

UPLAND
REAL ESTATE GROUP, INC.

EOSIS BEHAVIORAL HEALTH - CEDAR RIDGE

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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.

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.

ENTITY	EOSIS Behavioral Health, LLC
PARENT	Renovus Capital
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-Rated

EOSIS (Formerly Meridian Behavioral Health), LLC 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. EOSIS 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, EOSIS 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 Meridian 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 BEHAVIORAL HEALTH

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

CO-ED

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

WOMEN

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

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INVESTMENT SUMMARY

PRICE	$4,950,652
CAP	8.00%
NOI	$396,052.13*
RENT/SF	$28.16
PRICE/SF	$352.10

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	7+ Years
RENT COMMENCEMENT	1/1/2014
LEASE EXPIRATION	12/31/2033
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.

*NOI, Price, and Cap Rate based upon February 1, 2027 Rent. Credit at closing for difference in rent.



DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2026 POPULATION	562	4,392	28,194
2031 POPULATION	567	4,478	28,939
2026 MEDIAN HOUSEHOLD INCOME	$133,876	$144,598	$137,070
2026 AVERAGE HOUSEHOLD INCOME	$189,112	$206,781	$186,764

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

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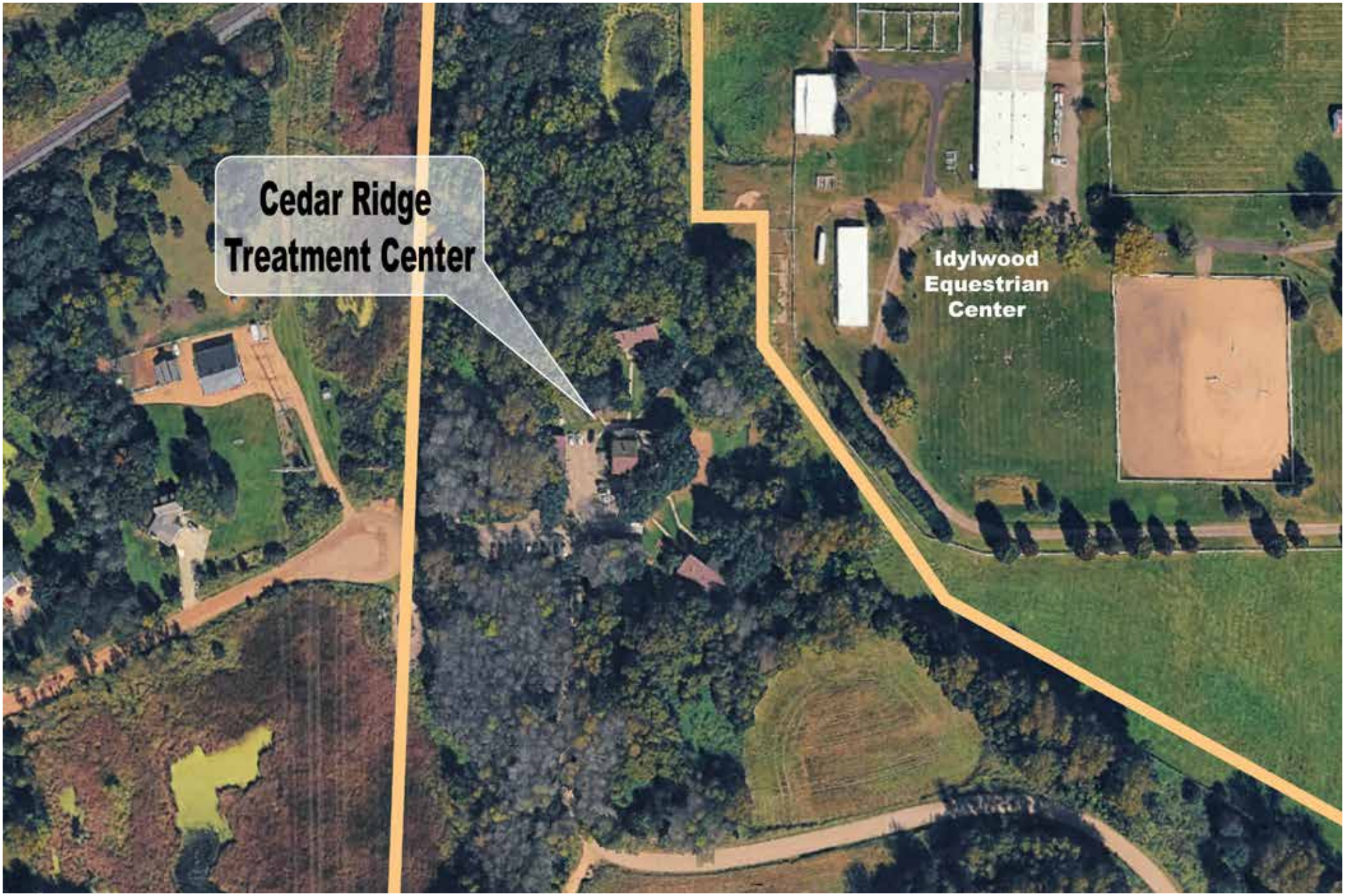
Cedar Ridge
Treatment Center
Idylwood
Equestrian
Center



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CEDAR RIDGE TREATMENT CENTER

PROPERTY	Cedar Ridge Treatment Center
TENANT	Cedar Ridge Treatment Center, LLC
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 (Formerly Meridian Behavioral Health), LLC (a Delaware LLC). Renovus Capital acquired EOSIS Behavioral Health in October 2023.

Cedar Ridge Treatment Center is a 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.

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



On October 1, 2023, Renovus Capital, a Philadelphia, Pennsylvania-based multi-disciplinary private equity firm acquired EOSIS Behavioral Health, based out of Minnesota. Renovus Capital Partners is a private equity firm that invests in small and mid-sized businesses in the education and training, healthcare services, technology services, and professional services sectors. Renovus Capital Partners is based in the Philadelphia area and manages over $2 billion across its sector focused funds and other strategies. Renovus typically partners with founder-led businesses, leveraging its experience within the industry and access to debt and equity capital to make operational improvements, recruit top talent, pursue add-on acquisitions, and oversee strategic growth initiatives. This is Renovus Capital's 1nd transaction in the Healthcare Services sector, 36th transaction in the United States and 2nd transaction in Minnesota.

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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.

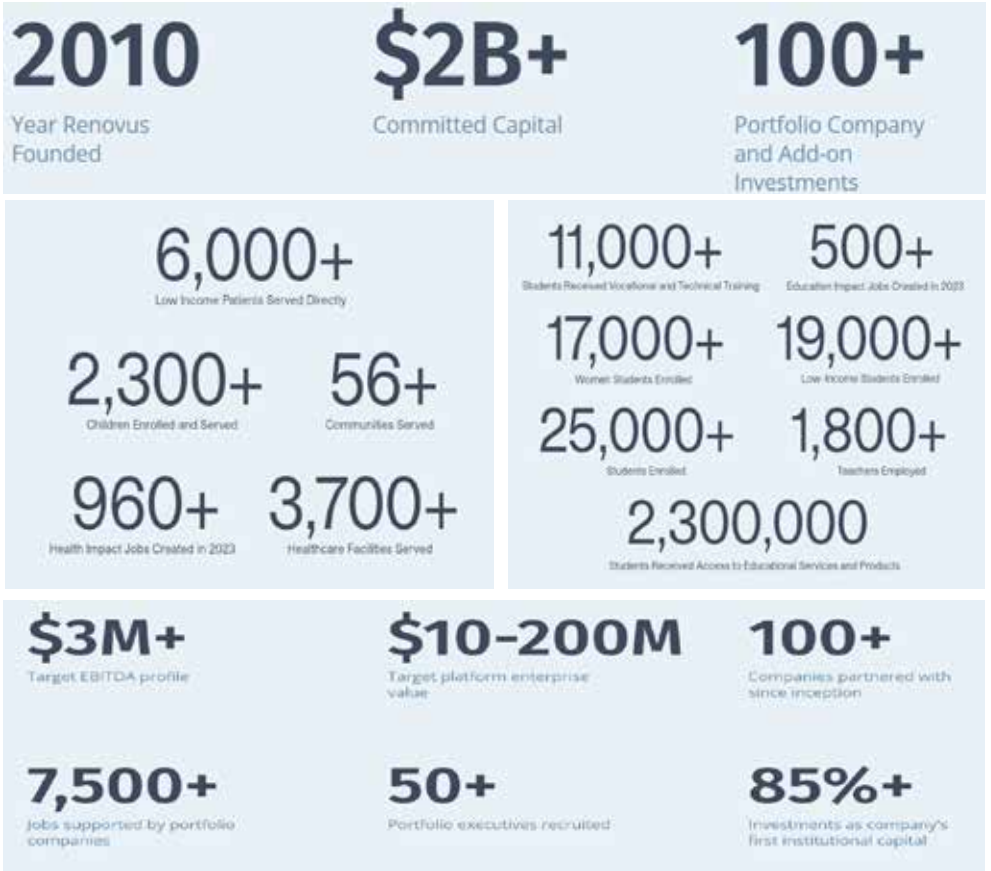
Renovus implements its value creation playbook in partnership with entrepreneurs and management teams. Through its sector expertise, access to capital and resources, and deep industry knowledge, Renovus seeks to drive strong outcomes for all of its portfolio company stakeholders.

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



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.

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

Target, Best Buy, Xcel Energy, U.S. 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







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THE UPLAND ADVANTAGE

Upland Real Estate Group, Inc., which was founded in 1995, s 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
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
Michaels
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



L to R: Brier Swing; Deb Vannelli, CCIM; Taylor McManemy; Keith Sturm, CCIM; Shaylin Schares; Amanda Leathers

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