

GOODYEAR COMMERCIAL TIRE & SERVICE CENTER

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Look Upland. Where Properties & People Unite!

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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.

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- **Established National Automotive Tenant:** Goodyear (NASDAQ: GT) is a publicly traded company with a globally recognized brand and a longstanding presence in the tire and automotive service industry. The lease features a corporate tenant, with Goodyear reporting $18.2 billion in revenue and an S&P credit rating of B+.
- **Long Term NNN Lease:** Goodyear Commercial Tire & Service Center has 10+ years remaining on an NNN lease & 10% rent increases every 5 years.
- **Essential Commercial Fleet Service Facility**: Specialized commercial tire and service center supporting trucking, regional delivery, agricultural, construction, and other commercial fleets. Services include new and retread tire sales, tire repair, wheel refurbishing, foam fill, and off-the-road tire services, supporting the region's transportation, logistics, and industrial operations.
- **Accessible Commercial Location:** Positioned along Service Drive in Winona, providing convenient access to local customers and surrounding commercial and industrial areas.
- **Strong Demographics:** 3-mile average household income of $92,545 and 5-mile population of 30,757.
- **Strong Regional Employment Base:** Winona supports a diverse economy anchored by manufacturing, healthcare, education and transportation, with major employers including Fastenal, Winona Health and Winona State University.
- **Established Southeast Minnesota Market:** Winona is home to Winona State University, Saint Mary's University of Minnesota, and Minnesota State College Southeast, with a combined enrollment of approximately 12,800 students, and is located approximately 120 miles from Minneapolis–St. Paul.





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UPLAND
REAL ESTATE GROUP, INC.

PROPERTY OVERVIEW

Goodyear

Winona, MN

INVESTMENT SUMMARY

PRICE	$8,266,097
CAP	6.15%
NOI	$508,365*
RENT/SF	$8.95
PRICE/SF	$137.64

RENT ADJUSTMENTS: 10% Every 5 Years

YEARS 1-5:	$462,150
YEARS 6-10:	$508,365
YEARS 10-15:	$579,536

LEASE INFORMATION

LEASE TYPE	NNN
LEASE TERM	15 Years
RENT COMMENCEMENT	June 23, 2022
LEASE EXPIRATION	June 30, 2037
RENEWAL OPTIONS	Six 5-Year w/ 10% Increases



LEASE NOTES:

*Priced on upcoming rent bump with credit at closing for difference in rent.

NNN- Landlord responsible for unamortized portion of capital replacement of roof, HVAC and parking in the last 2 years of the lease if tenant doesn't renew.

Tenant has a 30 Day Right of First Refusal

PROPERTY INFORMATION

ADDRESS	5110 Service Drive Winona, MN 55987
BUILDING SIZE	56,820 SQ. FT.
LOT SIZE	7.15 Acres
COUNTY	Winona
YEAR BUILT	1962

DEMOGRAPHIC INFORMATION

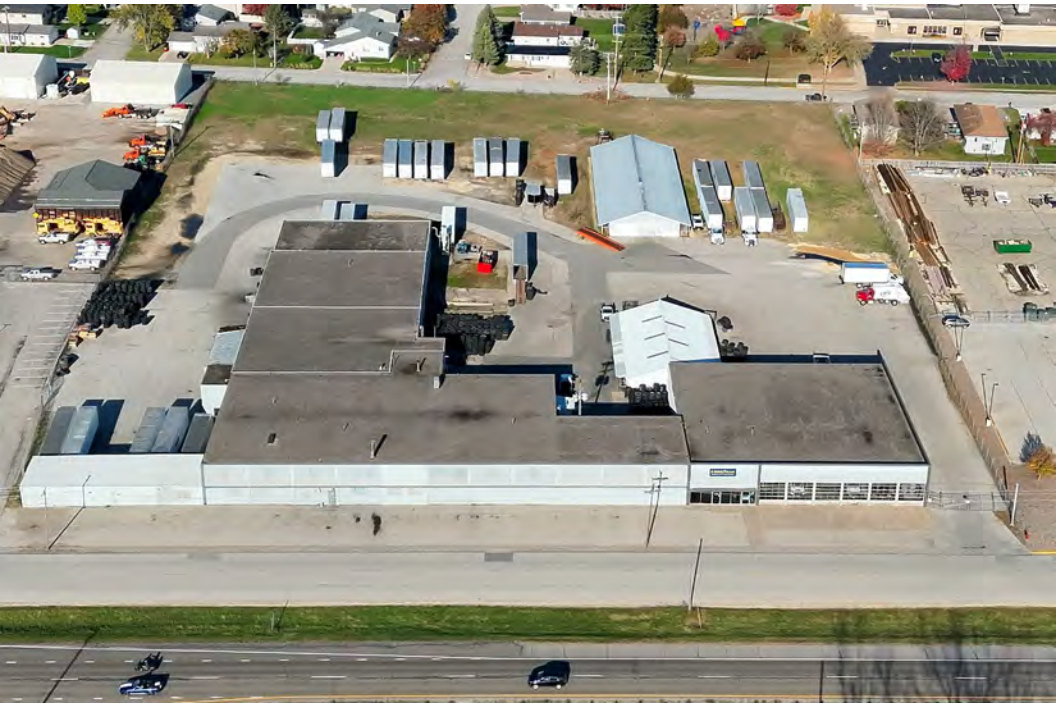
	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2026 POPULATION	3,477	14,989	30,757
2031 POPULATION	3,425	14,827	30,669
2026 MEDIAN HOUSEHOLD INCOME	$75,188	$79,484	$65,098
2026 AVERAGE HOUSEHOLD INCOME	$85,235	$92,545	$81,243

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











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Winona, Minnesota, is a scenic Mississippi River community in southeastern Minnesota, known for its historic downtown, beautiful riverfront setting and strong educational presence. Surrounded by the dramatic limestone bluffs of the Driftless Area, Winona offers a distinctive combination of natural beauty, cultural attractions and small-city charm. Located along the Mississippi River, the city benefits from regional transportation connections and access to nearby communities in Minnesota and western Wisconsin, making it an appealing place to live, work and visit.

Winona is home to several higher education institutions that contribute to the local economy and workforce**. Winona State University** is a public university offering undergraduate and graduate programs across a wide range of academic disciplines**. Saint Mary's University of Minnesota** is a private Catholic university with its historic main campus in Winona, providing undergraduate and graduate education. The city is also home **to Minnesota State College Southeast,** which offers career-focused technical and academic programs, including training in skilled trades, business and healthcare.

Winona also offers a vibrant arts, culture and entertainment scene, with attractions that draw visitors throughout the year. The **Minnesota Marine Art Museum** features nationally recognized artwork connected to water, landscapes and maritime themes. The city also hosts the Great River Shakespeare Festival, along with music festivals, live performances and community events. Downtown Winona features historic architecture, local shops, restaurants and gathering spaces, while the Mississippi River waterfront provides opportunities to enjoy the area's scenery and community activities.

Outdoor recreation is another major draw, with opportunities for hiking, biking, boating, fishing and paddling throughout the area. **Popular destinations include Sugar Loaf Bluff,** an iconic rock formation with scenic views, Garvin Heights Park, which overlooks the city and Mississippi River Valley, and Lake Park, which features walking and biking paths around Lake Winona. The **nearby Great River Bluffs State Park offers** additional hiking trails, overlooks and opportunities to experience the region's natural beauty. Together, these amenities make Winona an attractive destination for residents, students and visitors seeking a balance of outdoor adventure, education and cultural experiences.


SUGAR LOAF BLUFF




MN MARINE ART MUSEUM

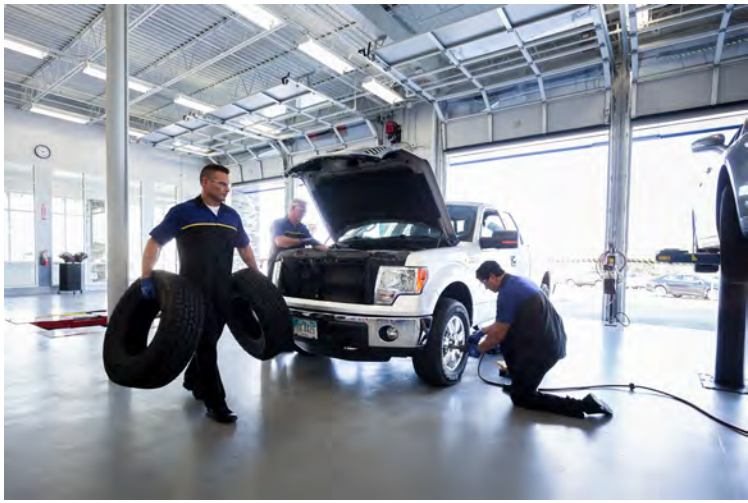

GREAT RIVER BLUFFS STATE PARK

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YEAR END	December 31, 2025
PROPERTY	Goodyear
TENANT	The Goodyear Tire & Rubber Company
REVENUES	$18.2 Billion
NET WORTH	$3.4 Billion
S&P RATING	B+
NASDAQ	GT
WEBSITE	www.goodyear.com



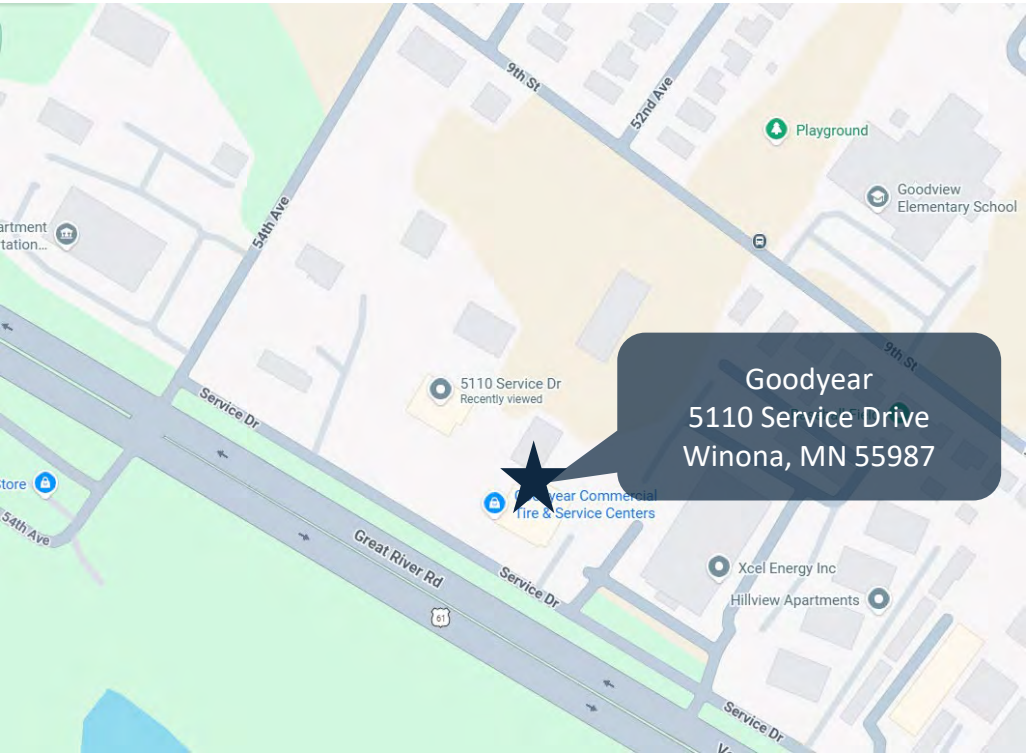
Goodyear Tire & Rubber Company is a leading global tire manufacturer founded in 1898 and headquartered in Akron, Ohio. The company develops, manufactures, distributes and sells tires for passenger vehicles, light trucks, commercial trucks, buses, aircraft and other applications. Goodyear is recognized worldwide for its established brand name, tire technology and extensive distribution network.

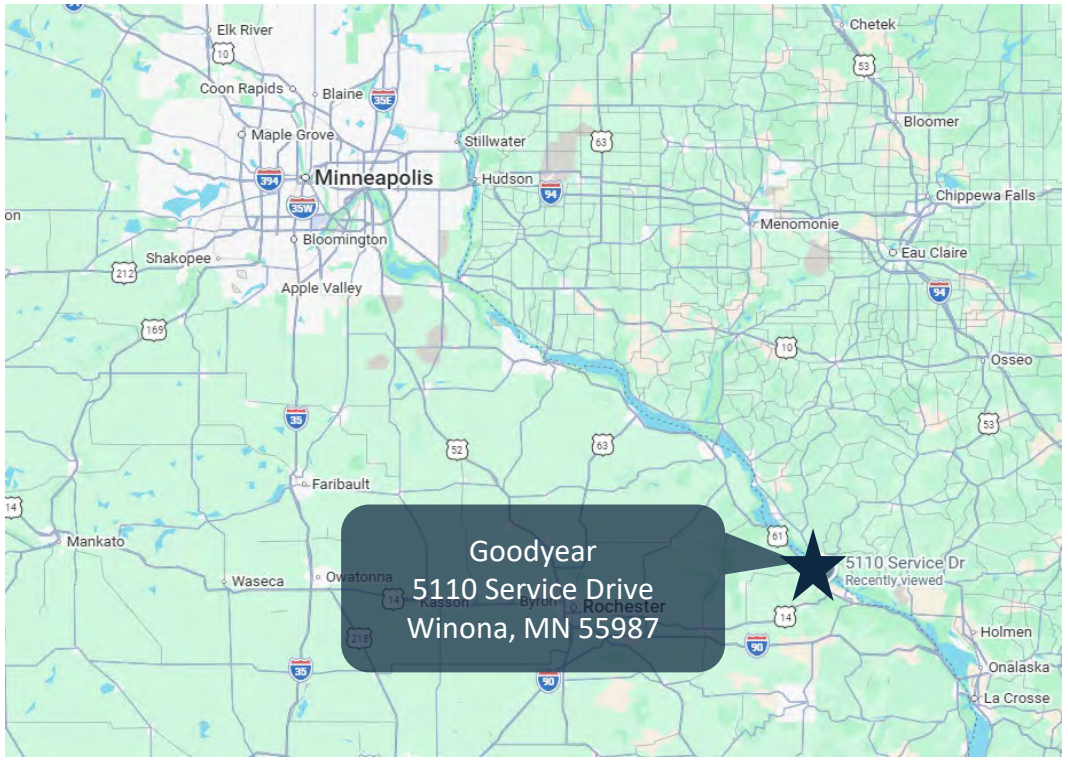


Extensive Retail and Service Network: Goodyear operates approximately 750 retail outlets worldwide, providing tires to consumer and commercial customers along with automotive repair and maintenance services. Its operations also include approximately 200 company-owned commercial truck service locations, supporting fleet operators with tire sales, retreading, maintenance and roadside assistance.

Strong Global Presence: Goodyear operates across major international markets, with approximately 63,000 employees worldwide and manufacturing facilities in 19 countries, according to its 2025 Annual Report. The company reported approximately $18.28 billion in net sales in 2025, reflecting its substantial presence in the global tire and automotive services industries.

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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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UPLAND
REAL ESTATE GROUP, INC.

MINNESOTA MARKET HIGHLIGHTS

Goodyear

Winona, 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)

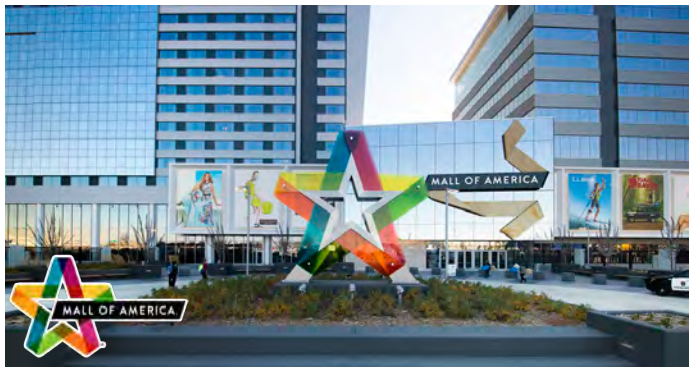
#3 **Overall Best State in America**
(2025 U.S. New & World Report)

#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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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

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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
Campling 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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