SONIC

4233 Egan Road | Savage, MN | 55378

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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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- **Long-Term NNN Lease Structure** – Sonic is on a 15-year NNN lease with approximately 3.5 years remaining and scheduled 2% annual rent increases.
- **Strong Traffic Counts & Visibility** – Positioned along County Road 42, one of Savage's primary commercial corridors, the property benefits from excellent visibility and exposure with approximately 37,500 vehicles per day.
- **Affluent & Growing Demographics** – Located within a strong suburban market with a 5-mile population of 149,030 and an average household income of $143,207, supporting long-term retail demand.
- **Prime Retail Location** – Strategically located near Burnsville Center, the property benefits from convenient accessibility and proximity to major national retailers, restaurants, and essential services.
- **Established Retail Corridor** – Surrounded by national retailers including Target, Hy-Vee, Cub Foods, Taco John's, Starbucks, and Life Time Fitness, creating consistent retail traffic throughout the day.
- **Recognized National Restaurant Brand** – Sonic Drive-In is a leading quick-service restaurant brand known for its iconic drive-in format and made-to-order menu featuring hamburgers, hot dogs, chicken sandwiches, tater tots, breakfast items, and its famous selection of customizable drinks and milkshakes.
- **Experienced Franchise Operator** – The tenant on the lease is Tower Capital, LLC with a personal guaranty by Ehab Monsour. Ehab Monsour operates four Sonic Drive-In locations throughout Minnesota, including properties in Bloomington, Elk River, Columbia Heights, and Savage.
- **Twin Cities Submarket –** Savage, MN is located approximately 15 miles southwest of Minneapolis and is a thriving suburban community offering strong residential growth, convenient access to major highways, diverse retail amenities, and a growing mix of business and recreational opportunities.

INVESTMENT SUMMARY

PRICE	$1,567,278
CAP	7.00%
NOI	$109,709.49
RENT/SF	$56.35
PRICE/SF	$804.97

RENT ADJUSTMENTS: 2% Annual Inc.

2/1/26 - 1/31/27:	$109,709.49
2/1/27 - 1/31/28:	$111,903.68
2/1/28 - 1/31/29:	$114,141.75
2/1/29 - 1/31/30:	$118,753.08

LEASE INFORMATION

LEASE TYPE	NNN
REMAINING LEASE TERM	3 Years, 6 Months
RENT COMMENCEMENT	1/23/2015
LEASE EXPIRATION	1/31/2030
RENEWAL OPTIONS	Three 5-Year

LEASE NOTES:

PROPERTY INFORMATION

ADDRESS	4233 Egan Road Savage, MN 55378
BUILDING SIZE	1,947 SQ.FT.
LOT SIZE	1.02 Acres
COUNTY	Scott
YEAR BUILT	2008

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2026 POPULATION	9,928	61,929	149,030
2031 POPULATION	9,899	62,967	151,768
2026 MEDIAN HOUSEHOLD INCOME	$112,924	$108,930	$109,907
2026 AVERAGE HOUSEHOLD INCOME	$141,735	$136,895	$143,207

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


SONIC


423


OPEN
STOP


SUPER TARGET

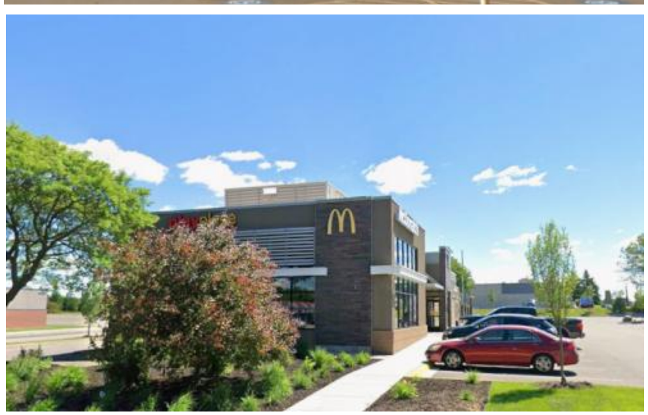

HyVee
HyVee

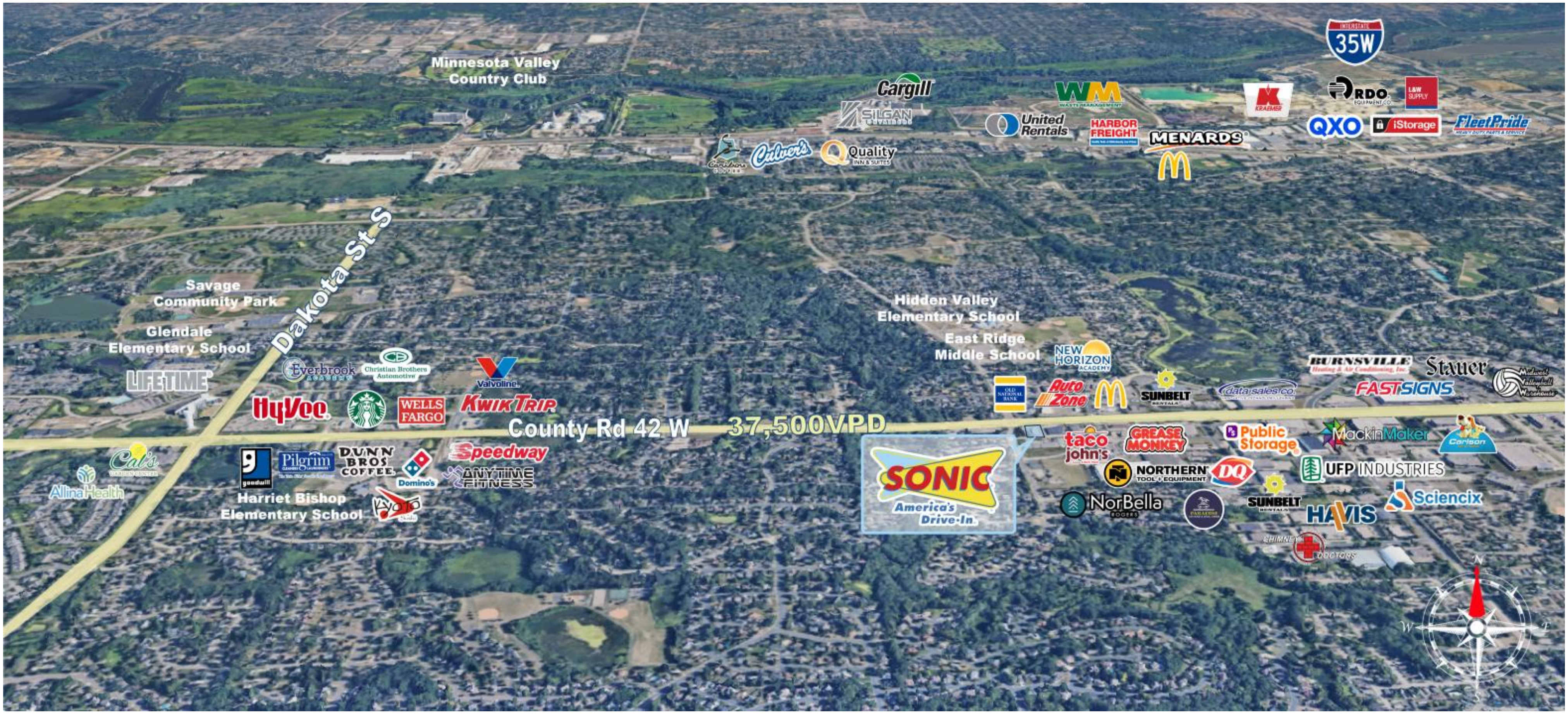

COSTCO WHOLESALE

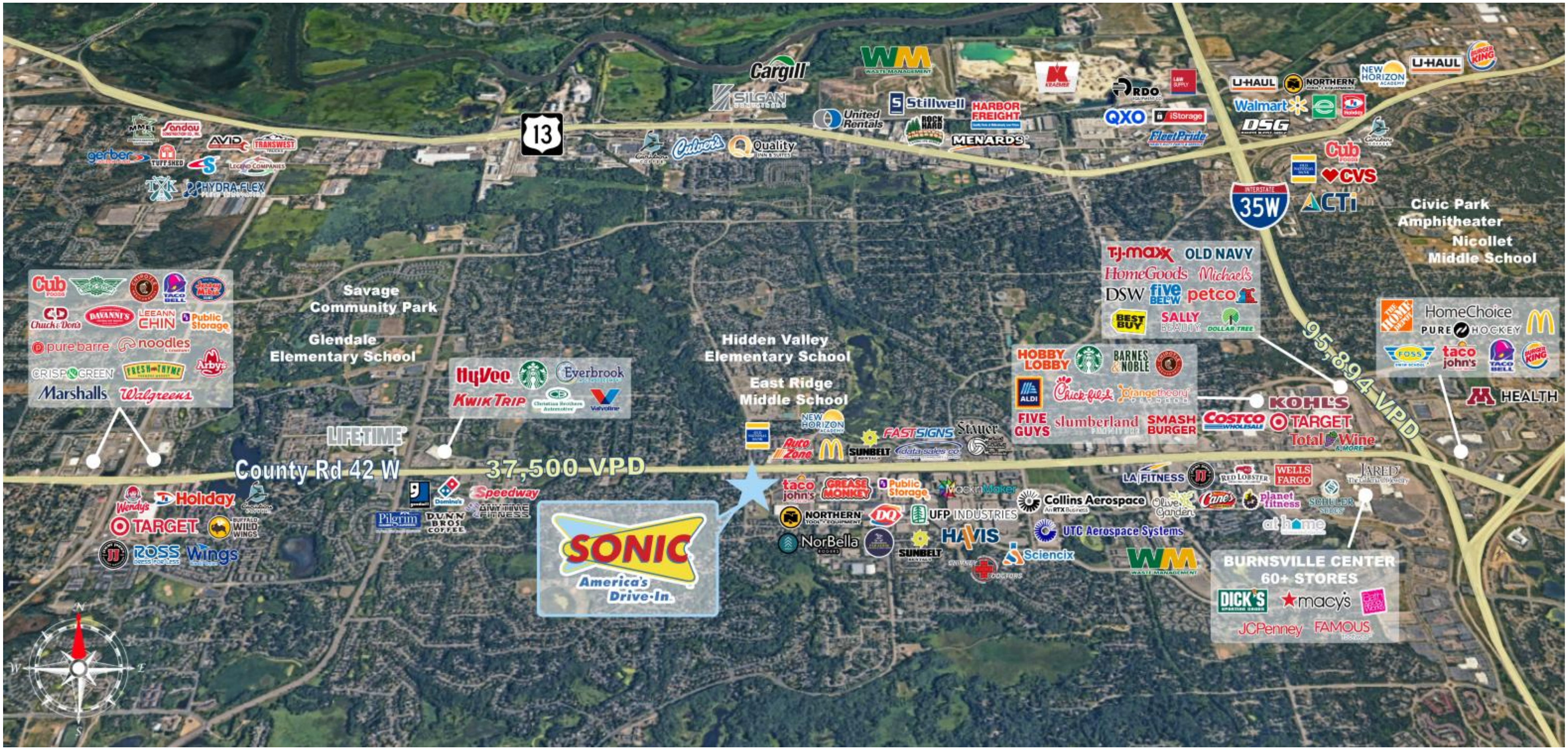

DICK'S
SPORTING GOODS


THE HOME DEPOT


taco john's




Minnesota Valley Country Club
Cargill
SILGAN
WM
United Rentals
HARBOR FREIGHT
MENARDS
35W
RDO
QXO
iStorage
FleetPride
Culver's
Quality
Dakota St S
Savage Community Park
Glendale Elementary School
LIFETIME
Everbrook
Christian Brothers Automotive
Valvoline
HyVee
WELLS FARGO
KWIK TRIP
County Rd 42 W
37,500VPD
Speedway
Pilgrim
DUNN BROS COFFEE
Domino's
ANYTIME FITNESS
Allina Health
Harriet Bishop Elementary School
Hidden Valley Elementary School
East Ridge Middle School
NEW HORIZON
Auto Zone
SUNBELT
data sales co.
BURNSVILLE
Stauer
FASTSIGNS
SONIC
America's Drive-In
taco john's
GREASE MONKEY
Public Storage
MackinMaker
NORTHERN TOOL + EQUIPMENT
DQ
UFP INDUSTRIES
NorBella
SUNBELT
HAVIS
Sciencix
Carlson


Cargill
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HARBOR FREIGHT
MENARDS
RDO
QXO
iStorage
FleetPride
U-HAUL
NORTHERN
NEW HORIZON
Walmart
DSG
13
Culver's
Quality
gerber
AVID
TRANSWEST
HYDRA-FLEX
35W
Cub
CVS
ACTi
Civic Park
Amphitheater
Nicollet
Middle School
T.J.maxx
OLD NAVY
HomeGoods
Michaels
DSW
five BELOW
petco
BEST BUY
SALLY BEAUTY
DOLLAR TREE
HomeChoice
PURE HOCKEY
taco john's
HOBBY LOBBY
BARNES & NOBLE
ALDI
Chick-fil-A
orangetheory
FIVE GUYS
slumberland
SMASH BURGER
KOHL'S
COSTCO WHOLESALE
TARGET
Total Wine & MORE
HEALTH
95,894 VPD
Savage
Community Park
Glendale
Elementary School
Hidden Valley
Elementary School
East Ridge
Middle School
Cub
CHIPOTLE
TACO BELL
Chuck & Don's
DAVANNI'S
LEEANN CHIN
Public Storage
pure barre
noodles & company
Arby's
CRISP & GREEN
FRESH THYME
Marshalls
Walgreens
HyVee
Everbrook
KWIK TRIP
Christian Brothers Automotive
Valvoline
LIFETIME
NEW HORIZON
FASTSIGNS
AutoZone
SUNBELT
County Rd 42 W
37,500 VPD
Wendy's
Holiday
TARGET
BUFFALO WILD WINGS
ROSS
Wings
Speedway
Domino's
Pilgrim
DUNN BROS COFFEE
ANYTIME FITNESS
SONIC
America's Drive-In
taco john's
GREASE MONKEY
Public Storage
NORTHERN TOOL + EQUIPMENT
DQ
UFP INDUSTRIES
NorBella
SUNBELT
HAVIS
Collins Aerospace
UTC Aerospace Systems
Sciencix
LA FITNESS
RED LOBSTER
WELLS FARGO
Olive Garden
Cane's
planet fitness
JARED
at home
BURNSVILLE CENTER
60+ STORES
DICK'S SPORTING GOODS
macy's
JCPenney
FAMOUS FOOTWEAR

FRANCHISEE:	
PROPERTY	Sonic
TENANT	Tower Capital LLC
PERSONAL GUARANTOR	Ehab Monsour (Franchisee)

SONIC CORPORATE	
REVENUES	Private
NET WORTH	Private
S&P RATING	B+ (Sonic Corporate)
WEBSITE	https://www.sonicdrivein.com/

The tenant on the lease is Tower Capital, LLC with a personal guaranty by Ehab Monsour. Ehab Monsour operates a Sonic Franchisee and 4 Sonic properties located in Bloomington, Elk River, Columbia Heights, and Savage.

Sonic Drive-In is one of America's most recognizable quick-service restaurant brands, known for its made-to-order menu, iconic drive-in format, and unique customer experience. Founded in 1953, Sonic has grown to operate more than 3,500 locations across the United States, offering an extensive menu that includes burgers, hot dogs, chicken sandwiches, breakfast items served all day, hand-mixed shakes, and its signature selection of slushes and beverages. The brand's distinctive drive-in model, where customers order from their vehicles and are often served by carhops, has helped Sonic maintain a loyal customer base while differentiating itself within the highly competitive fast-food industry.

Sonic continues to invest in menu innovation, digital ordering, and operational improvements while maintaining strong brand recognition nationwide. Its value-oriented offerings, seasonal limited-time promotions, and expansive drink menu have made the chain a popular destination throughout the day, particularly during afternoon and evening hours. Backed by Inspire Brands, one of the largest restaurant companies in the world, Sonic benefits from significant operational resources, marketing support, and a well-established national platform, reinforcing its position as a leading quick-service restaurant concept.

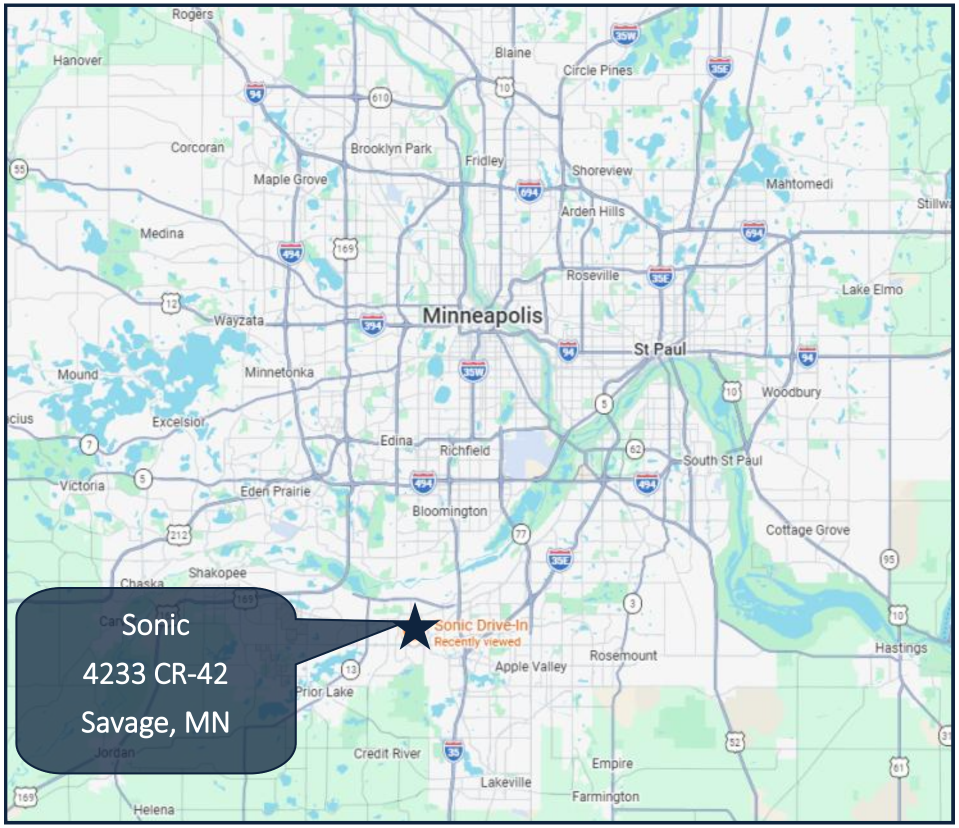

MURPHY-HANREHAN PARK RESERVE

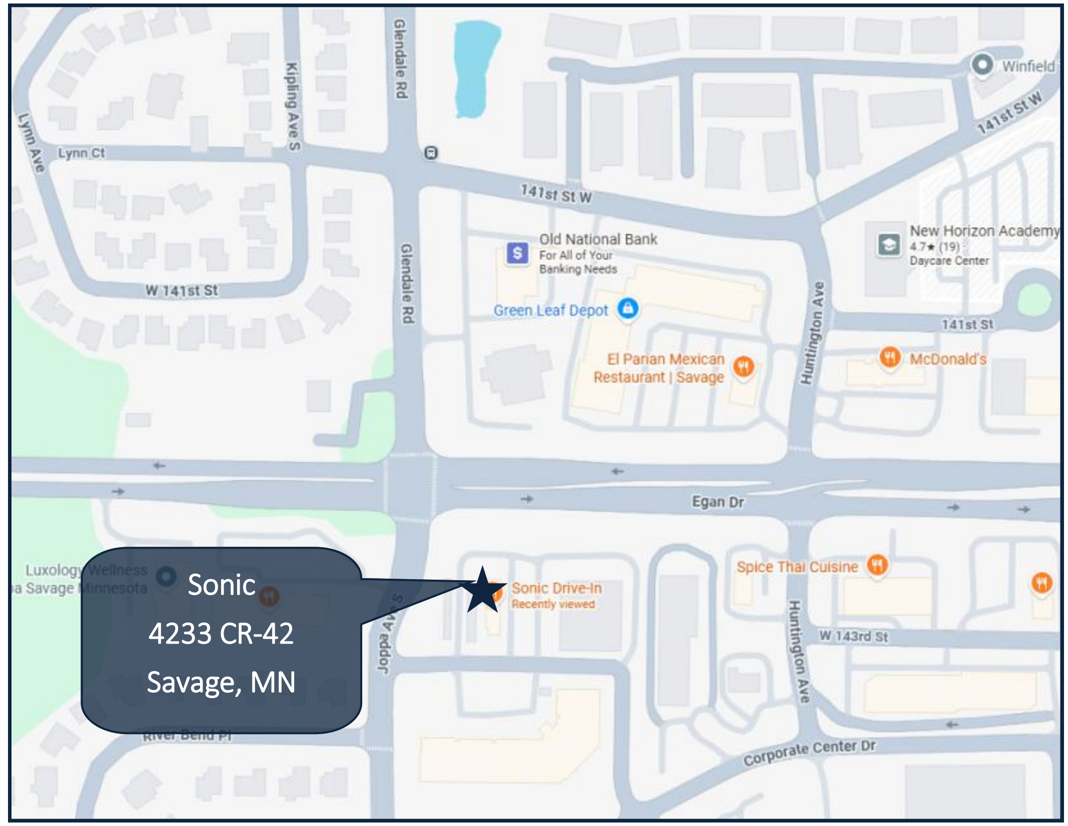
Located at 4233 CR-42 Savage, MN, Sonic benefits from an excellent position within the Savage/Burnsville trade area, one of the Twin Cities' most established and affluent south metro commercial corridors. The area offers exceptional accessibility with immediate connections to Interstate 35W, Highway 13, and Highway 169, providing convenient access to downtown Minneapolis, St. Paul, and the broader metropolitan area.

Just minutes away is the Burnsville Center, a major retail destination anchored by JCPenney and Dick's Sporting Goods. Burnsville Center is in the midst of an exciting transformation, with parts of the mall recently acquired by Pacifica Square USA to be redeveloped into a mixed-use destination anchored by Enson Market, an Asian grocery chain, and a curated food and retail hall—injecting new energy and foot traffic into the corridor.

The Burnsville and Savage area offers a wide variety of recreational, shopping, and entertainment opportunities that attract residents and visitors throughout the year. Outdoor enthusiasts enjoy Murphy-Hanrehan Park Reserve, featuring miles of hiking, mountain biking, horseback riding, and cross-country skiing trails, while nearby Minnesota Valley National Wildlife Refuge provides scenic walking trails and wildlife viewing along the Minnesota River.

Regional shopping destinations include Burnsville Center and numerous retail centers anchored by national retailers, restaurants, and entertainment venues. Golfers can enjoy several nearby public courses, including The Wilds Golf Club, while families are drawn to attractions such as Buck Hill, offering skiing, snowboarding, tubing, concerts, and seasonal events. The area's convenient access to the Twin Cities also places professional sports, cultural attractions, the Mall of America, and Minneapolis–Saint Paul International Airport within a short drive, further enhancing the location's appeal.


Sonic
4233 CR-42
Savage, MN
Sonic Drive-In
Recently viewed
Minneapolis
St Paul


Sonic
4233 CR-42
Savage, MN
Sonic Drive-In
Recently viewed
Egan Dr
Glendale Rd
Huntington Ave
141st St W
W 143rd St
Corporate Center Dr
Old National Bank
Green Leaf Depot
El Parian Mexican Restaurant | Savage
McDonald's
Spice Thai Cuisine
New Horizon Academy

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

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)

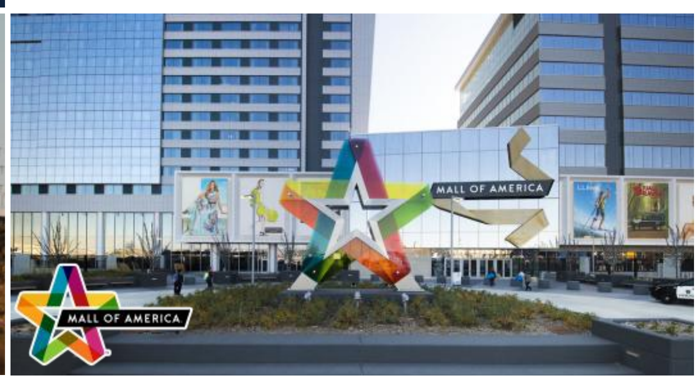
#3 Fortune 500 Companies Per Capita
(MN.Gov)

#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

TARGET
BEST BUY
Xcel Energy
us bancorp
LAND O LAKES
Hormel Foods
UNITEDHEALTH GROUP
POLARIS
securian FINANCIAL
THRIVENT FINANCIAL
FASTENAL
ECOLAB
PATTERSON COMPANIES, INC.
C.H. ROBINSON
Ameriprise Financial
General Mills
CHS



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

www.nnnsales.com

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