CIRCLE K | CROSSTOWN AUTO REPAIR

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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.

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- Bonus Depreciation
- Circle K, has an investment grade rating of BBB+, year end 2026 revenues of $71.9 billion and operates over 15,000 locations across North America, Europe and Asia. Circle K pays profit based rent to the landlord in addition to NNN rent.
- This location has been a convenience store since 2009 with over 4 years remaining on the lease term and two 5 year options to renew.
- Crosstown Auto Repair, recently purchased by Dytech, has 10 years remaining on their lease term with 2.00% annual rent increases.
- High Traffic Counts: 93,000 Vehicles Per Day on I-35W
- 5 Mile Population: 189,736
- 5 Mile Average Household Income: $128,479
- Positioned within a dominant retail corridor surrounded by major national retailers including Cub Foods, Menards, Walmart, Northern Tool + Equipment, and numerous other shopping and dining destinations. The property is also located less than five miles from Burnsville Center, a regional retail destination featuring more than 60 stores.
- Burnsville, Minnesota, located about 15 miles south of downtown Minneapolis, is a well-established and growing suburb within the Twin Cities metro.

Holiday

CROSSTOWN
AUTO REPAIR

INVESTMENT SUMMARY

PRICE	$5,345,454
CAP	5.50%
NOI	$294,000
NUMBER OF TENANTS	2
PERCENT OCCUPIED	100%

LEASE NOTES:
Circle K:
Landlord responsible for all structural portions of the building. (Foundation, roof, structure, and retaining walls.)
ROFR 30 Days

Dytech/Crosstown Auto:
NNN Lease on tenants portion of property.

NOI estimate based upon average Circle K profit based rent.

OCCUPANTS

Circle K/Holiday

Dytech/Crosstown Auto Repair

PROPERTY INFORMATION

ADDRESS	900 West Burnsville Parkway Burnsville, MN
BUILDING SIZE	7,600 SQ.FT.
LOT SIZE	1.10 Acres
COUNTY	Dakota
YEAR BUILT	1998

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2026 POPULATION	10,039	69,176	189,736
2031 POPULATION	10,367	69,735	190,661
2026 MEDIAN HOUSEHOLD INCOME	$66,508	$90,221	$101,758
2026 AVERAGE HOUSEHOLD INCOME	$90,805	$112,786	$128,479

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


Holiday
CAR WASH


Holiday
CAR WASH


Holiday


CROSSTOWN
AUTO REPAIR


CROSSTOWN
AUTO REPAIR


Continental
ACDelco
Crosstown Auto Repair
CROSSTOWN
AUTO REPAIR


Cub


MENARDS


COSTCO
WHOLESALE


Walmart
12200


target


12205
12205


SOUTHERN LIGHTS


35W
NORTHERN TOOL + EQUIPMENT
Walmart
DSG
MSI
METRO SALES INC.
Bricksworth
Skateville
NEW HORIZON ACADEMY
13
U-HAUL
MICRO TECH COMPUTERS
Burnsville High School - 2,100+ Students
FERGUSON
innovative
Cub
ABC Supply Co. Inc.
Ryder Ever better.
iStorage
XPO
RDO EQUIPMENT CO.
FleetPride
ACME TOOLS
PODS
Park Jeep
WM
O'Reilly AUTO PARTS
NAPA
HARBOR FREIGHT
MENARDS
RCL
AVR
Genz-Ryan
U-HAUL
55,113 VPD
Public Storage
Speedway
Caliber
southern
RIMKUS
KRAUS-ANDERSON Insurance
Real Life Senior Housing
Ames Center
One 91 Community Education
ANYTIME FITNESS
LOS GRANDES
JENSEN'S
Holiday
CROSSTOWN AUTO REPAIR
Denny's
Carbone's PIZZA & SPORTS BAR
THE BUZZ
Glen at Burnsville Apartments
93,000 VPD
13,800 VPD
Vista View Elementary School
Burnsville City Hall
Gideon Pond Elementary School
Civic Center Park Ampitheater
Sky Oaks Elementary School
Nicollet Middle School
N
S
E
W

YEAR END	April 26, 2026
PROPERTY	Circle K | Crosstown Auto Repair
PARENT	Alimentation Couche-Tard
TENANT	Holiday Stationstores, LLC
REVENUES	$71.9 Billion
NET WORTH	$12.6 Billion
S&P RATING	BBB+
WEBSITE	www.circlek.com

Alimentation Couche-Tard operates convenience stores Circle K, Couche-Tard, Holiday, and Ingo. They operate 15,000+ locations across North America, Europe, and Asia.

Founded in 1928 in Wisconsin, Holiday Stationstores grew from a small family-owned general store into one of the largest convenience store chains in the Midwest. The company expanded throughout Minnesota and neighboring states, building a strong reputation for convenience, fuel services, fresh food offerings, and customer service. Prior to its acquisition, Holiday operated more than 500 locations across the northern United States and was recognized as one of the nation's largest privately held convenience store companies.

Today, Holiday is part of the global Circle K network following its acquisition by parent company Alimentation Couche-Tard in 2017. Circle K operates more than 15,000 convenience stores worldwide and has been gradually integrating Holiday locations into the Circle K brand while maintaining many of the products and services that made Holiday popular throughout the Midwest. The combined platform offers fuel, convenience retail, foodservice, beverages, car washes, and loyalty programs, making Circle K one of the largest convenience store operators in North America.

PROPERTY	Circle K | Crosstown Auto Repair
GUARANTY	Perry Lin
TENANT	Dytech MN, LLC dba Crosstown Auto Repair
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-Rated
WEBSITE	www.crosstownautorepair.com

Crosstown Auto Repair was acquired by Dytech MN in 2026. Dytech is a rapidly growing automotive repair and maintenance company and now operates as part of GreatWater's 155-location automotive service platform.

GreatWater 360 Auto Care is a rapidly growing automotive service platform that partners with and acquires established independent repair shops across the United States while preserving their local brands and customer relationships. Founded in 2016 and headquartered in Michigan, the company provides operational support, marketing, technology, training, and purchasing resources to its network of repair centers. Through a combination of acquisitions and strategic partnerships, GreatWater has expanded to more than 150 locations nationwide, offering a full range of automotive maintenance and repair services. The company's growth strategy focuses on supporting trusted community-based repair businesses while leveraging the scale and resources of a larger national organization.

Crosstown Auto Repair is a well-established full-service automotive repair and tire center serving Burnsville and the south metro Twin Cities area. The business was founded and operated by longtime automotive professional Perry Linn, whose experience in the industry spans decades, beginning in his family's service station and continuing through his training as a Master ASE technician. The shop has built its reputation on providing honest, customer-focused service, offering a wide range of automotive maintenance and repair services including brake repairs, engine diagnostics, tune-ups, wheel alignments, oil changes, transmission service, and tire sales and installation.

TAX ADVANTAGE:
BONUS DEPRECIATION
TAX CUTS AND JOBS ACT OF 2017

The TCJA created powerful tax benefits that can significantly enhance returns for convenience store investors.

The Tax Cuts and Jobs Act (TCJA) of 2017 introduced significant tax incentives that continue to make commercial real estate, particularly convenience stores, an attractive investment. The legislation expanded opportunities for businesses and real estate owners to accelerate depreciation deductions through bonus depreciation and increased Section 179 expensing limits for qualifying property. In addition, the TCJA preserved the 39-year recovery period for commercial buildings while allowing many building components and site improvements to qualify for shorter depreciation lives when identified through a cost segregation study. These provisions can substantially improve an investor's after-tax cash flow by accelerating tax deductions into the early years of ownership.

Convenience stores with fuel operations are especially well suited to these tax strategies because they often include numerous qualifying assets, such as fuel dispensers, underground storage tanks, canopies, parking lots, lighting, signage, and specialized electrical and mechanical systems. A properly prepared cost segregation study can reclassify these components into shorter-lived asset categories, allowing investors to realize significant depreciation deductions much sooner than the standard 39-year schedule for commercial buildings. Because the availability and value of these tax benefits depend on the property's characteristics and each investor's tax circumstances, buyers should consult with a qualified tax advisor or cost segregation specialist to evaluate the potential benefits of a specific acquisition.

1. WHAT QUALIFIES

Fuel dispensers, underground storage tanks, canopies, parking lots, lighting, signage, and specialized electrical & mechanical systems are all potential candidates for accelerated treatment.

2. HOW IT WORKS

A **cost segregation study** identifies and reclassifies qualifying building components into 5-, 7-, and 15-year categories — instead of the standard 39-year schedule.

3. WHY IT MATTERS

Accelerating deductions into the early years of ownership can meaningfully improve an investor's after-tax cash flow on the acquisition.

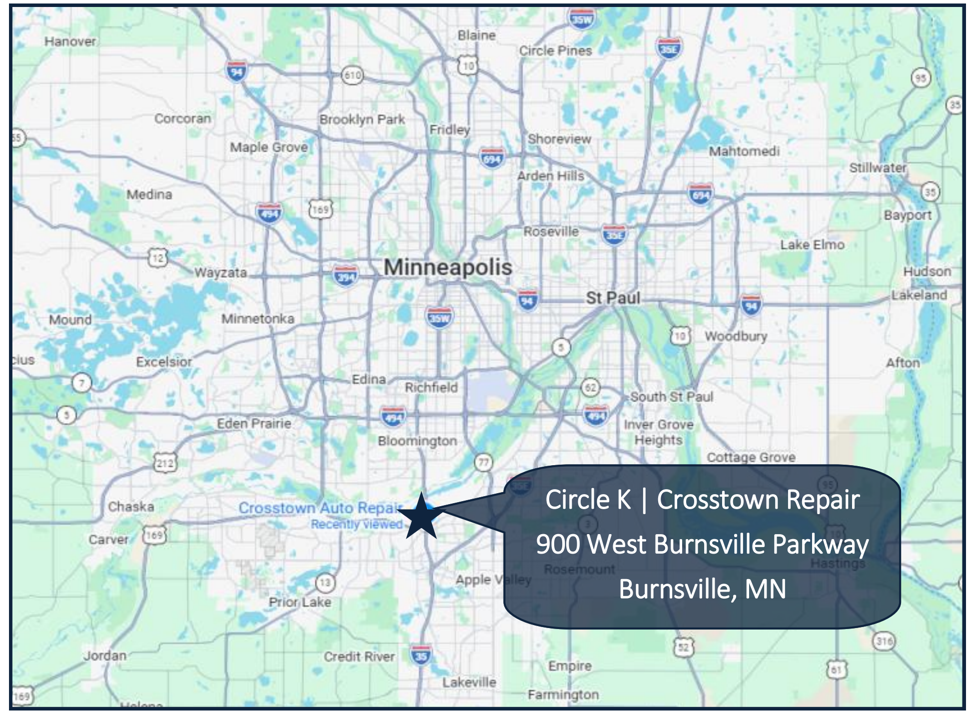
Crosstown Auto Repair and Holiday are strategically located in Burnsville, Minnesota, along Highway 13 East, where traffic counts exceed 55,000 vehicles per day and off I-35W with traffic counts of 93,000+ vehicles per day. The property benefits from strong retail synergy with nearby national retailers including Cub, Walmart, Menards, and numerous other shopping and dining destinations. Additionally, the site is less than five miles from Burnsville Center, a regional retail hub featuring more than 60 stores and attracting consumers from throughout the south metro area.

Burnsville, Minnesota, located about 15 miles south of downtown Minneapolis, is a well-established and growing suburb within the Twin Cities metro. Known for its strong demographics and accessibility, the city offers convenient connectivity via major highways while maintaining a suburban feel. Its central location places residents and visitors within minutes of top regional destinations like the Mall of America and Minneapolis-Saint Paul International Airport, making it an attractive place to live and do business.

Burnsville features a diverse mix of retail, dining, and community amenities anchored by Burnsville Center, a major shopping destination that continues to evolve with new tenants and concepts. The city also benefits from a strong local economy supported by healthcare, retail, and service industries. Fairview Ridges Hospital, a 150-bed facility, serves as a key regional healthcare provider, offering advanced medical services and contributing to the area's overall stability and appeal.

Outdoor recreation is a major draw in Burnsville, highlighted by Buck Hill, a well-known destination for skiing, snowboarding, and year-round events. The city also offers numerous parks, trails, and green spaces that enhance quality of life for residents. With its balance of accessibility, amenities, and recreational opportunities, Burnsville continues to stand out as a desirable community within the Twin Cities region.


Circle K | Crosstown Repair
900 West Burnsville Parkway
Burnsville, MN
Jimmy's Auto
Concorde Flats
Villas at Pleasant Avenue II
Dupont Ave
W Traveler
W Travelers Trail
Gateway Blvd
Concorde Pl
WSB
Burnsville Parkway Animal Hospital
W Burnsville Pkwy
Saigon Palace Restaurant
Motel 6 Burnsville
Save Up to 15% Now
Denny's Restaurant
Carbone's Pizza & Sports Bar
Aldrich Ave S
Harriet Ave S
Halal Groceries
Clive's Roadhouse Burnsville
Heritage Cir N
Glen at Burnsville Apartments


Circle K | Crosstown Repair
900 West Burnsville Parkway
Burnsville, MN
Hanover
Blaine
Circle Pines
Corcoran
Brooklyn Park
Fridley
Maple Grove
Shoreview
Mahtomedi
Stillwater
Medina
Arden Hills
Bayport
Roseville
Lake Elmo
Wayzata
Minneapolis
Hudson
St Paul
Lakeland
Mound
Minnetonka
Woodbury
Excelsior
Afton
Edina
Richfield
South St Paul
Eden Prairie
Inver Grove Heights
Bloomington
Cottage Grove
Chaska
Crosstown Auto Repair
Recently viewed
Carver
Apple Valley
Prior Lake
Jordan
Credit River
Empire
Lakeville
Farmington

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)

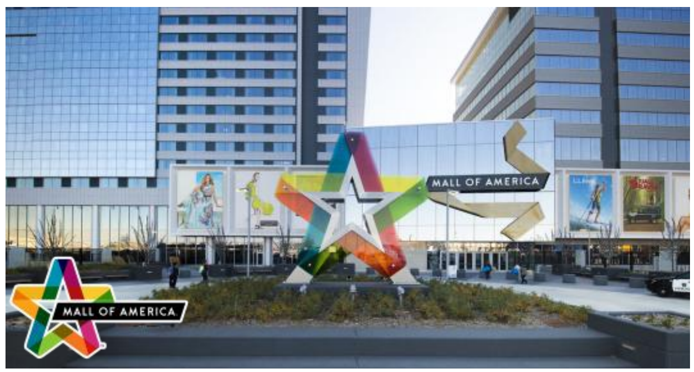
#3 Fortune 500 Companies Per Capita
(MN.Gov)

#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
usbancorp
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