UPLAND
REAL ESTATE GROUP, INC.



ABETECH & STEREOTAXIS

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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.

- **100% Leased:** Fully leased to established technology-focused tenants **AbeTech and Stereotaxis**.
- **New 7-Year AbeTech Lease:** AbeTech is signing a **new seven-year lease**, providing long-term occupancy and income stability. AbeTech is a systems integrator providing barcode, RFID, inventory-management, and industrial-automation solutions that help manufacturing, warehousing, and distribution customers improve operational efficiency.
- **Publicly Traded Tenant: Stereotaxis, Inc. (NYSE American: STXS)** is a publicly traded medical technology company specializing in robotic technologies for cardiac procedures.
- **Strong Demographics: $236,840 average 1-mile household income** and **51,584 population within 5 miles**.
- **Strategic I-94 Location:** Located in **Rogers, MN**, approximately 25 miles northwest of Minneapolis, with immediate access to **I-94 and Highway 101**.
- **Established Industrial Corridor:** Surrounded by **industrial, distribution, commercial, and employment uses** within one of the northwest metro's growing business centers.
- **Functional Warehouse Space: 21' clear height and five dock-high loading docks** support a variety of warehouse and operational uses.
- **Deep Regional Workforce:** Rogers has over 11,000 local jobs, with employment forecast to grow to 14,800 by 2040. Its position at I-94 and Highway 101 gives employers access to a labor pool drawn from across the northwest metro.
- **Growing Northwest Metro Market:** Rogers continues to benefit from **commercial development, employment growth, and expanding residential demand**.
- **Cleanroom & Medical Device Manufacturing Build-Out:** Stereotaxis' space includes a 1,500 SF clean room. This specialized, regulated manufacturing infrastructure represents significant tenant investment.







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INVESTMENT SUMMARY

PRICE	$6,542,830
CAP	7.50%
TOTAL NOI	$490,711.98



PROPERTY INFORMATION

ADDRESS	12560 Fletcher Ln Rogers, MN 55374
BUILDING SIZE	ABETECH: 28,512 STEREOTAXIS: 11,280 **TOTAL: 39,792 SQ.FT.**
LOT SIZE	2.77 Acres
COUNTY	Hennepin
ZONING	GI, General Industrial District
YEAR BUILT	2006
CLEAR HEIGHT	21’
DOCKS	5 Dock High Loading

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2026 POPULATION	3,147	19,733	51,584
2031 POPULATION	3,573	21,215	55,309
2026 MEDIAN HOME VALUE	$551,597	$446,929	$455,023
2026 AVERAGE HOUSEHOLD INCOME	$236,840	$208,705	$190,507

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

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EXTERIOR PROPERTY PHOTOS

AbeTech & Stereotaxis

Rogers, MN











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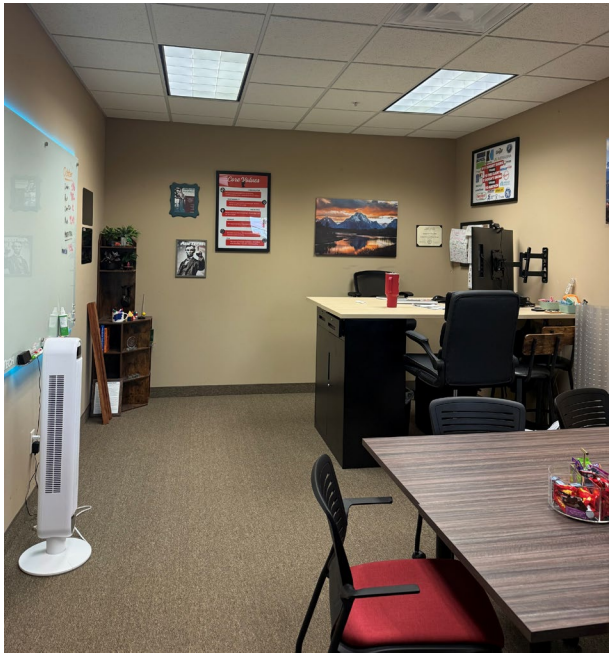
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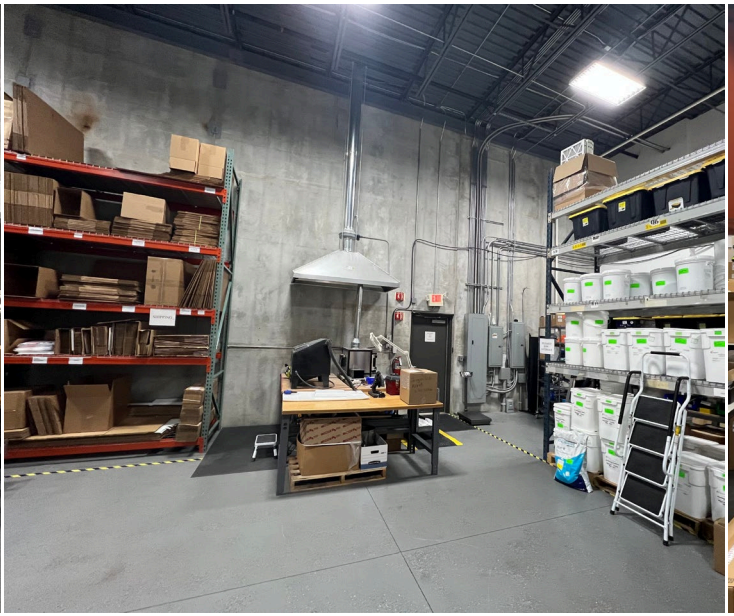




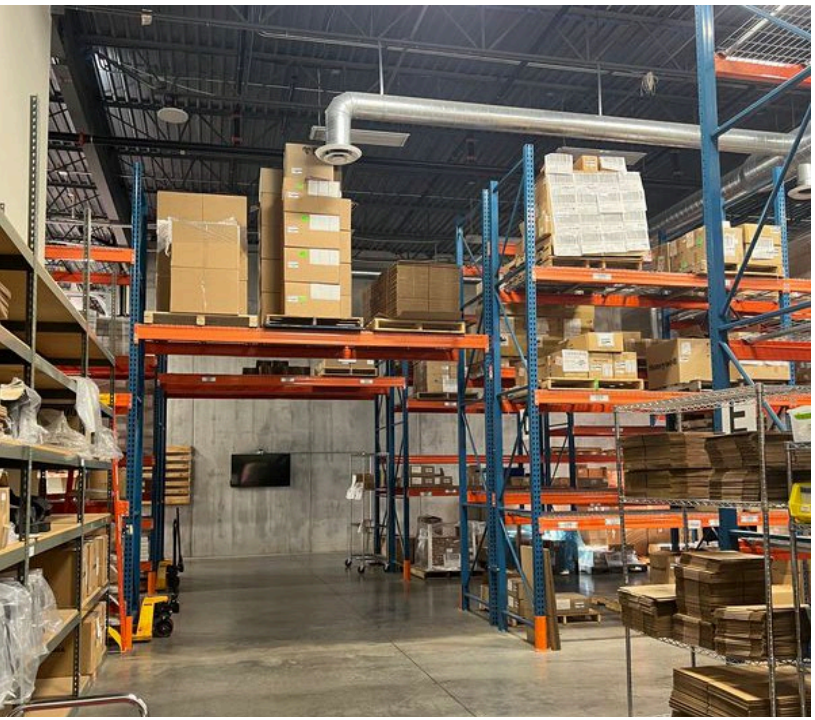


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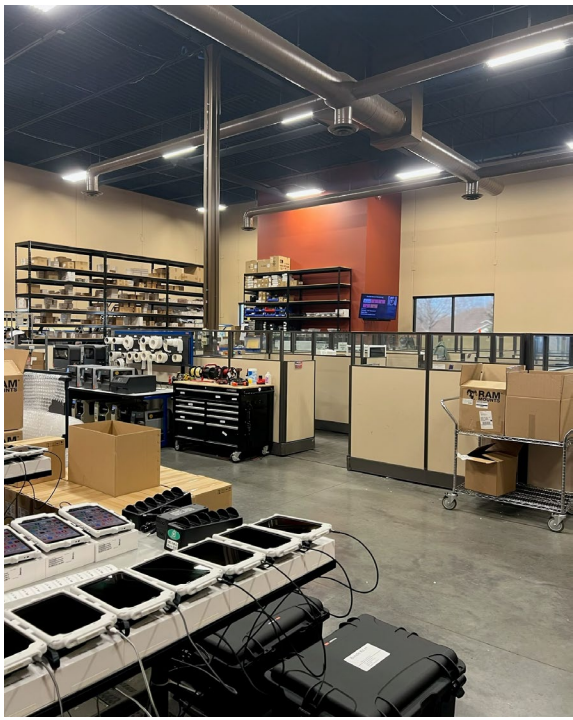












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ROGERS, MINNESOTA | Growing Northwest Twin Cities Business & Industrial Hub

AbeTech and Access Point Technologies are located in **Rogers, Minnesota**, a growing northwest Twin Cities community that has evolved into an important **business, employment, and industrial center**. Strategically positioned along **Interstate 94 and Highway 101**, Rogers provides convenient access to Minneapolis, St. Cloud, and communities throughout the northwest Twin Cities metropolitan area.

The property is situated within an established commercial and industrial corridor surrounded by a diverse mix of **manufacturing, distribution, technology, office, and service-oriented businesses**. Rogers' location along the I-94 corridor provides businesses with efficient regional transportation and access to a substantial workforce, making the area attractive to companies seeking a strategic northwest metro location.



BUSINESS & INDUSTRIAL FUNDAMENTALS

Rogers has experienced significant commercial and residential growth as development continues along the I-94 corridor. The city's expanding employment base and diverse business community provide a strong foundation for commercial real estate demand. Its combination of **transportation access, available commercial development, proximity to major population centers, and growing workforce** has strengthened Rogers' position as a regional employment center.

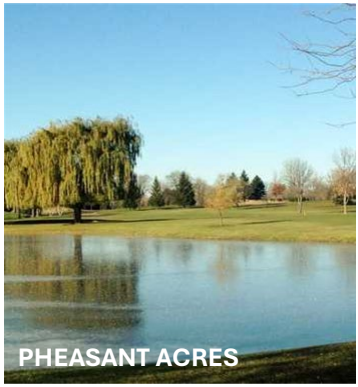


For commercial real estate investors, the market benefits from its location between the Twin Cities and St. Cloud while maintaining a suburban environment that supports both businesses and employees. The surrounding northwest metro continues to attract employers, residents, and investment, contributing to the long-term appeal of the Rogers market.

QUALITY OF LIFE

Rogers also offers amenities that support employee attraction and retention, including **452 acres of city parkland and 35.9 miles of walking and biking trails.** Nearby Crow-Hassan and Elm Creek Park Reserves provide extensive hiking, biking, skiing, and outdoor recreation opportunities. Pheasant Acres Golf Course, community events, farmers markets, and summer concerts further contribute to the area's strong suburban quality of life. Residents also enjoy proximity to **fine dining experiences within a 10–15-minute drive, along with convenient access to major league sporting events, including NHL, NBA, NFL, and MLS games, approximately 45 minutes away in downtown Minneapolis and St. Paul.**





INVESTMENT LOCATION

Rogers combines strong transportation infrastructure, an established industrial and commercial base, expanding employment, and continued population growth—creating an attractive environment for businesses and commercial **real estate investors.**

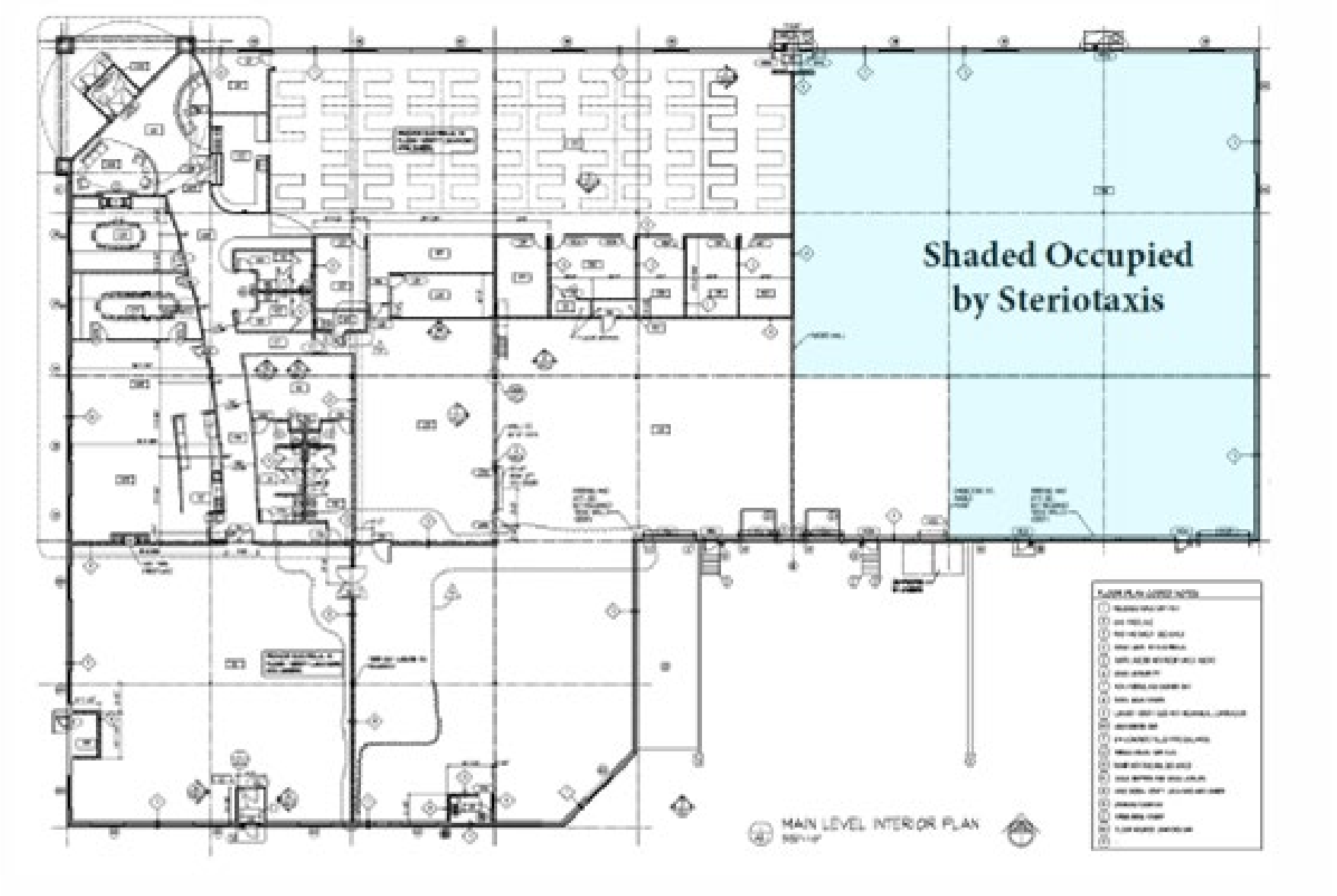
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STEREOTAXIS (ACCESS POINT TECHNOLOGIES) FLOOR PLAN



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ABETECH FLOOR PLAN



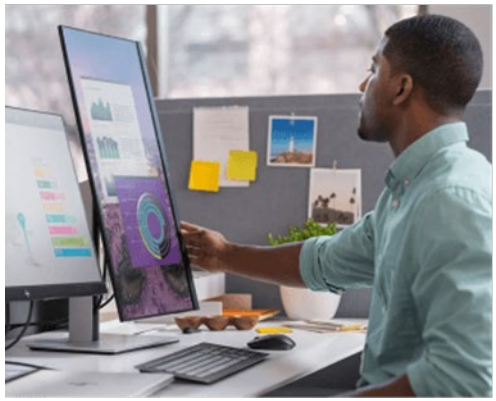
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TENANT	Abraham Technical Services, Inc. dba AbeTech
REVENUES	Private
NET WORTH	Private
S&P RATING	Not-Rated
WEBSITE	https://www.abetech.com/

AbeTech is a Rogers, Minnesota-based systems integrator founded in 1992 that provides specialized data-capture, supply-chain, and industrial-automation solutions to customers across manufacturing, warehousing, distribution, transportation and logistics, food and beverage, and healthcare. The company's offerings include RFID and barcode technology, mobile computing, automated and thermal labeling, wireless networking, machine vision, asset tracking, verification systems, and production-line automation. AbeTech helps customers improve inventory accuracy, traceability, quality control, shipping accuracy, workforce productivity, and real-time operational visibility through customized, technology-enabled solutions.

In addition to technology deployment, AbeTech provides end-to-end integration and ongoing support services, including system design, implementation, device lifecycle management, repair, and wireless site-survey services. This service-oriented model supports long-term customer relationships and positions the company as an embedded technology partner rather than solely an equipment provider. According to company-provided information, AbeTech has remained profitable through changing economic conditions and maintains a diversified client base, with no single customer representing more than 10% of total revenue.





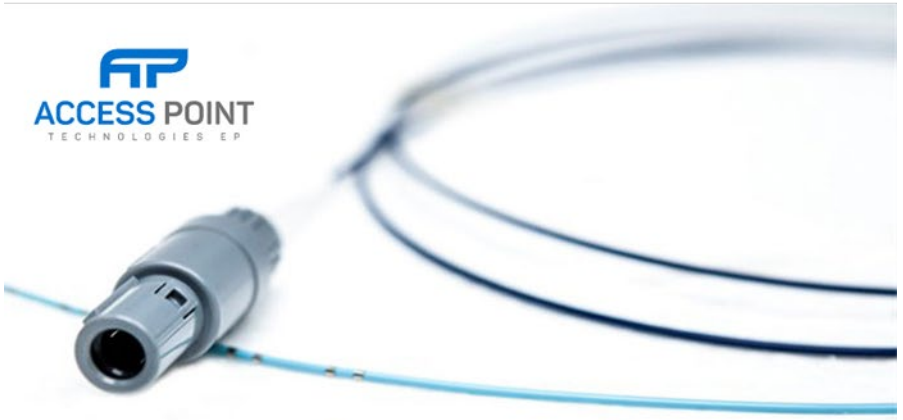


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TENANT	Stereotaxis, Inc. dba Access Point Technologies
NYSE AMERICAN	STXS
REVENUES	$32.4 Million
NET WORTH	$13.48 Million
S&P RATING	Not-Rated
WEBSITE	https://www.stereotaxis.com/

Access Point Technologies EP, Inc. (“APT”) is a Rogers, Minnesota-based developer and manufacturer of differentiated diagnostic electrophysiology (“EP”) catheters used during cardiac-ablation procedures. On July 31, 2024, Stereotaxis, Inc. (NYSE American: STXS) acquired 100% of APT, integrating the operation into a publicly traded medical-technology company focused on robotic technologies for the treatment of cardiac arrhythmias and other minimally invasive endovascular procedures. The acquisition adds in-house catheter-development and manufacturing capabilities to Stereotaxis and supports its strategy to develop a broader portfolio of interventional devices compatible with its robotic-navigation platforms.

APT’s FDA-cleared Map-iT® catheter portfolio is used in electrophysiology studies and the evaluation of cardiac arrhythmias from endocardial and intravascular sites. The product family includes specialized diagnostic-mapping catheters designed to provide physicians with access, stability, and signal acquisition during complex arrhythmia procedures. APT’s products are commercially available in key global geographies and are manufactured in Minnesota, supporting the tenant’s role as a specialized, regulated medical-device manufacturing operation within Stereotaxis’ expanding electrophysiology platform.





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MINNESOTA MARKET HIGHLIGHTS

- **The Minneapolis / St. Paul International Airport Voted #1 Airport in the U.S. by J.D. Power North America Airport Satisfaction Study. It serves 165 nonstop markets (130 domestic and 35 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 major professional sports teams, the Twins (MLB), Vikings (NFL), Timberwolves (NBA), Lynx (WNBA), Wild (NHL), and United FC (MLS).**

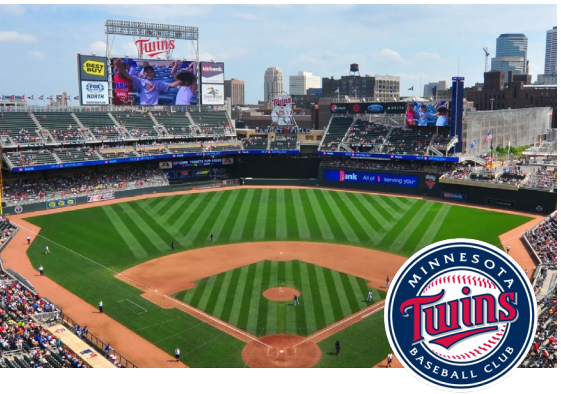
5.8 Million
MINNESOTA POPULAION

3.7 Million
MINNEAPOLIS/ST. PAUL
METRO AREA POPULATION

11,842
OF LAKES OVER 10 ACRES

69,200
MILES OF RIVERS & STREAMS

$25.2 Billion
REVENUE GENERATED FROM TOURISM









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MINNESOTA MARKET HIGHLIGHTS

AbeTech & Stereotaxis

Rogers, MN

RANKINGS

#1 Friendliest State
(2024 World Population Review)

#2 Best State of Economic Opportunity
(2023 U.S. New & World Report)

#2 Best State to Raise A Family
(2026 WalletHub)

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

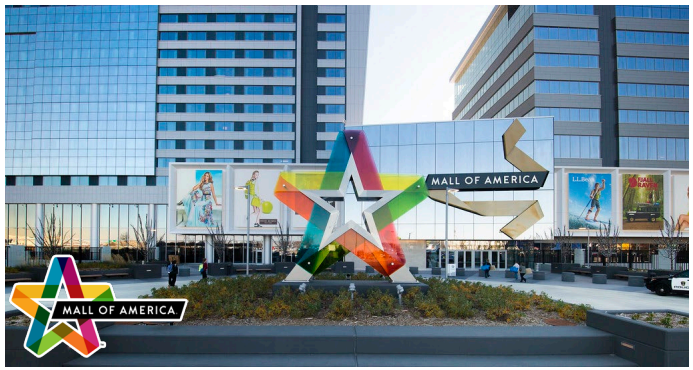
#3 Overall Best State in America
(2025 U.S. New & World Report)

#8 Best State to Live In
(2026 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







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KEITH A. STURM, CCIM | AMANDA LEATHERS | DEB VANNELLI, CCIM | 612.332.6600

THE UPLAND ADVANTAGE

Founded in 1995, Upland Real Estate Group, Inc. is a Minneapolis-based commercial real estate investment sales and brokerage firm specializing in passive real estate investments, 1031 exchange solutions, portfolio diversification, and long-term wealth preservation.

We combine the resources and expertise of a larger firm with the personalized attention of a boutique company. Our extensive network of buyers and sellers allows us to efficiently connect investors with opportunities that align with their goals.

With decades of experience in net-leased, credit-quality investment properties, our team works closely with investors and 1031 exchange buyers to help them navigate the market and identify potential opportunities.

BENEFITS OF WORKING WITH UPLAND

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputation 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 nationally.
- Specialized in NNN investment market for more than 30 years.

Upland's 1031 investment specialist have successfully completed net lease sales transactions with tenant including, but not limited to:

7-Eleven
Advance Auto
Aldi
Allina Health
Applebee's
Arby's
Aspen Dental
Bank of America
BJ's Wholesale Club
Buffalo Wild Wings
Burger King
Caliber Collision
Camping World
Caribou Coffee
Chase Bank
Chick-fil-A
Chipotle
Circle K
CVS Pharmacy
Dollar General
Dollar Tree
Duluth Trading Co.
Fairview Health
Family Dollar
Fresenius
Gander Mountain
Goodwill
Grease Monkey
Jack in the Box
Jiffy Lube
KinderCare
Kohl's
Kum & Go
LA Fitness
Mattress Firm
McDonald's
Michael's
National Tire & Battery
Northern Tool & Equipment
Office Depot
O'Reilly Auto Parts
Perkins
Petco
Pizza Hut
Royal Farms
Sherwin Williams
Starbucks
Sunoco
Super America
Taco Bell
Tires Plus
Top Golf
Tractor Supply
Trader Joe's
United Healthcare
US Bank
Valvoline
Walgreens
Wawa
Wells Fargo Bank



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