

UPLAND
REAL ESTATE GROUP, INC.

NET LEASE
REALTY PARTNERS



FULL THROTTLE AUTOMOTIVE

GUARANTEE BY TBC CORPORATION

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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.

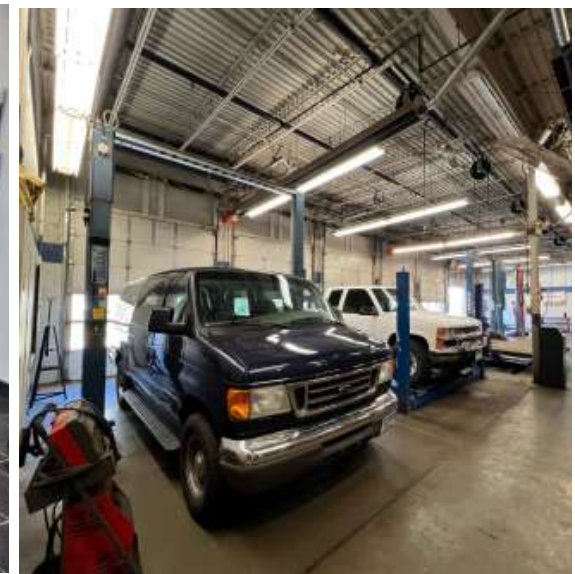
Buyer and Buyer’s tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

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.’

CONFIDENTIALITY AND DISCLAIMER: The information contained in the following Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Upland Real Estate Group, Inc. and should not be made available to any other person or entity without the written consent of Upland Real Estate Group, Inc. This Marketing Package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Upland Real Estate Group, Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB’s or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant’s plans or intentions to continue its occupancy of the subject property or any other matter related to the subject property. 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 verified, and will not verify, any of the information contained herein, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



- Low Asking Price of \$1,765,000 @ 7.43% Cap Rate.
- The property has been subleased to Full Throttle Automotive. Lease is guaranteed by TBC Corporation with over 2,000 locations.
- The Hazeltine National Golf Club is located about 4 miles away from the property which is considered the Best Private Golf Club in Minnesota and has hosted multiple major golf championships. Hazeltine is the future site of the 2024 U.S. Amateur Championship, 2026 KPMG Women's PGA Championship, and the 2029 Ryder Cup. Hazeltine is the only club in the country selected to host the Ryder Cup for a second time.
- 4,800 square feet on 0.67 acres.
- Nearby retailers include Speedway, Valvoline, Caliber Collision, McDonald's, Holiday, Caribou Coffee, O'Reilly, Napa, etc.
- Area retailers include Target, Home Depot, Kohl's, Aldi, Starbucks, Walgreens, Arby's, Chipotle, & more.
- Excellent 5-mile average household income of \$152,740 and 5-mile population of 98,975.

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INVESTMENT SUMMARY

PRICE	\$1,765,000
CAP	7.43%
NOI	\$131,150.82
RENT/SF	\$27.27
PRICE/SF	\$367.02
RENT ADJUSTMENTS	10% Every 5 Years
3/18/2025 –3/17/2030:	\$131,150.82
3/18/2030 –9/30/2030:	\$144,265.22

LEASE INFORMATION

LEASE TYPE	NNN
REMAINING LEASE TERM	4+ Years
RENT COMMENCEMENT	10/1/2010
LEASE EXPIRATION	9/30/2030
RENEWAL OPTIONS	Three 5-Year w/ 10% Increases
ZONING	PMD - Planned Multi-Use Development



LEASE NOTES:

Subleased to Full Throttle Automotive LLC, Effective November 1, 2025 through September 30, 2030.
Rent is paid by TBC Corporation.

PROPERTY INFORMATION

ADDRESS	1305 Crystal Lane Chaska, MN 55318
BUILDING SIZE	4,809 SQ. FT.
LOT SIZE	0.67 Acres
COUNTY	Carver
YEAR BUILT	1998

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2025 POPULATION	4,727	40,882	98,975
2030 POPULATION	4,580	42,539	103,008
2025 MEDIAN HOUSEHOLD INCOME	\$99,821	\$105,142	\$115,733
2025 AVERAGE HOUSEHOLD INCOME	\$128,186	\$136,619	\$152,740

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

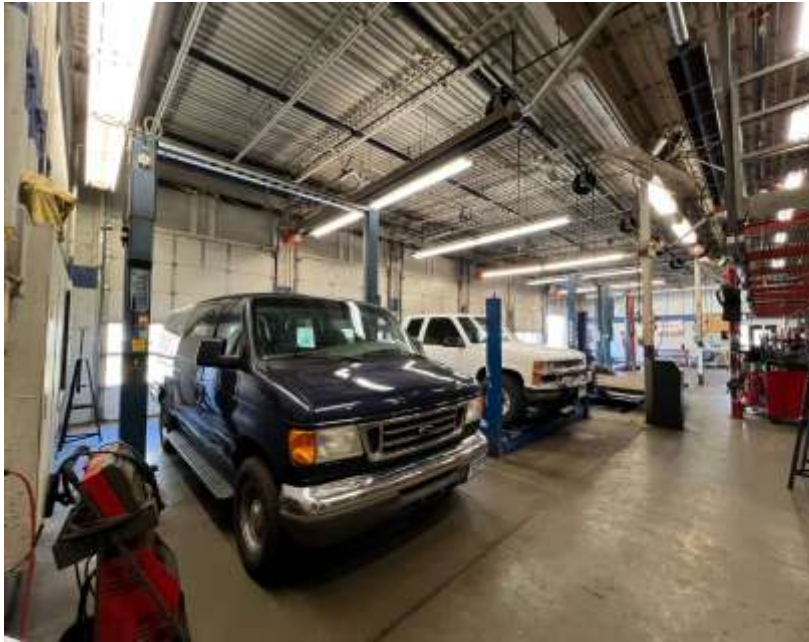
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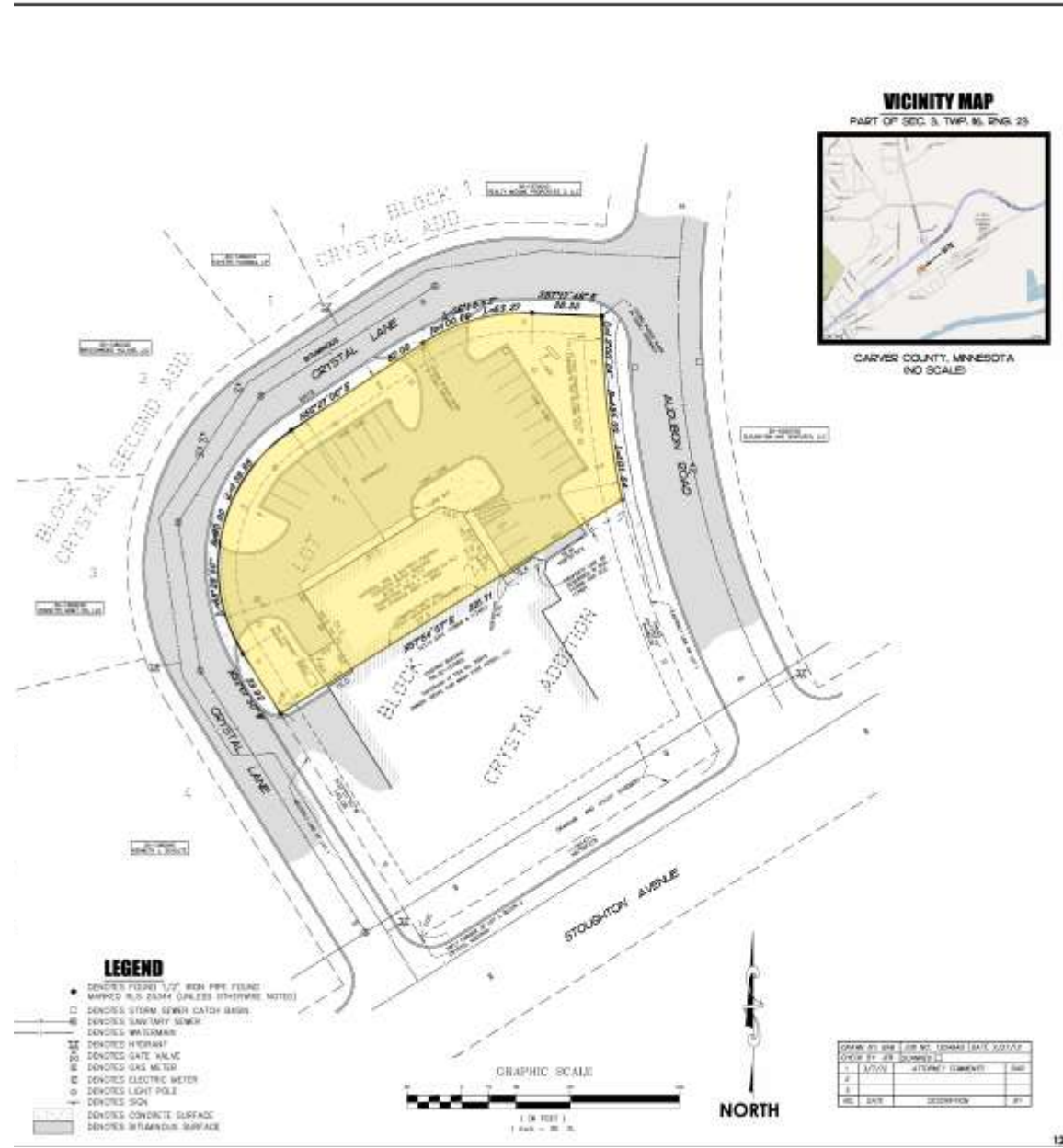
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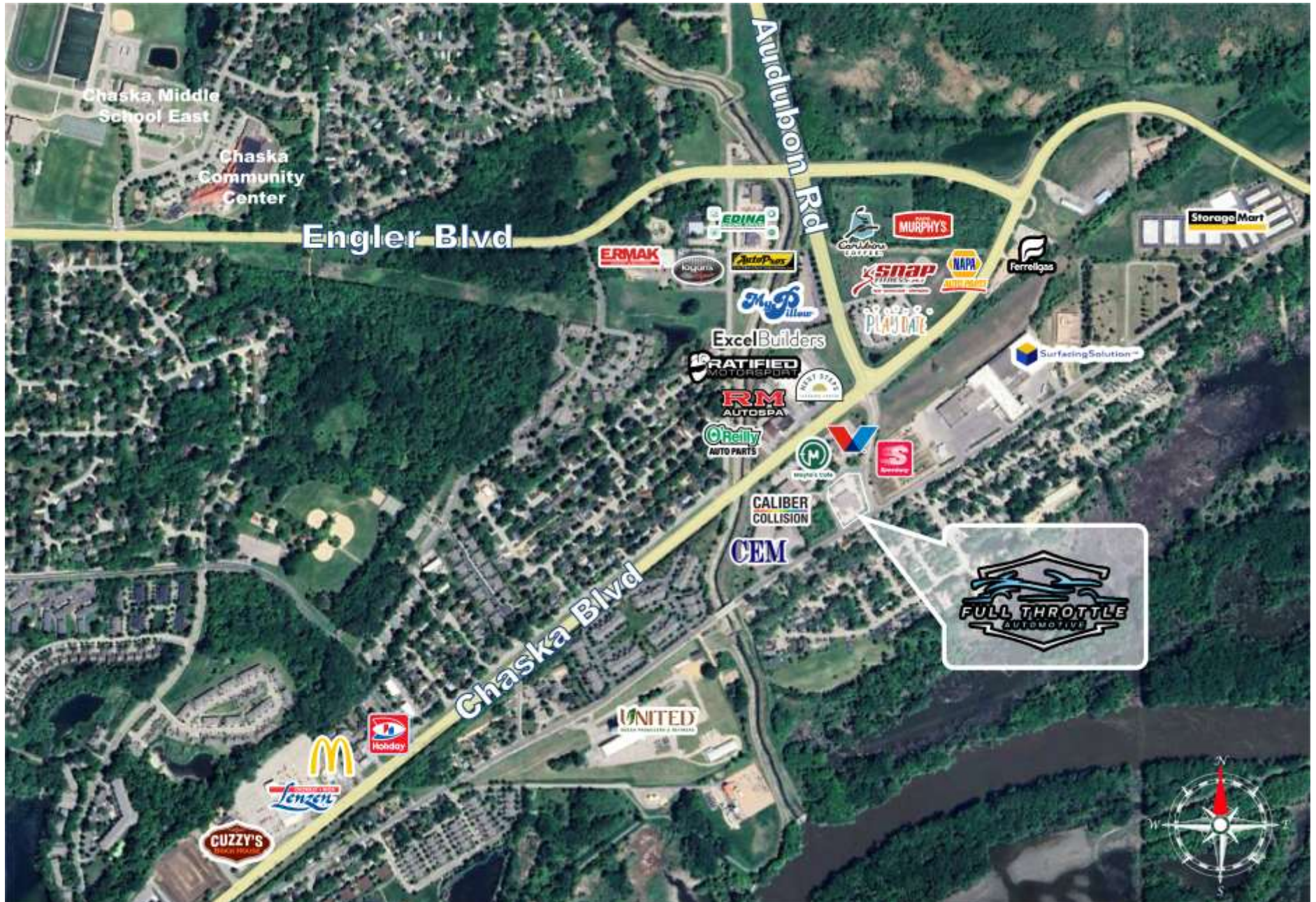
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PROPERTY	Full Throttle Automotive
TENANT	RE Tire II, LLC
GUARANTOR	TBC Corporation
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-rated
WEBSITE	https://www.bigotires.com/



SUBLEASED TO	Full Throttle Automotive, LLC
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-rated
WEBSITE	https://www.ftafullthrottle.com/

The property has been subleased to Full Throttle Automotive, which operates 1 location in Chaska.

Full Throttle Automotive is a family-owned auto repair shop based in Chaska, Minnesota, founded by two partners, John and Ryan. With years of experience working together in the automotive industry, they established their own shop with a commitment to honesty, high-quality workmanship, and exceptional customer service. Their goal is to create a trustworthy environment where customers feel confident leaving their vehicles in expert hands.

The shop offers comprehensive maintenance and repair services for a wide range of vehicles, including routine oil changes, brake and suspension work, as well as heavy-duty diesel and fleet repairs. Their approach emphasizes integrity, clear communication, and technical expertise, ensuring that every vehicle is treated with the same care and attention they would give their own. Full Throttle Automotive is dedicated to building long-term relationships with customers through dependable service and professional care.

Sublease Rent Schedule - Full Rent Paid By TBC Corporation.

Sublease Period	Annual Base Rent	Base Monthly Rent
November 1, 2025 - September 30, 2026	\$60,000.00	\$5,000.00
October 1, 2026 - September 30, 2027	\$61,200.00	\$5,100.00
October 1, 2027 - September 30, 2028	\$62,424.00	\$5,202.00
October 1, 2028 - September 30, 2029	\$63,672.40	\$5,306.04
October 1, 2029 - September 30, 2030	\$64,945.93	\$5,412.16

Lease is guaranteed by TBC Corporation with over 2,000 locations.

TBC Corporation is now one of North America’s largest marketers of automotive replacement tires. The brands underneath TBC Corporation include Big O Tires, Midas, National Tire Wholesale, TBC Brands, TBC de Mexico, and TBC International. Its diverse team of nearly 9,000 employees spans over North America and Mexico committing to shape the future and growth of TBC Corporation.



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Full Throttle Automotive is located along Crystal Lane and near Highway 212 where traffic counts average 39,500 vehicles per day. Nearby retailers include Caribou Coffee, Snap Fitness, United Sugars, Home Depot, Target, Kohl's, and much more. Chaska is in a county seat and ranked one of the Best Places to Live in Minnesota according to Niche.

Chaska is about 25 miles away from Downtown Minneapolis. Minneapolis consistently ranks as one of the top cities in the United States for quality of living and strong demand for housing. Minneapolis is home to several Fortune 500 companies such as Target, Best Buy, UnitedHealth Group, and more. The Hazeltine National Golf Club is located about 4 miles away from the property which has 18-holes spanning over rolling hills, beautiful lakes, and more. It is considered the Best Private Golf Club in Minnesota and has hosted multiple major golf championships. Hazeltine is the future site of the 2024 U.S. Amateur Championship, 2026 KPMG Women's PGA Championship, and the 2029 Ryder Cup. Hazeltine is the only club in the country selected to host the Ryder Cup for a second time.

The Minnesota Landscape Arboretum offers 1,200 acres of beautifully landscaped gardens, natural areas, and walking trails. Visitors can explore diverse plant collections, seasonal displays, and educational exhibits throughout the year. Chaska has a myriad of upcoming developments in their city including some a few blocks away. Chaska Tech Center is a new 41,000 square foot industrial 25 tenant building. CloudHQ is building a data center totaling about 1.5 million square feet and investing over \$1 Billion into the project which will create about 100 new jobs. The Curling Center located in Chaska is one of the largest curling memberships in the country and hosts numerous curling events throughout the year, including regional and national competitions. These events draw both athletes and spectators from across the country, contributing to the city's reputation as a hub for the sport.



CHASKA CURLING CENTER

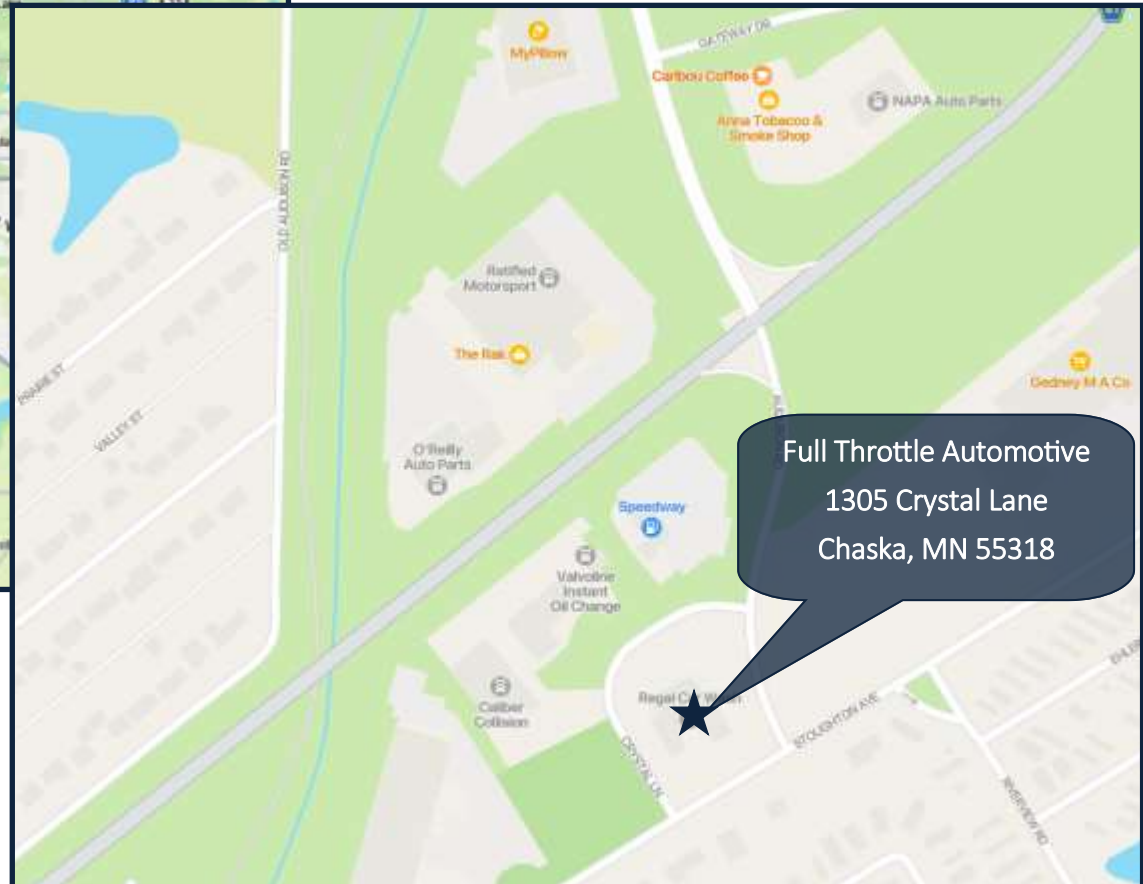
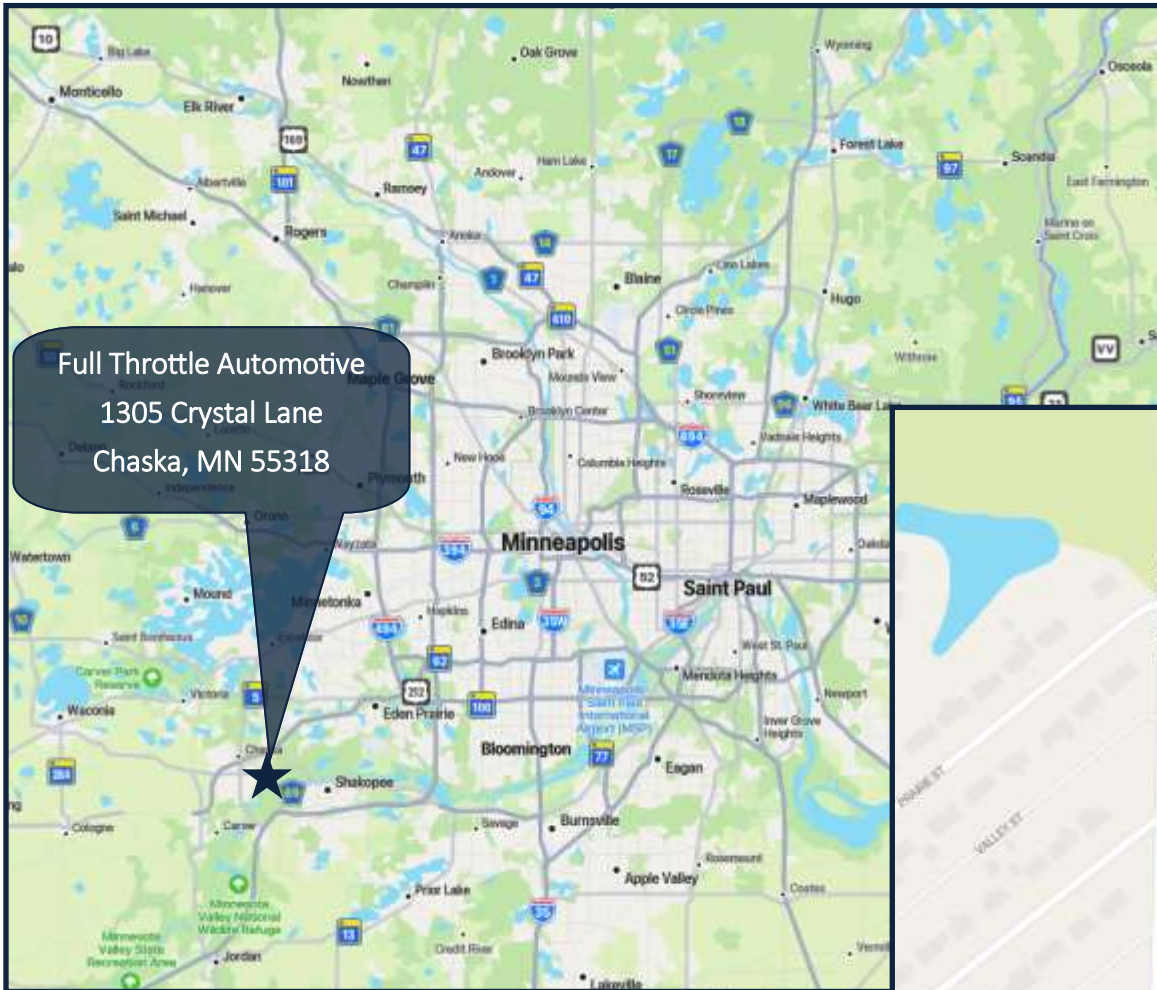


HAZELTINE NATIONAL GOLF CLUB



MINNESOTA LANDSCAPE ARBORETUM

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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