BEHAVIORAL HEALTH GROUP & EOSIS BEHAVIORAL HEALTH
3 PROPERTY PORTFOLIO

Behavioral Health Group - Minneapolis, MN; Cedar Ridge - Stillwater, MN; Twin Town - St. Paul, MN

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EOSIS

BHG Behavioral Health Group

RENOVUS CAPITAL

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

These locations have operated as either Opiate Treatment Centers or Behavioral Health Centers from 20 to 50 years. It is extremely challenging to receive zoning approval for Behavioral Health centers, making renewal highly likely due to these barriers to entry.

Behavioral Health Group has a lease signed by BHG with a guaranty by BHG Holdings LLC with 115 locations in 21 states. BHG is the largest network of opioid treatment centers in the U.S. This location is outpatient only.

Cedar Ridge and Twin Town have a guaranty by EOSIS (Formally Meridian Behavioral Health Group), which operates 21 locations. Renovus Capital purchased EOSIS in October 2023. Renovus manages over $2 Billion across sectors focused on Healthcare, Education, Technolgy, and Professional Services.

INVESTMENT SUMMARY

PRICE	$16,240,918
CAP	7.00%
2026 NOI	$1,136,864.27
RENT INCREASES	CPI 2.75% - 5.00% Excess Carried Forward

LEASE NOTES:

Net, Net, Net. No landlord responsibilities.

PROPERTY	LOCATION	PRICE	CAP RATE	2026 NOI	ANNUAL RENT INCREASES	LEASE EXPIRATION	LEASE TYPE	TYPE/# OF BEDS
Behavioral Health Group	3329 University Ave SE Minneapolis, MN 55414	$2,580,650	7.00%	$180,645.48	2.75% - 3.00%	12/31/2030	NNN	Opiate Out-Patient 0 Beds
Cedar Ridge	11400 Julianne Ave N Stillwater, MN 55082	$5,493,095	7.00%	$384,516.63	Greater of 3% or CPI, 5% Cap per year. Excess carried forward	12/30/2033	NNN	In-Patient 36 Beds
Twin Town	1706 University Ave W St. Paul, MN 55104	$8,167,174	7.00%	$571,702.16	Greater of 3% or CPI, 5% Cap per year. Excess carried forward	12/31/2033	NNN	In-Patient 51 Beds
TOTAL		$16,240,918	7.00%	$1,136,864.27				

INVESTMENT SUMMARY

PRICE	$2,580,650
CAP	7.00%
NOI	$180,645.48
RENT/SF	$16.03
PRICE/SF	$228.98
RENT ADJUSTMENTS:	3% ANNUALLY
1/1/26-12/31/26	$180,645.48
1/1/27-12/31/27	$186,064.84
1/1/28-12/31/28	$191,181.63
1/1/29-12/31/29	$196,439.12
1/1/30-12/31/30	$201,841.20

LEASE INFORMATION

LEASE TYPE	NNN
REMAINING LEASE TERM	5 Years
RENT COMMENCEMENT	11/14/2011
LEASE EXPIRATION	12/31/2030
RENEWAL OPTIONS	None

LEASE NOTES:

Operates as outpatient opiate treatment clinic.

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

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

PROPERTY INFORMATION

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

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2025 POPULATION	23,570	204,791	534,465
2030 POPULATION	25,827	211,102	543,930
2025 MEDIAN HOUSEHOLD INCOME	$55,603	$71,520	$78,743
2025 AVERAGE HOUSEHOLD INCOME	$84,274	$103,169	$109,612

All demographic information is obtained from Site To Do Business, which complies US Census Bureau data and Esri projections for 2024 and 2029.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Upland has not reviewed or verified this information. Buyer must verify the information and bears all risk for any inaccuracies.

ALLIANCE CLINIC	
PROPERTY	Behavioral Health Group
TENANT	Alliance Clinic, LLC
GUARANTOR	BHG Holdings, LLC
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-Rated

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

Behavioral Health Group is an opiate treatment program and outpatient clinic serving the greater Minneapolis/St. Paul metro area, and beyond. Behavioral Health Group 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. Behavioral Health Group 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.

BHG Behavioral Health Group

Largest Network of Joint Commission - Accredited Treatment Centers

With 115 locations in 21 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.

INVESTMENT SUMMARY

PRICE	$5,493,095
CAP	7.00%
NOI	$384,516.63
RENT/SF	$27.35
PRICE/SF	$390.69

RENT ADJUSTMENTS: ANNUAL RENT INCREASES, GREATER OF 3% OR CPI. SHOWN AS 3% INCREASES

1/1/26-12/31/26	$384,516.63
1/1/27-12/31/27	$396,052.13
1/1/28-12/31/28	$407,933.70
1/1/29-12/31/29	$420,171.71
1/1/30-12/31/30	$432,776.86
1/1/31-12/31/31	$445,760.16
1/1/32-12/31/32	$459,132.97
1/1/33-12/31/33	$472,906.96

LEASE INFORMATION

LEASE TYPE	NNN
REMAINING LEASE TERM	8 Years
RENT COMMENCEMENT	1/1/2014
LEASE EXPIRATION	12/30/2033
RENEWAL OPTIONS	None

PROPERTY INFORMATION

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

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

LEASE NOTES:

Annual rent increases the greater of 3% or CPI, 5% cap per year, but any excess carries over. NOI shown with minimum 3% increases annually.

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 30 years.

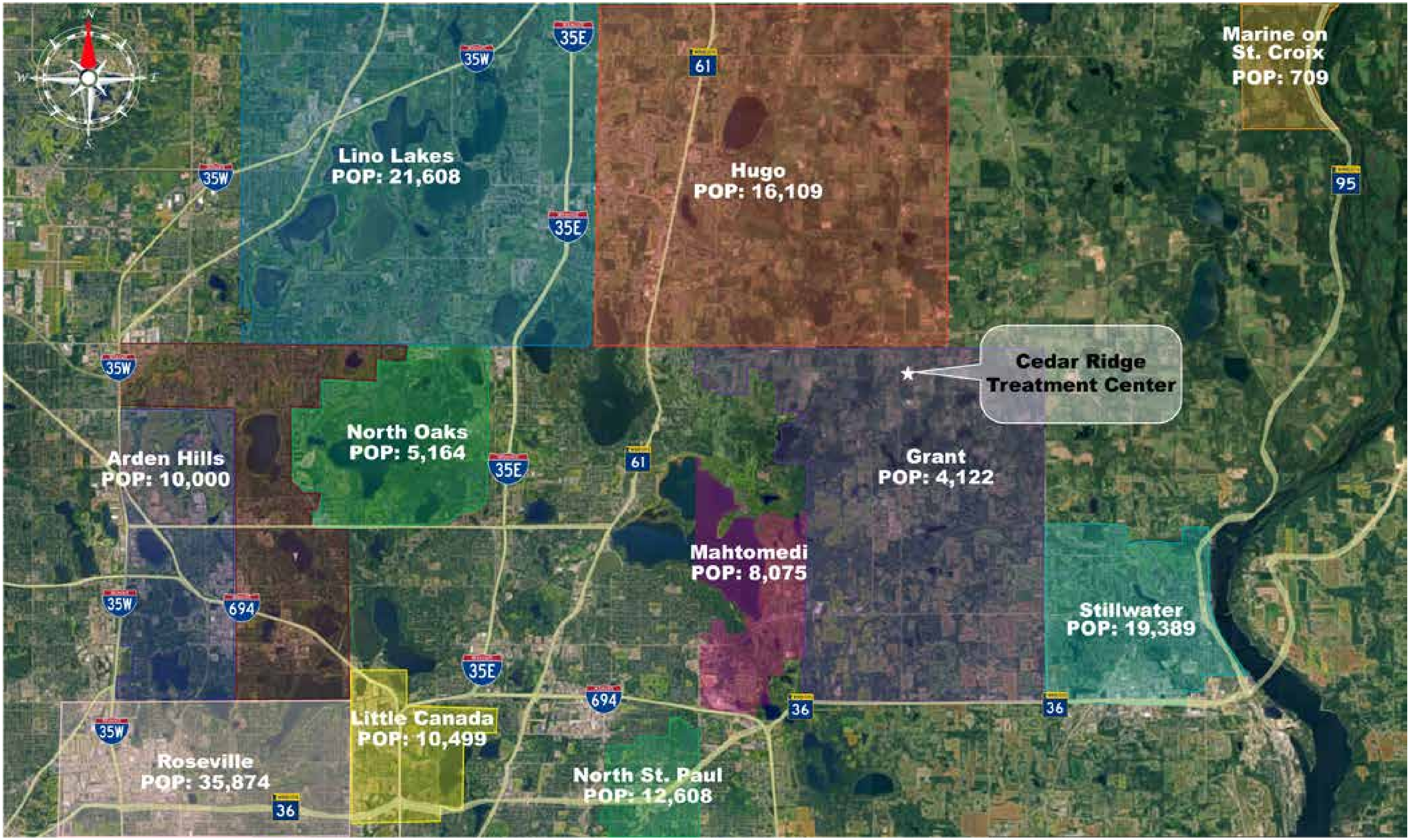
This property has a cell tower located within, there are 70+ years remaining on a 99 year easement. This easement does not provide additional rent.

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2025 POPULATION	630	4,244	27,665
2030 POPULATION	631	4,302	28,503
2025 MEDIAN HOUSEHOLD INCOME	$127,526	$141,360	$137,435
2025 AVERAGE HOUSEHOLD INCOME	$193,741	$203,301	$184,901

All demographic information is obtained from Site To Do Business, which complies US Census Bureau data and Esri projections for 2025 and 2030.


Sunset Lake
Round Lake
122nd St
2,550 VPD
Withrow Elementary
Beatty Stone Farms
Cedar Ridge Treatment Center
Idylwood Equestrian Center
Julianne Ave N
Crabtree Farm
Wonder Full Gardens
Mann Lake
Bankers Service Company
Power House Diesel


Lino Lakes
POP: 21,608
Hugo
POP: 16,109
Marine on St. Croix
POP: 709
Cedar Ridge Treatment Center
North Oaks
POP: 5,164
Arden Hills
POP: 10,000
Grant
POP: 4,122
Mahtomedi
POP: 8,075
Stillwater
POP: 19,389
Little Canada
POP: 10,499
Roseville
POP: 35,874
North St. Paul
POP: 12,608
35E
35W
61
95
694
36

CEDAR RIDGE TREATMENT CENTER

PROPERTY	Cedar Ridge Treatment Center
TENANT	Cedar Ridge Treatment Center, LLC
GUARANTOR	EOSIS (formerly Meridian Behavioral Health)
PARENT	Renovus Capital
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-Rated

The tenant on the lease is Cedar Ridge Treatment Center, LLC (a Minnesota LLC). Guarantor is EOSIS (a Delaware LLC). Renovus Capital purchased EOSIS in October 2023.

Cedar Ridge Treatment Center is a 34 bed 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 additional 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.

Clients will do an initial assessment to determine if addiction treatment is needed and if so, what the right level of care can best meet their individual treatment needs. From there, a more thorough assessment of mental, medical and substance use history will be conducted by a licensed professional so that a plan can be put together by the treatment team. Team members may include the following:

- Licensed alcohol and drug counselor
- Mental health professional
- Nurses
- Certified peer recovery specialist
- Recovery specialists

The team meets formally once a week to discuss progress towards your treatment goals and will make any adjustments to your treatment plan as needed. But daily huddles are also conducted to keep you on track.

Treatment consists of the following:
- New patient orientation
- Group meetings which may include the following: family education, relapse prevention, cognitive behavioral therapy, mental health education, community meeting, coping skills, spirituality, self-discovery and life skills
- 1:1 sessions with your counselor
- Medication assisted treatment for ongoing medical needs but also to ease the discomfort of withdrawal and curb cravings
- Recreational therapy could include volleyball, basketball, frisbee golf or time in the gym.
- Art therapy
- Off-site twelve step meetings
- Discharge planning

INVESTMENT SUMMARY

PRICE	$8,167,174
CAP	7.00%
NOI	$571,702.16
RENT/SF	$27.36
PRICE/SF	$390.82

RENT ADJUSTMENTS: ANNUAL RENT INCREASES, GREATER OF 3% OR CPI. SHOWN AS 3.00% INCREASES.

1/1/26-12/31/26	$571,702.16
1/1/27-12/31/27	$588,853.22
1/1/28-12/31/28	$606,518.82
1/1/29-12/31/29	$624,714.39
1/1/30-12/31/30	$643,455.82
1/1/31-12/31/31	$662,759.49
1/1/32-12/31/32	$682,642.28
1/1/33-12/31/33	$703,121.54

PROPERTY INFORMATION

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

LEASE INFORMATION

LEASE TYPE	NNN
REMAINING LEASE TERM	8 Years
RENT COMMENCEMENT	1/1/2014
LEASE EXPIRATION	12/31/2033
RENEWAL OPTIONS	None

PROPERTY INFORMATION

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

PROPERTY SUMMARY

TOTAL BUILDING SIZE	20,897 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. NOI shown with minimum increases of 3% Annually.

CPI for 2024 was 4.80% Increase.

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.

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2025 POPULATION	23,249	180,676	456,099
2030 POPULATION	23,892	183,978	464,082
2025 MEDIAN HOUSEHOLD INCOME	$74,907	$80,736	$76,760
2025 AVERAGE HOUSEHOLD INCOME	$99,693	$116,903	$107,117

All demographic information is obtained from Site To Do Business, which complies US Census Bureau data and Esri projections for 2025 and 2030.


TWIN TOWN
TREATMENT CENTERS
3 Miles to
Downtown St. Paul
University Ave
Snelling Ave
Hamline Ave
Marshall Ave
Selby Ave
94
94
Allianz Field
Concordia
University
Dunning Sports
Complex
Central
High School
SUBWAY
MENARDS
ELEMENT
CVS
metro
Denny's
Wendy's
GROUNDSWELL
verizon
LA FITNESS
Cub
OUTWARD BOUND SCHOOL

TWIN TOWN TREATMENT CENTER

PROPERTY	Twin Town Treatment Center
TENANT	Twin Town Treatment Center, LLC
GUARANTOR	EOSIS (formerly Meridaian Behavioral Health)
PARENT	Renovus Capital
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-Rated

The tenant on the lease is Twin Town Treatment Center, LLC. Guarantor is EOSIS. Renovus Capital purchased EOSIS in October 2023.

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.

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 your personal needs and goals. Core treatment programming could include the following:

- Assessments related to your substance use, medical and mental health history. These will be used to develop your individualized treatment plan but can change throughout your stay based on the progress you're making
- Medication assisted therapy to address any ongoing medical needs but to also help reduce the symptoms of withdrawal and ease cravings
- Recreational therapy to help you learn to have fun without the use of substances. There is also an on-site gym with treadmills, dumbbells, weight bench, lat machine and exercise bike.
- Concerned Persons Group is facilitated by a LADC and is on Saturdays from 1 – 2 p.m.
- Group therapy groups which could include the following:
- Anger management
- Life skills
- Coping skills
- Relapse prevention
- Healthy relationships
- Stress management
- Family education
- Addiction education
- Mental health education
- Communication skills

GUARANTOR	EOSIS
PARENT	Renovus Capital
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-Rated

EOSIS Behavioral Health was purchased by Renovus Capital in October 2023.
Based in the Twin Cities area of Minneapolis-St. Paul, EOSIS Behavioral Health is one of the fastest growing, leading behavioral health platforms in the country. Currently, there are 21 EOSIS and New Beginnings 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, EOSIS has developed and refined an innovative, evidence-based care model focused on positive patient impact. EOSIS also owns New Beginnings which has 10 locations. Today, the 1,100 employees of EOSIS'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.

New Beginnings focuses on addiction recovery within its 10 locations in Minnesota (2 inpatient, 8 outpatient). All of EOSIS Behavioral Health outpatient locations are now part of New Beginnings Minnesota. New Beginnings has been providing exceptional service for over 35 years using its 12 step program, individual customized treatment plans, and more. In inpatient programs its recovert program offers individual, group and family education sessions, peer support meetings, social activities, exercise and more. In outpatent programs they strive to help individuals maintian family, work, and personal commitments while attending treatment and pursuing their personal recovery goals.

EOSIS

MEN

Bridge Recovery - Sauk Rapids, MN
Oakridge - Rochester, MN
Lake Shore - Mahtomedi, MN
Cedar Ridge - Stillwater, MN
Twin Town - Saint Paul, MN
Douglas Place Mens - East Grand Forks, MN

WOMEN

Douglas Place Womens - East Grand Forks, MN
Tapestry - Saint Paul, MN
Meadow Creek - Pine City, MN

CO-ED

Anchorage Recovery - Moorhead, MN
Beauterre Recovery Institute - Owatanna, MN

NEW BEGINNINGS

INPATIENT

New Beginnings at Waverly (Men's)
New Beginnings at Waverly (Women's)

OUTPATIENT

New Beginnings, St. Anthony Park
New Beginnings, Eagan
New Beginnings, Stillwater
New Beginnings, Minnetonka
New Beginnings, Elk River
New Beginnings, Litchfield
New Beginnings, St. Peter
New Beginnings, Olivia

Since its inception in 2010, Renovus has remained steadfast in its mission to invest in responsibly run small businesses that offer innovative solutions and simultaneously improve our society. We integrate ESG factors into our investment analysis and decision-making processes pre-investment and post-investment when we engage with our portfolio companies on risks or opportunities.

Renovus supports its portfolio companies in certain social impact goals, such as 1) diversity of workforce, management, and ownership, 2) job creation and job improvement, and 3) education, human capital growth, and upskilling. We believe that ESG factors are material to our long-term success and that integrating them into our decision-making will help us to create a more sustainable and prosperous future for our portfolio companies and our investors.

Renovus implements its value creation playbook in partnership with entrepreneurs and management teams. Through its sector expertise, access to capital and resources, and deep industry knowledge, Renovus seeks to drive strong outcomes for all of its portfolio company stakeholders.

Renovus is committed to investing in companies that promote good health and wellbeing through their products and services, as well investing in companies that advanced quality education through their products and services.

RENOVUS CAPITAL

ABOUT RENOVUS

- 100+ years of Knowledge & Talent sector expertise
- Founder friendly bespoke transaction structures
- Proven portfolio value creation playbook
- Debt & equity co-investment opportunities LPs

2010
Year Renovus Founded

$2B+
Committed Capital

100+
Portfolio Company and Add-on Investments

6,000+
Low Income Patients Served Directly

2,300+
Children Enrolled and Served

56+
Communities Served

960+
Health Impact Jobs Created in 2023

3,700+
Healthcare Facilities Served

11,000+
Students Received Vocational and Technical Training

500+
Education Impact Jobs Created in 2023

17,000+
Women Students Enrolled

19,000+
Low Income Students Enrolled

25,000+
Students Enrolled

1,800+
Teachers Employed

2,300,000
Students Received Access to Educational Services and Products

$3M+
Target EBITDA profile

$10-200M
Target platform enterprise value

100+
Companies partnered with since inception

7,500+
Jobs supported by portfolio companies

50+
Portfolio executives recruited

85%+
Investments as company's first institutional capital

RENOVUS INDUSTRY FOCUS

EDUCATION
Education Providers
Education Services
Education Technology

HEALTHCARE SERVICES
Life Sciences Commercialization
Payor Services, RCM
Provider Models

TECHNOLOGY SERVICES
Digital Transformation
Software Development
Cloud Enablement

PROFESSIONAL SERVICES
Human Capital Outsourcing
Sales & Marketing Enablement
BPOs

$1,000M+
Assets under management
$10-$200M
Platform Enterprise Value
$3-$15M
Platform EBITDA

50+
Portfolio execs recruited
3,000+
Jobs supported by portcos
30+
Platforms since inception

Education

Renovus invests across education industry business models, including

- Pre-K, K-12, and postsecondary education providers
- Workforce skills development
- All education services and technology providers

Healthcare Services

Renovus invests across a range of healthcare services businesses, including:

- Life sciences commercialization
- Health care IT
- Revenue cycle management, claims administration, and payor services
- Provider models
- Behavioral health

Technology Services

Renovus invests in a range of business models, including:

- Digital transformation application development
- Managed services, security & compliance
- Cloud & application partner ecosystems
- Data & analytics
- IT consulting & staffing

Professional Services

Within professional services, Renovus focuses on:

- Outsourced legal services
- BPOs and third-party administrators
- Human capital deployment, staffing and consulting
- Government IT & services
- Digital marketing & ecommerce enablement

ALL SECTORS

Renovus' Knowledge & Talent sector specialization brings a wealth of industry experience and broad network of relationships.

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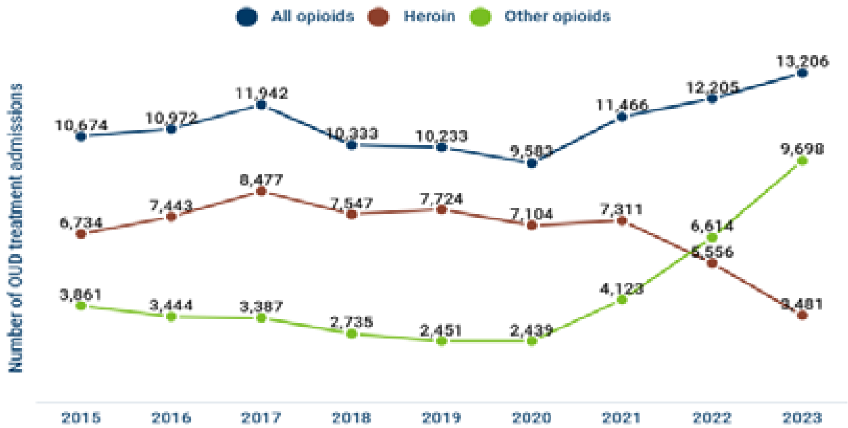
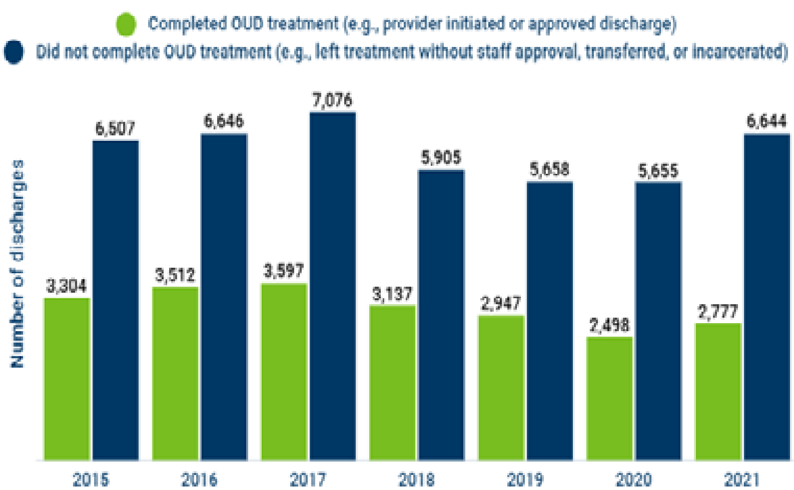
From 2020 to 2022, the number of admissions for Opioid Use Disorder (OUD) treatment increased after a period of relative stability. The increase was largely due to treatment for opioids other than heroin.

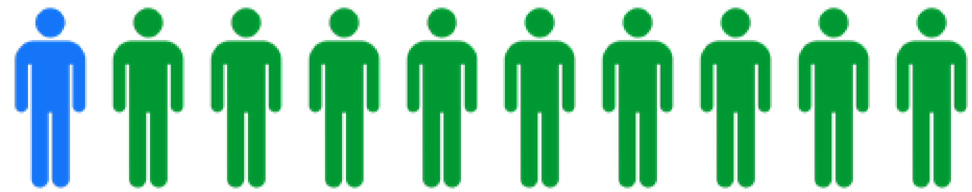


The number of patients who have completed their Opioid Use Disorder (OUD) treatment at the time of their discharge has been decreasing.



DEPARTMENT OF HEALTH

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



In Minnesota opioid-involved overdose deaths increased 43% from 2020 to 2022, and the number of deaths has more than doubled since 2019. Native American Minnesotans are dying at over nine times the rate as white Minnesotans, and Black Minnesotans at over three times the rate.

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.

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 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 Leathe rs