the nearby Paisley Park in Chanhassen offers an unforgettable tour of Prince's former home and studio. With its blend of natural beauty, recreational activities, and cultural experiences, Minnetonka offers something for everyone.



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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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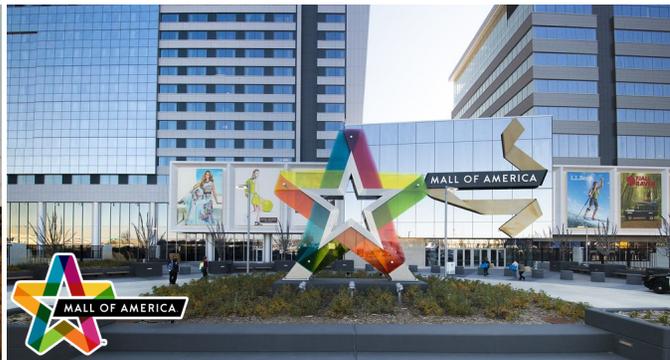
Ameriprise Financial



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

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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