UPLAND
REAL ESTATE GROUP, INC.



FAMILY DOLLAR

909 Frontage Road | Balsam Lake, WI

LEAD CONTACTS:
Deb Vannelli, CCIM | 612-376-4475 | deb@upland.com
Keith A. Sturm, CCIM | 612-376-4488 | keith@upland.com
Amanda Leathers | 612-436-0045 | amanda@upland.com

WI BROKER AND PROJECT BROKER OF RECORD:
Rob A. Kost, CCIM | 612-465-8530 | rob@upland.com

KO-LINKS LLC

50 South 6th Street | Suite 1418
Minneapolis, MN | 55402

nnnsales.com

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.

- **Lease:** Family Dollar has operated at this location for 20 years and will be extending their lease term by 5 years.
- **County Seat Location:** Family Dollar is located in **Balsam Lake, WI**, a town located approximately 60 miles northeast of the Minneapolis–St. Paul metropolitan area and serving as the county seat of Polk County.
- **Strong Lodging & Tourism Base:** Balsam Lake benefits from a variety of lake homes, resorts and lodging properties, including Balsam Lodge, which provides accommodations and direct access to the lake's recreational amenities. The area's lodging options help attract seasonal visitors and vacationers who enjoy boating, fishing, swimming, kayaking and other outdoor activities.
- **Demographics:** Strong demographics with a 1-mile average household income of $105,137 and 5-mile population of 4,779.
- **Established national retail tenant:** Family Dollar is a well-known discount retailer offering groceries, household products, personal care items, seasonal merchandise and other everyday essentials.
- **Prominent Frontage Road Location:** Provides convenient access for local residents and visitors traveling through Balsam Lake and the surrounding Polk County area.





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.

INVESTMENT SUMMARY

PRICE	$945,186
CAP	6.75%
NOI	$63,800.04*
RENT/SF	$7.25
PRICE/SF	$118.15
RENT ADJUSTMENTS	
CURRENT:	$58,000.00
OPTION 1:	**$63,800.04***
OPTION 2:	$70,180.08
OPTION 3:	$77,198.04
OPTION 4:	$84,920.04
OPTION 5:	$93,410.04
OPTION 6:	$102,750.00

LEASE INFORMATION

LEASE TYPE	NN
LEASE TERM	5 Years
RENT COMMENCEMENT	9/1/2006
LEASE EXPIRATION	12/31/2031*
RENEWAL OPTIONS	Six 5-Year



LEASE NOTES:

*Shown with Family Dollar renewing the lease for 5 years through December 31, 2031.

PROPERTY INFORMATION

ADDRESS	909 Frontage Rd Balsam Lake, WI
BUILDING SIZE	8,000 SQ.FT.
LOT SIZE	0.73 Acres
COUNTY	Polk
YEAR BUILT	2006

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2026 POPULATION	728	2,226	4,779
2031 POPULATION	742	2,284	4,854
2026 MEDIAN HOUSEHOLD INCOME	$86,573	$80,366	$75,933
2026 AVERAGE HOUSEHOLD INCOME	$105,137	$102,460	$98,977

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

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.

A Destination for Outdoor Recreation and Relaxation

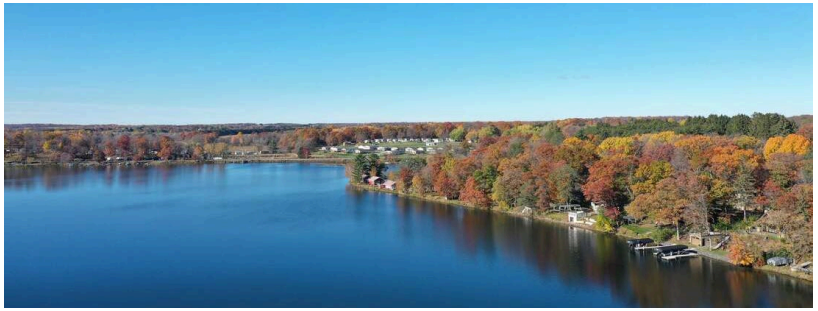
Balsam Lake offers a quintessential Wisconsin lake-country experience, drawing visitors who appreciate outdoor adventure, beautiful scenery, and time spent on the water. The community's namesake lake provides a scenic backdrop for summer getaways, with opportunities for boating, swimming, fishing, kayaking, and enjoying peaceful days along the shoreline. From a morning spent exploring the lake to an afternoon relaxing by the water, Balsam Lake offers an inviting destination for visitors looking to enjoy the outdoors.

Year-Round Activities and Local Attractions

Beyond its summer appeal, the Balsam Lake area offers recreational opportunities throughout the year. Warmer months bring boating, waterfront dining, golf, hiking, and opportunities to explore the surrounding countryside. As the seasons change, visitors can enjoy fall colors, nearby trails, hunting, snowmobiling, and winter ice fishing. Local restaurants, resorts, community events, and nearby attractions add to the experience, making the area a destination for both short visits and extended stays.

Experience the Wisconsin Lake Lifestyle

The Balsam Lake area offers an appealing combination of waterfront living, vacation accommodations, and small-town hospitality. Lakefront homes, seasonal cabins, resorts, and vacation rentals provide visitors with opportunities to experience the area's natural surroundings while enjoying convenient access to recreational amenities. Whether planning a weekend escape, a family vacation, or a longer seasonal stay, Balsam Lake provides a welcoming setting to unwind, explore, and experience the best of northwest Wisconsin.









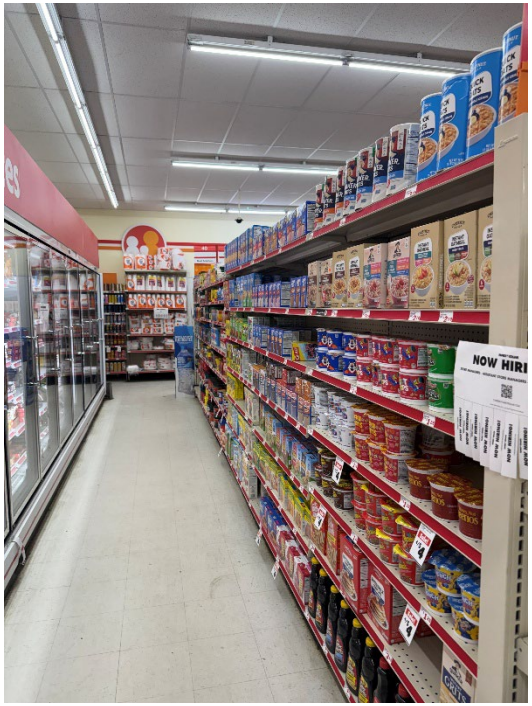




This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Upland has not reviewed or verified this information. Buyer must verify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













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.



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.

YEAR END	February 1, 2025
PROPERTY	Family Dollar
TENANT	Dollar Tree, Inc.
REVENUES	$19.3 Billion
NET WORTH	$3.7 Billion
S&P RATING	BBB
WEBSITE	www.familydollar.com







Family Dollar operates more than 7,600 stores nationwide.

Family Dollar is a leading American discount retailer serving value-conscious consumers across the United States. Founded in 1959, the company operates thousands of stores offering a broad selection of everyday merchandise, including household goods, food and beverages, health and personal care products, cleaning supplies, seasonal merchandise, and apparel. Family Dollar stores are typically located in convenient neighborhood and community settings, allowing customers to purchase frequently needed items close to home.

Family Dollar is part of Dollar Tree, Inc., which operates both the Family Dollar and Dollar Tree brands. The company has a substantial nationwide store footprint, with locations serving urban, suburban, and rural markets. Family Dollar's neighborhood-oriented format emphasizes convenience and everyday value, with stores generally positioned near residential populations and along well-traveled commercial corridors.

The retailer's established national presence and focus on essential goods make Family Dollar a recognizable net lease tenant in the commercial real estate market. Its stores can provide investors with exposure to an established retail operator and locations serving recurring consumer needs. Family Dollar properties are commonly evaluated based on factors such as lease term, rental increases, store sales, site visibility, traffic counts, demographics, and the financial strength and corporate structure of the tenant.

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.

Balsam Lake is a scenic village in Polk County, Wisconsin, located approximately 60 miles northeast of the Twin Cities. The community is centered around Balsam Lake, a popular recreational destination known for boating, fishing, swimming, and other outdoor activities. Balsam Lake serves as the county seat of Polk County and provides residents and visitors with a combination of small-town character, natural amenities, and convenient access to the greater Minneapolis–St. Paul metropolitan area.

The area benefits from its strong recreational appeal and seasonal tourism. Balsam Lake and the surrounding lakes, parks, and wooded areas attract visitors throughout the year for boating, fishing, hiking, snowmobiling, and other outdoor pursuits. Balsam Lake is part of a broader network of recreational lakes in northwest Wisconsin, contributing to the area's appeal for vacation homes, seasonal residents, and visitors seeking a lake-oriented lifestyle.

Balsam Lake is home to several resorts and lodging properties that capitalize on the area's strong recreational appeal and waterfront setting, including Balsam Lake Lodge, a lakefront destination offering 10 luxury suites and on-site dining at its full-service restaurant and bar. The lodge provides guests with direct access to Balsam Lake, including boat slips and water recreation rentals such as boats, kayaks, and paddleboards. Visitors can enjoy boating, fishing, swimming, kayaking, paddleboarding, and other outdoor activities, while the lodge’s lakefront patio, banquet facilities, and event spaces accommodate gatherings, weddings, and private celebrations. These amenities make Balsam Lake Lodge an attractive destination for overnight stays, weekend getaways, and recreational tourism. The presence of established resorts and vacation properties contributes to Balsam Lake’s tourism-driven economy.

Balsam Lake also functions as a service and employment center for the surrounding rural communities of Polk County. Local businesses, restaurants, retail services, government offices, and recreational facilities support residents and visitors from the surrounding area. Its proximity to Interstate 35 and the Twin Cities provides convenient regional connectivity, while the community's combination of lake amenities, accessibility, and small-town atmosphere continues to support residential and commercial activity.

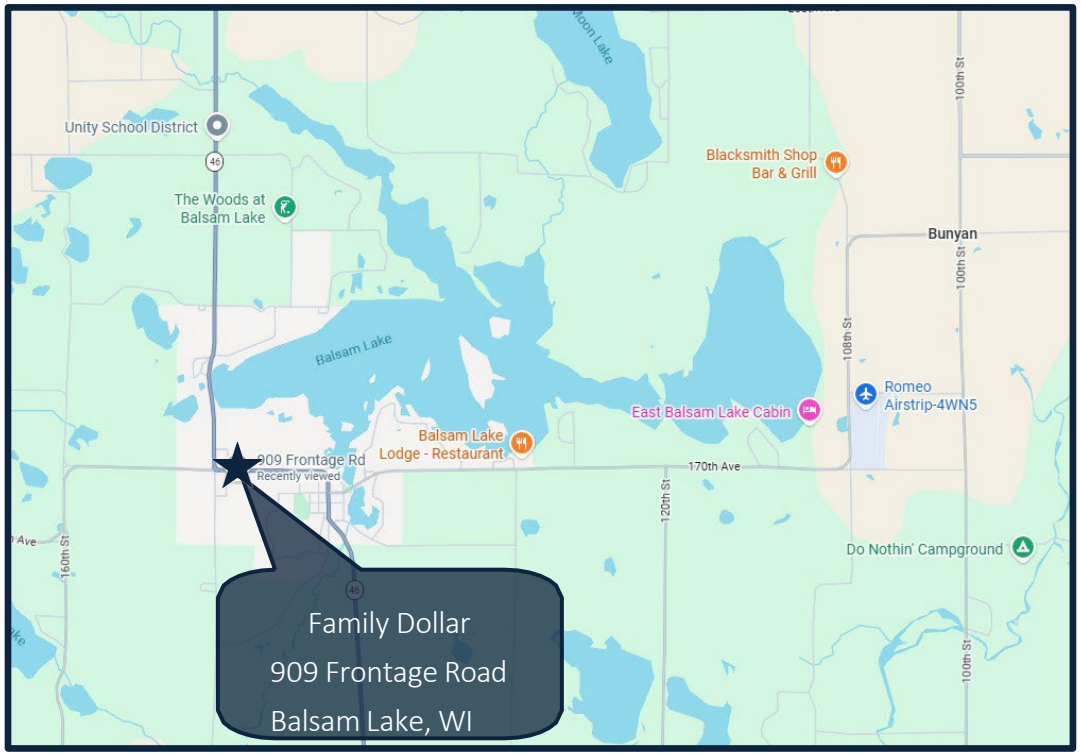


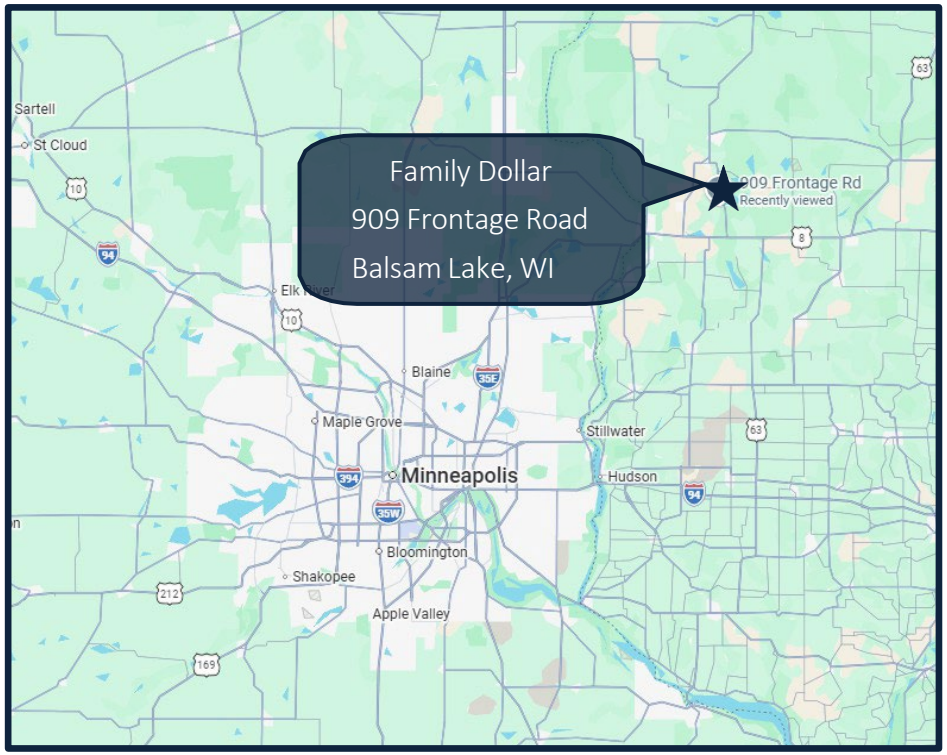




BALSAM LAKE LODGE

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.





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.

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
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

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS You are a customer of the brokerage firm (Upland Real Estate Group). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals is an objective and unbiased manner and disclosure the advantages a nd disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional property inspection, contact an attorney, tax advisor, or business inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133 (1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

Material Adverse Facts, as defined in Wisconsin State 452.01(5g)

Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with their Information you consider to be confidential.

CONFIDENTIAL INFORMATION:

_____

_____.

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents):

_____

_____.

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wisconsin State 452.01 (5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wisconsin State 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants and the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

NOTICE ABOUT SEX OFFENDER REGISTRY

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at http://www.doc.wi.gov or telephone at 608-240-5830.

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.