

UPLAND
REAL ESTATE GROUP, INC.



BMO BANK

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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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Strong Corporate Tenant: BMO, headquartered in Chicago, operates over 1,000 U.S. branches and 40,000+ ATMs nationwide. S&P Rated A+ with Revenues exceeding \$31 Billion. Recently recognized by *Fast Company* as one of the World's Most Innovative Companies of 2024.

Legacy Asset Advantage: BMO Bank is a rare legacy asset featuring a large lot and **grandfathered drive-thru facility**, providing significant competitive advantages in St. Paul's restrictive zoning environment.

Premier Location: Strategically positioned in Highland Park, one of St. Paul's most desirable neighborhoods—ranked #2 Best Neighborhood to Raise a Family in St. Paul by Niche.

Education Hub: Located within blocks of prestigious higher educational institutions including St. Catherine University, University of St. Thomas, and Macalester College.

Strong Demographics: Serves a robust 5-mile population of 369,878 residents with an affluent average household income of \$155,521 within a 1-mile radius.

High-Traffic Corridors: Prime exposure on two major arterials—Highway 51 (20,975 vehicles per day) and Randolph Avenue (11,100 vehicles per day).

Capital City Market: Located in St. Paul, Minnesota's capital city (population 319,465)—the state's second-largest city and home to major attractions including Xcel Energy Center, Allianz Field, University of Minnesota East Campus, and multiple higher education institutions.



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INVESTMENT SUMMARY

PRICE	\$3,371,872
CAP	7.50%
NOI	\$252,887.04
RENT/SF	\$48.43
RENT ADJUSTMENTS	
YEARS 16-20:	\$252,887.04
OPTION 1:	\$283,233.48
OPTION 2:	\$317,221.49
OPTION 3:	\$355,288.06
OPTION 4:	\$397,922.62

LEASE INFORMATION

LEASE TYPE	Ground
LEASE TERM REMAINING	4 Years, 2 Months
RENT COMMENCEMENT	03/10/2010
LEASE EXPIRATION	02/28/2030
RENEWAL OPTIONS	Four 5-Year



LEASE NOTES:

Ground Lease. No landlord responsibilities.

PROPERTY INFORMATION

ADDRESS	522 Snelling Ave South St. Paul, MN 55116
BUILDING SIZE	5,222 SQ.FT.
LOT SIZE	0.79 Acres
COUNTY	Ramsey
YEAR BUILT	2009

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2025 POPULATION	21,925	151,967	369,878
2030 POPULATION	21,849	154,089	375,515
2025 MEDIAN HOUSEHOLD INCOME	\$111,016	\$85,814	\$80,281
2025 AVERAGE HOUSEHOLD INCOME	\$155,521	\$122,833	\$111,839

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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Zoning Information: T2 Traditional Neighborhood:

The T2 traditional neighborhood district is designed for use in existing or potential pedestrian and transit nodes. Its intent is to foster and support compact, pedestrian-oriented commercial and residential development that, in turn, can support and increase transit usage. It encourages, but does not require, a variety of uses and housing types, with careful attention to the amount and placement of parking and transitions to adjacent residential neighborhoods.



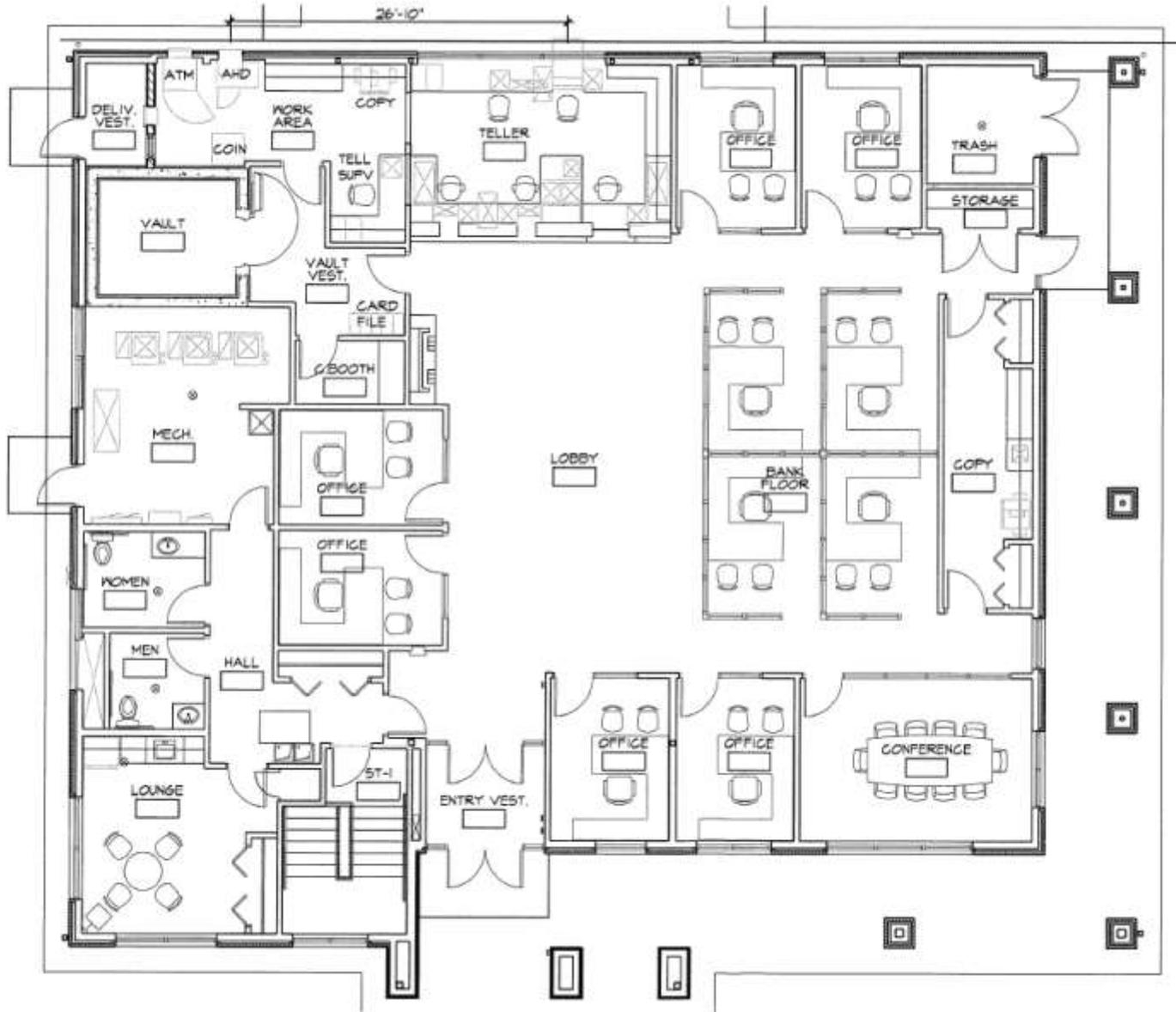
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PROPERTY	BMO Bank, N.A.
TENANT	BMO Harris Bank, N.A. successor by merger to M&I Marshall & Ilsley Bank
REVENUES	\$31.2 Billion
NET WORTH	\$77 Million
S&P RATING	A+
WEBSITE	https://www.bmo.com/



Based in Chicago, Illinois, BMO currently has over 1,000 branches in the United States and 40,000+ ATMs. *Fast Company* recently named BMO one of the World’s Most Innovative Companies of 2024.

BMO is a leading North American bank driven by a single purpose: to Boldly Grow the Good *in business and life*. Their Purpose informs their strategy, drives ambition, and reinforces their commitments to progress: for a thriving economy, a sustainable future and an inclusive society.

As the 8th largest bank in North American by assets, BMO provides personal and commercial banking, global markets and investment banking services to 13 million customers. BMO Harris Bank offers a variety of personal and business banking services including checking and savings accounts, mortgages, credit cards, and loans.

BMO’s long-standing reputation for financial strength is complemented by its forward-looking strategy centered on innovation, disciplined risk management, and sustainable growth. The bank is deeply committed to advancing economic progress through initiatives in sustainable finance, digital transformation, and inclusive community investment. Supported by a resilient balance sheet and strong credit profile, BMO continues to deliver consistent performance while creating long-term value for its shareholders, clients, and stakeholders.



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BMO Bank is located in the Highland Park neighborhood of St. Paul, MN. Highland Park is St. Paul's little slice of small town within a big city, and lies along the Mississippi River between Minneapolis and St. Paul. This property is located on Highway 51 where traffic counts average 20,975 vehicles per day and 12,100 vehicles per day on Randolph Ave.

Highland Park, located in the southwest corner of St. Paul, is home to several amenities including the Highland National Golf Course (18 holes), Highland Bridge, Hidden Falls Regional Park, and much more. This family-friendly neighborhood also offers a variety of restaurants, coffee shops, bars, parks, and bike paths for all ages. Highland Bridge, located approximately 3 miles from this property, is an ongoing development project creating 3,800 housing units, 150,000 SF of retail space, 55+ acres of parks, recreation fields, open spaces, and waterways, 265,000 SF of office space, and 14,500 construction jobs.

Located within 2 miles of this property are 4 college universities, University of St. Thomas, St. Catherine University, Concordia University, and Macalester College. The University of St. Thomas currently enrolls approximately 9,000 students, while St. Catherine University enrolls 2,915 + students, Macalester College enrolls 2,175+ students and Concordia University enrolls 5,500+ students.

St. Paul, the capital of Minnesota, is known as the Historic River City and flows deep with tradition and culture. As of 2023, the population of St. Paul is 319,465 and is the 2nd largest city in Minnesota and 64th largest city in the United States. St. Paul is home to a wide variety of events and activities, restaurants, bars, breweries, and much more including Xcel Energy Center and Allianz Field. Formerly Xcel Energy Center, The Grand Casino Arena is a multi-purpose sports and entertainment facility and is regarded as one of the finest arenas in the world. Home to the NHL Minnesota Wild, the Center hosts more than 150 sporting, concert, and entertainment events and approximately 1.7 million visitors each year.



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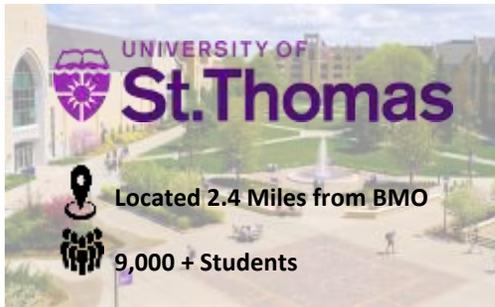
HIGHLAND *Bridge*

Sitting on 135 acres in one of the Twin Cities’ most charming and classic neighborhoods, Highland Bridge is a redevelopment project unlike you have ever seen. Threading St. Paul’s history with the version that exists today to the vision of where St. Paul is going, Highland Bridge takes a sustainable and innovative approach to urban living; while keeping the cornerstones of Minnesota’s capital city at close reach. The Highland Bridge redevelopment project features:

- **3,800 Residences**—20% of which are affordable housing
- **150,000 SF of Retail Space**
- **265,000 SF of Office Space**
- **55+ Acres of Open Space**—a civic square, civic plaza, new parks and two little league fields

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NEARBY COLLEGES



UNIVERSITY OF St. Thomas

Located 2.4 Miles from BMO

9,000 + Students



ST. CATHERINE UNIVERSITY

Located 0.8 Miles from BMO

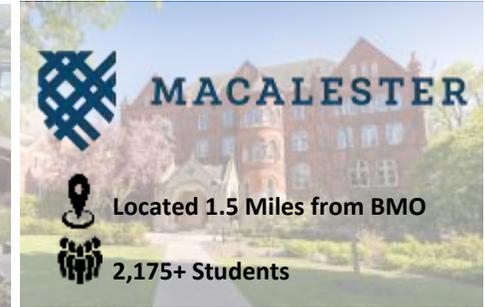
3,915+ Students



UNIVERSITY OF MINNESOTA

Located 5.4 Miles from BMO

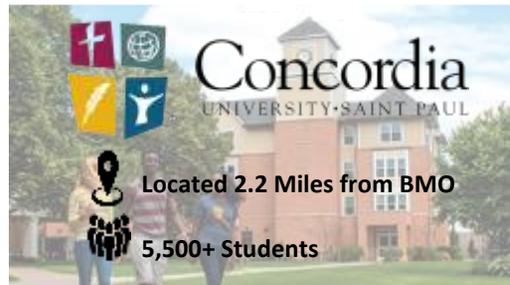
36,000 + Students



MACALESTER

Located 1.5 Miles from BMO

2,175+ Students



Concordia UNIVERSITY SAINT PAUL

Located 2.2 Miles from BMO

5,500+ Students



HAMLINE UNIVERSITY

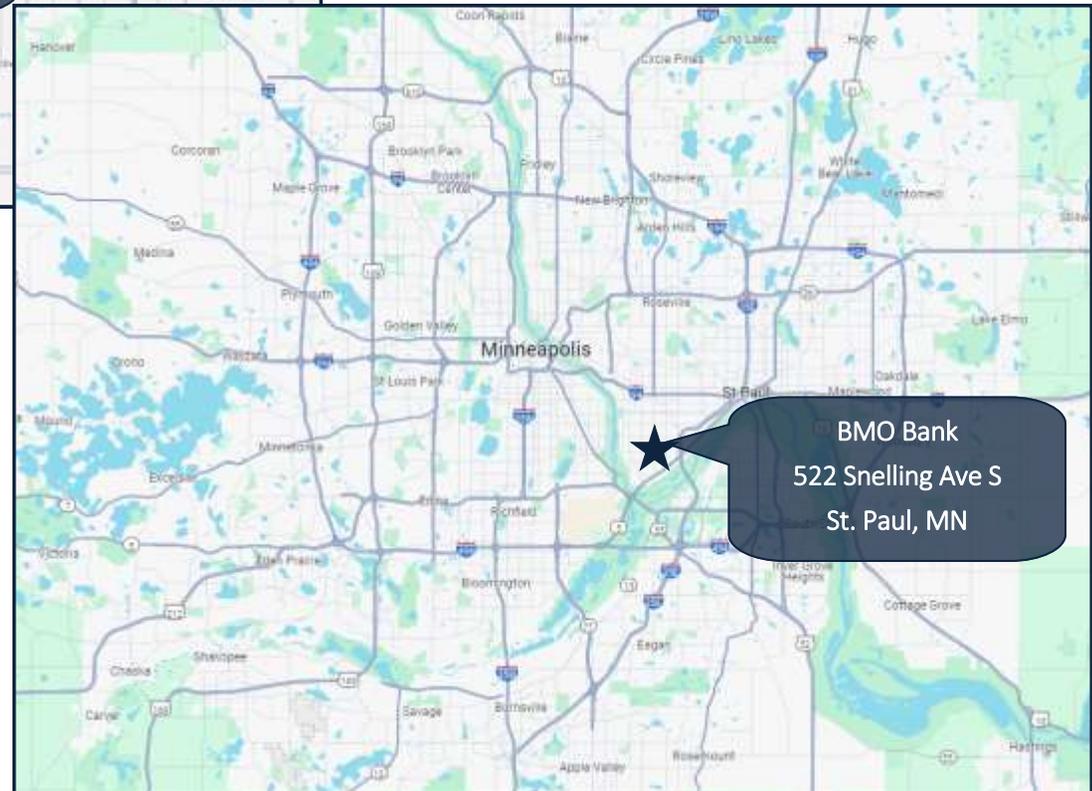
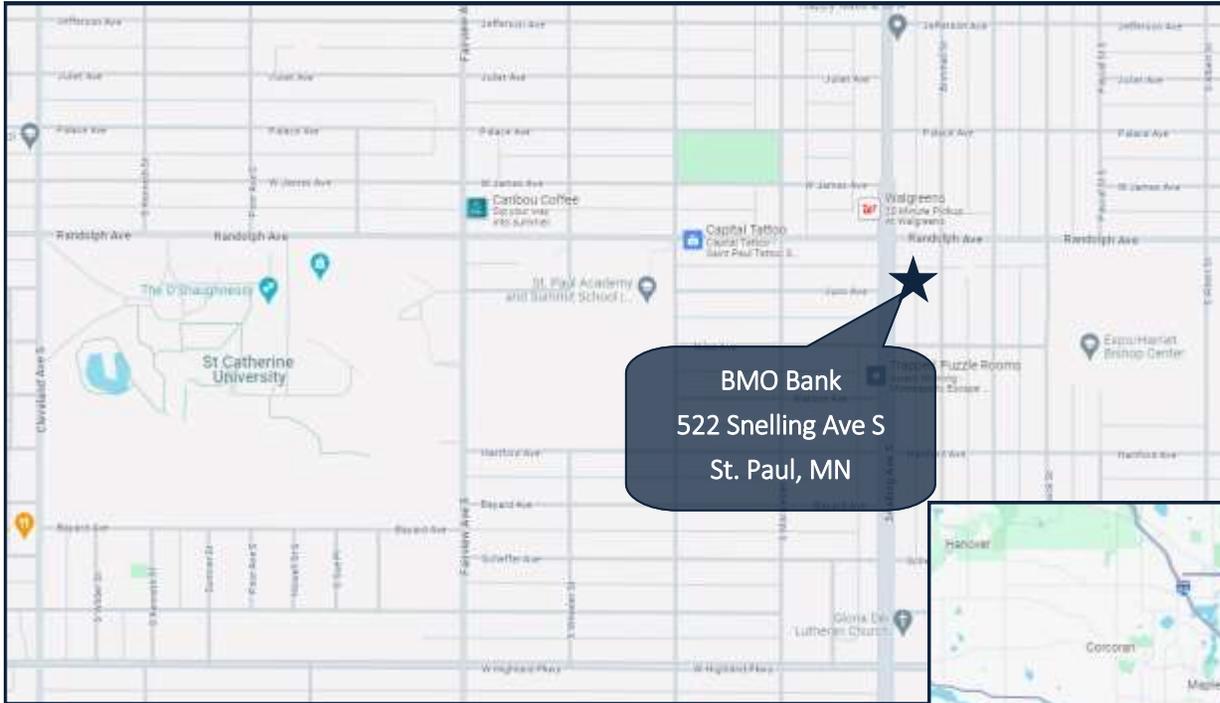
Located 3.3 Miles from BMO

1,925+ Students

NEARBY SCHOOLS



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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)

HOME TO THE FOLLOWING FORTUNE 500 COMPANY HEADQUARTERS



Xcel Energy



UNITEDHEALTH GROUP



C.H. ROBINSON



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

www.nnnsales.com



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