

UPLAND

REAL ESTATE GROUP, INC.



MINNESOTA MONTESSORI

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Look Upland. Where Properties & People Unite!

NET LEASED DISCLAIMER

Upland Real Estate Group, Inc. hereby advises all prospective purchasers of Net Leased property as follows:

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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- Minnesota Montessori is on a NNN Lease with **13 Years remaining, 1.75% Annual Increases** and One 10 Year renewal option.
- Minnesota Montessori is located in Shakopee, MN, a suburb located approximately 25 miles southwest of Minneapolis.
- Excellent demographics with a **population of 100,866 in a 5-mile radius and average household income of \$163,399.**
- At Minnesota Montessori, they embrace the Montessori philosophy, which encourages children to learn at their own pace through hands-on activities and child-led exploration.
- Shakopee is home to several popular destinations for entertainment and tourism and some of **Minnesota's most visited attractions, including Valley fair Amusement Park, Canterbury Park, Mystic Lake Casino & Hotel, and a newly constructed Live Nation Amphitheater.**
- Shakopee is among the fastest-growing cities in Minnesota, 20 minutes from downtown Minneapolis.

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INVESTMENT SUMMARY

PRICE	\$1,786,960
CAP	7.00%
NOI	\$125,087*
RENT/SF	\$17.23
RENT ADJUSTMENTS:	
YEARS 1-15:	1.75% Annual Inc.

LEASE INFORMATION

LEASE TYPE	NNN
LEASE TERM	15 Years
RENT COMMENCEMENT	8/18/2023
LEASE EXPIRATION	8/31/2038
RENEWAL OPTIONS	One 10-Year



LEASE NOTES:

Net, Net, Net. No landlord responsibilities.

*NOI as of September 1, 2025.

PROPERTY INFORMATION

ADDRESS	3150 Eagle Creek Blvd Shakopee, MN 553279
BUILDING SIZE	7,136 Square Feet
LOT SIZE	1.93 Acres
COUNTY	Scott
YEAR BUILT	1999

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2025 POPULATION	8,773	43,560	100,866
2030 POPULATION	9,263	44,461	103,330
2025 MEDIAN HOUSEHOLD INCOME	\$90,346	\$100,586	\$121,150
2025 AVERAGE HOUSEHOLD INCOME	\$107,432	\$129,017	\$163,399

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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PROPERTY	Minnesota Montessori
GUARANTOR	Premier Early Childhood Education Partners LLC
REVENUES	Private
NET WORTH	Private
WEBSITE	https://premierearlychildhood.com/



Minnesota Montessori operates one location in Shakopee, MN. At Minnesota Montessori, they embrace the Montessori philosophy, which encourages children to learn at their own pace through hands-on activities and child-led exploration. Our goal is to nurture the whole child—intellectually, emotionally, socially, and physically.

Premier Early Childhood Education Partners was founded in May 2018 and is a provider of high-quality child care and early education services. Premier’s mission is to simplify and improve the lives of working parent and their children. They accomplish this goal by supporting a network of safe, fun, curriculum-focused early education centers. Their centers leverage best practices and incorporate concepts that benefit the students, families, and employees. They believe that working in early childhood education is a profession. Attracting and retaining professionals to the field improves outcomes by nurturing the curiosity of children and lifting their success once they enter elementary school.

Tyree & D'Angelo Partners ("TDP") is a private equity firm and is the majority owner of Premier with a 90% interest, investing approximately \$10M into the Company at its founding. TDP was founded in 2013, raising \$50M for its first fund. The firm has significantly grown since then, currently with more than \$300M in assets under management, investing in industries such as insurance, dental, dermatology, early childhood education, and veterinary services. TDP focuses on control investment opportunities in the lower middle market, investing in companies ranging from \$5M to \$50M of annual revenues. The TDP team collectively has over 100 years of experience that they utilize to help management teams grow their businesses. Examples of TDP’s investments include Superior Insurance Partners, Star Dental Partners, Western Veterinary Partners, and Dermatology Medical Partners. Premier Early Childhood Education Partners is TDP’s only investment in early childhood education.

Fostering Independence from the Start



Montessori creates an environment where even the youngest children can explore and grow at their own pace.



Independence and Choice



Montessori gives children the freedom to explore and make choices every day.

Read the full blog on our website!

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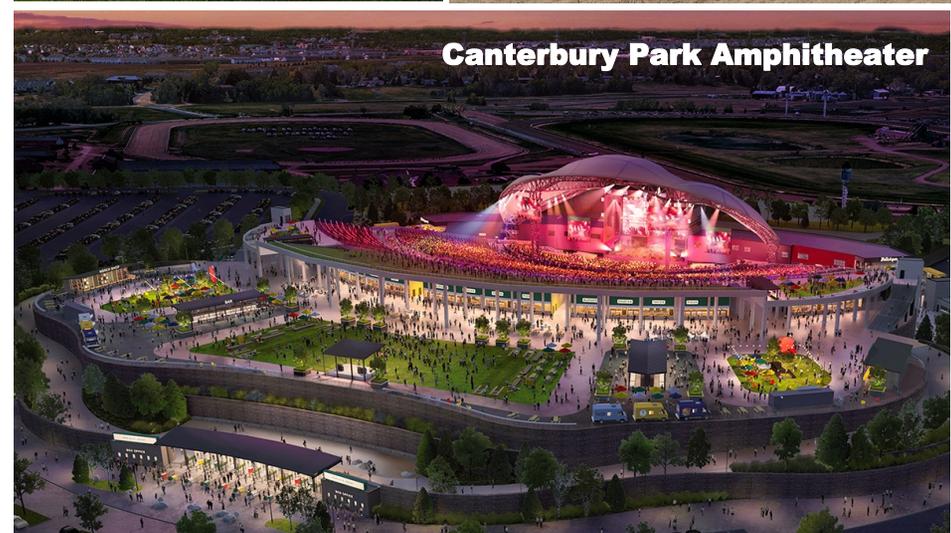
Minnesota Montessori is located in Shakopee, MN, a suburb located approximately 25 miles southwest of Minneapolis. This **property is located off of Highway 169 where traffic counts average 47,006 vehicles per day.** Nearby tenants include Canterbury Park, Lowe’s, Slumberland Furniture, Jersey Mike’s, QDOBA, etc.

Shakopee is home to several popular destinations for entertainment and tourism and some of Minnesota’s most visited attractions, including Valley fair Amusement Park, Canterbury Park, Mystic Lake Casino & Hotel, and a newly constructed Live Nation amphitheater.

Canterbury Commons is a sprawling \$400 million mixed-use entertainment district centered around Canterbury Park’s racetrack in Shakopee. Anchored by a brand new 19,000 seat amphitheater. The amphitheater is a state-of-the-art outdoor venue located within the upcoming Canterbury Commons entertainment district. Construction on the venue is currently underway with a scheduled opening in Summer 2025. The venue is expected to host 30-45 events each summer.

Valleyfair, a 125-acre amusement park, draws over 1 million visitors annually with its thrilling rides, water park, and family-friendly entertainment. Just a short drive away, Mystic Lake Casino & Hotel, owned and operated by the Shakopee Mdewakanton Sioux Community, is one of the largest casinos in Minnesota. It features a 150,000-square-foot gaming floor, a 600-room hotel, and a variety of dining and entertainment options that attract millions of guests each year.

Beyond its entertainment offerings, Shakopee is a welcoming and family-oriented community with over 30 parks, extensive trails, and highly rated schools. The city has seen substantial residential and commercial development in recent years, while preserving its historic roots through restored landmarks and community events. With a strong local economy, beautiful natural surroundings, and a deep sense of community, Shakopee offers a high quality of life for residents and visitors alike.



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Live Nation Amphitheater, a brand new, state-of-the-art 19,000-seat outdoor amphitheater is currently under construction in Shakopee's Canterbury Commons entertainment district, with a scheduled opening in Summer 2025. This world-class venue, operated by Live Nation in partnership with Swervo Development Corp., is designed to attract top touring acts and artists, offering dramatic 360-degree views of the Minnesota River Valley, a covered lower bowl, an elevated lawn, and premium hospitality amenities. It's anticipated to host 30-45 events each summer, significantly expanding Minnesota's live music landscape and is expected to create 700 permanent jobs while driving foot traffic to local businesses within Canterbury Commons.



Artesa Canterbury Crossing is a boutique, 62+ cooperative housing community within the broader Canterbury Commons development in Shakopee. Developed by Artesa Development, it offers a fresh model of homeownership designed for active older adults—each resident buys a share and gains access to nearly 5,200 sq ft of indoor communal spaces (like hobby studios, wellness and entertainment lounges) plus about 1,500 sq ft of outdoor living areas including pickleball court, fire pits, and grilling stations .

The **Triple Crown Residences at Canterbury** are a luxury apartment community located within the expansive Canterbury Commons development in Shakopee, Minnesota. Developed by Doran Companies in partnership with Canterbury Park, this upscale rental property features thoughtfully designed studio to three-bedroom units with modern finishes such as granite countertops, stainless steel appliances, and in-unit laundry. Residents enjoy resort-style amenities including indoor and outdoor pools, a 19,000-square-foot clubhouse, fitness center, game rooms, and dog parks—all set within a gated, walkable community adjacent to Canterbury Park.



Omry 55+ Apartments offer luxury living for active adults within Shakopee's flourishing Canterbury Commons. This four-story apartment building features 147 studio, one-bedroom, and two-bedroom units, boasting a wide array of amenities. Residents can enjoy a golf simulator, demonstration kitchen, pet wash, car wash, outdoor fire pits, fitness center, pickleball courts, and a rooftop deck with views of Canterbury Park. The community provides convenient walking trails and shuttle access to nearby shopping, dining, entertainment venues, and Mystic Lake Casino, promoting a maintenance-free and amenity-rich lifestyle.

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Summerland Place Development is a master-planned community in Shakopee, offering spacious single-family homes designed for growing families. Situated adjacent to Canterbury Park and conveniently located minutes from Shakopee's main retail hub and historic downtown, the community provides easy access to Highway 169 for simplified routes into Minneapolis and other major employment centers. Developed by builders like Lennar and David Weekley Homes, Summerland Place focuses on comfortable, family-friendly living within the Shakopee Public School District, with new homes anticipated to be completed through 2025 and beyond.



Shakopee Gravel Pit Development (Eagle Pointe Estates) The former Shakopee Gravel Pit is undergoing a significant redevelopment into a \$375 million mixed-use project known as Eagle Pointe Estates, covering approximately 140 acres. This ambitious plan includes around 155 single-family residences, 110 attached townhomes, 74 detached townhomes, up to 534 apartment units (including age-restricted 55+ apartments), and approximately 174,000 sq. ft. of commercial/retail/office/medical space. The development will feature a man-made lake, over 23 acres of dedicated open space with trails, a covered pavilion, scenic pier, and areas for winter activities. The project leverages special state legislation for tax increment financing to remediate the site and support public improvements, aiming to transform a previously undeveloped area into a vibrant, walkable neighborhood.

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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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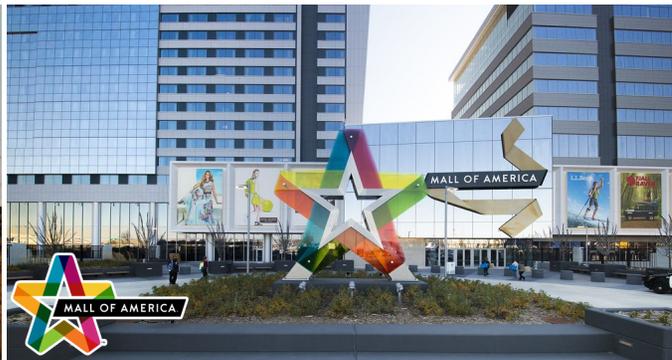
Ameriprise Financial



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