UPLAND
REAL ESTATE GROUP, INC.



NATIONAL SPORTS VILLAGE

2180 105th Ave NE | Blaine, MN | 55449

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NET LEASED DISCLAIMER

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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.

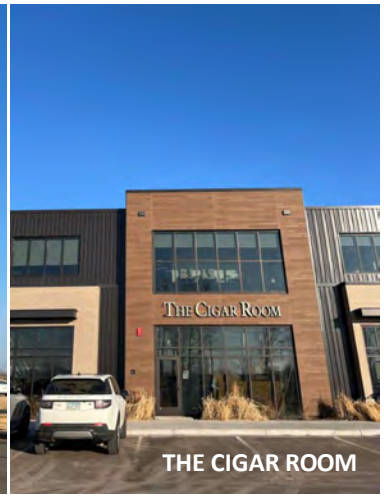
- **National Sports Village** is a Leasehold Investment property which allows **100% depreciation** of the building. **Tenants include Scooter's Coffee, The PARC, The Cigar Room, and ProteinHouse.**
- **A+ location positioned next to the National Sports Center, a 600+ acre multi-sport complex recognized as the largest amateur sports complex in North America. The facility attracts more than 4 million visitors annually and hosted the 2026 Special Olympics, welcoming more than 4,000 athletes representing all 50 states.**
- The National Sports Center features more than 50 full-size soccer fields, a soccer stadium, a PGA TOUR-designed 18-hole golf course, meeting and convention facilities, and an eight-sheet ice rink. The complex produces more than 100 programs and events annually across soccer, hockey, golf, skating, and other sports, while also hosting major national and international competitions.
- **A new 250,000-square-foot Scheels is planned near National Sports Village, with an anticipated opening in Spring 2028.** The destination store is expected to feature a Ferris wheel, candy shop, 16,000-gallon saltwater aquarium with more than 600 fish, restaurant, interactive arcade games, and wildlife mountain, further enhancing the area's regional draw.
- **The property is also located near The Farm, a 60-acre mixed-use redevelopment** incorporating restaurants, entertainment, hospitality, residential uses, and a 5,000-seat multi-use event stadium. The stadium is planned to host a minor league baseball team along with concerts, sporting events, and other entertainment throughout the year.
- Excellent demographics with a **1-mile average household income of $158,075** and **population of 170,207 within a 5-mile population.**
- Blaine is located approximately 17 miles north of Minneapolis and is home to the TPC Twin Cities Golf Course and which hosts the 3M Open PGA Tournament each year drawing approximately 120,000 spectators.
- The Anoka County Airport, located just south of the National Sports Village, is one of the busiest private airports in the Midwest with approximately 71,000+ annual takeoffs and landings.











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THE CIGAR ROOM

The Cigar Room is a high-end cigar retailer and club featuring a spacious lounge, large walk-in humidor occupying over 700 square feet, and retail store. The Cigar Room offers memberships with private lockers or ability to purchase from the retail store and humidor room. There is an outdoor patio for cigar smoking, and Prime will dedicate a section of its rooftop patio for guests enjoying cigars purchased from The Cigar Room. Photos can be found on page 10 of the marketing package. The Cigar Room opened November 14th.



PROTEIN HOUSE

Protein House—already well-established in Hudson, Wisconsin—actively competed for this location. After visiting the Hudson store, ownership was impressed by the exceptional food quality, thoughtful menu, and strong brand alignment. The concept focuses on health -conscious, flavorful meals that resonate with athletes, wellness-minded individuals, and nearby families. Protein House is an ideal complement to AKA The Parc, National Sports Center athletes, and the broader neighborhood.





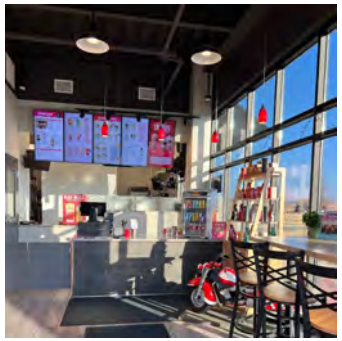
THE PARC

The Parc is a state-of-the-art destination for fitness, sports performance, and recovery. The facility offers premium infrared saunas, cold-plunge pools, a full fitness center and studio, nutrition and supplement guidance, sports medicine, wellness providers, and more. It is a truly impressive space that brings cutting-edge wellness and recovery services to the community.



SCOOTER'S COFFEE

Scooters Coffee offers a convenient drive-thru with a wide selection of caffeinated beverages, lattes, blended and iced drinks, smoothies, sparkling sodas, and Red Bull-infused creations. Their food menu includes breakfast sandwiches, burritos, egg bites, cinnamon rolls, cake bites, and more—making it a perfect stop for morning energy or a mid-day boost.





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INVESTMENT SUMMARY

PRICE	$8,000,000
CAP	7.60%
NOI	$608,632
NUMBER OF TENANTS	4

OCCUPANTS

Scooter's

The Cigar Room

AKA PARC

ProteinHouse



LEASE NOTES:
Leasehold Investment (Building Only) with Ground Lease.

PROPERTY INFORMATION

BUILDING NAME	National Sports Village
ADDRESS	2180 105th Ave NE Blaine, MN 55449
BUILDING SIZE	16,998 SF
LOT SIZE	0.71 Acres
COUNTY	Anoka
YEAR BUILT	2024

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2026 POPULATION	1,762	69,912	170,207
2031 POPULATION	1,821	72,773	174,427
2026 AVERAGE HOUSEHOLD INCOME	$158,075	$131,801	$125,081
2031 AVERAGE HOUSEHOLD INCOME	$177,178	$146,423	$138,960

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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THE CIGAR ROOM







THE PARC

thePARC











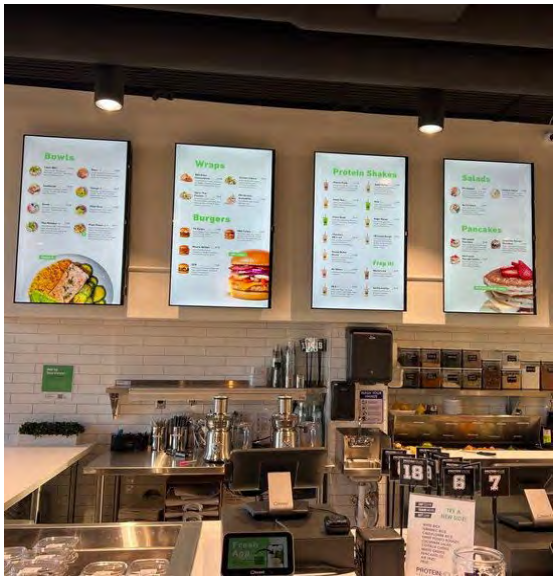


PROTEINHOUSE

PROTEINHOUSE
HEALTHY · FIT · KITCHEN











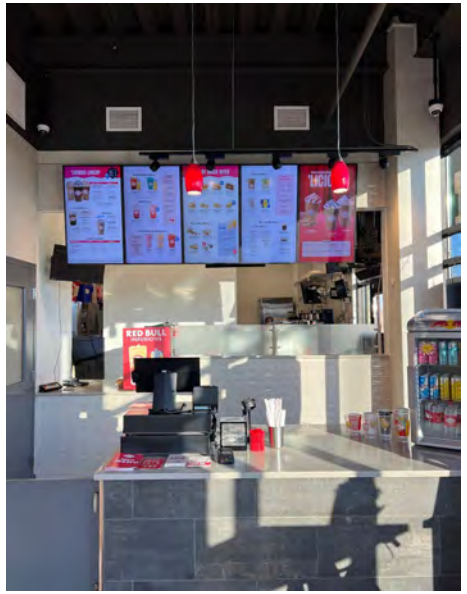




SCOOTER'S COFFEE











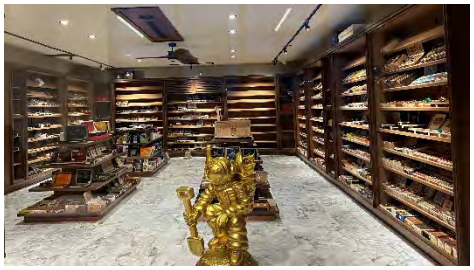






700 SF WALK IN HUMIDOR ROOM







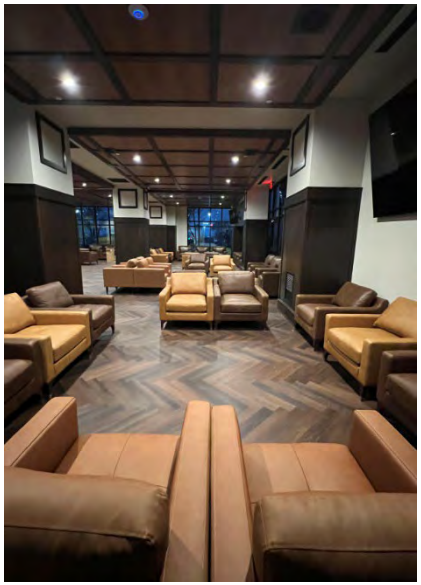
RETAIL STORE





CIGAR LOUNGE













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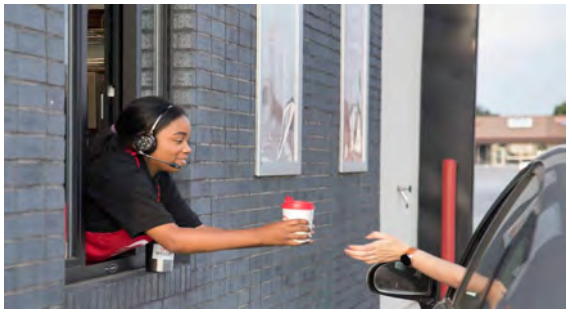
PROPERTY	National Sports Village
TENANT	NSV Brew, LLC
LOCATIONS	1
PERSONAL GUARNTY	Susan Nygaard & Brent Nygaard
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-Rated
WEBSITE	https://www.scooterscoffee.com/









Tenant: NSV Brew, LLC is a Scooters franchisee which operates 1 location.

Instead of the typical Scooter's Coffee kiosk, this location has a walk-in area in addition to its drive-thru. It is also more than 1,200 square feet, or about twice the size of the standard Scooter's Coffee size. The franchisee, The Nygaards are life-long Minnesotans who've lived in nearby Lino Lakes for 28 years. They discovered Scooter's Coffee on a visit to Iowa. Susan's a nurse and Brent works in structural design, but both were ready for new challenges. "The brand really spoke to us, especially their core values of integrity, love, humility, and courage," she said. "We are so excited to bring Scooter's Coffee to the National Sports Village."

Click Here For More Information On The Franchisee & Location

Lino Lake Family Opens Scooter's In Blaine

Corporate:

Founded in 1988, Don and Linda Eckles began their amazing journey when they opened their first drive-thru coffeehouse in Bellevue, Nebraska. For over two decades, Scooter's Coffee has had amazing success due to its commitment to the original business principles and company core values. Their keys to success: find a great location and stay committed to high-quality drinks, speed of service, and a BIG smile. The Scooter's Coffee brand Promise, often recited to franchisees, customers, and employees is "Amazing People, Amazing Drinks.. Amazingly Fast!®"

The Scooter's brand now has over 900 locations throughout the country. Scooter's Coffee offers a variety of food and beverage items, including coffee beverage items available in hot, iced, or blended, smoothies, teas, sandwiches, and more. Scooter's roasts only the finest coffee beans from the top 10% of specialty coffee beans in the world at its headquarters in Omaha, Nebraska.

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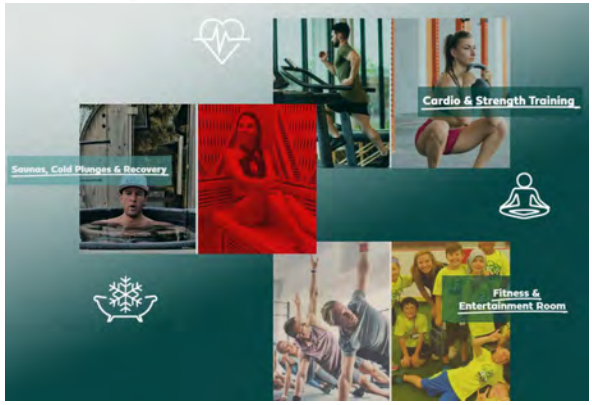
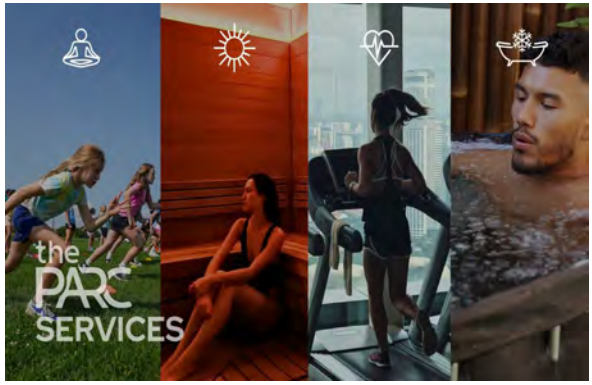
PROPERTY	National Sports Village
TENANT	AKA Parc, LLC
LOCATIONS	1
PERSONAL GUARANTY:	Chris Schulz
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-Rated
WEBSITE	https://www.theparcmn.com/







Personal Guaranty by Chris Schulz, provided Tenant is not in uncured default under the Lease, Guarantors liability under this Guaranty shall expire after Lease Year 3.

The PARC is a revolutionary space for fitness, sports, and recovery. From cutting-edge training for all ages, to rejuvenating wellness options, the PARC will redefine how you move, play, and recover. At The PARC, we're proud to feature the highest quality infrared saunas from our exclusive partner, Wellness U.S.A. Their infrared saunas combine bio stacking with nature elements and are made locally in Minnesota! The PARC also offers world-class cold plunges as part of our holistic approach to health, wellness, and longevity. These state-of-the-art plunges are just one of the many services designed to enhance your overall well-being.

The PARC is proud to be part of Blaine's new development initiative and looks forward to opening its health and wellness center, *The PARC – Powered by AKA SPORT*, at the National Sports Village. The center celebrated its grand opening on September 5th, 2025.

Facility Highlights Include:

- Sauna Therapy: Innovative Infrared and traditional options to promote relaxation and detoxification.
- Cold Plunge Recovery: State of the Art Plunge tubs aiding muscle recovery and reducing inflammation.
- Fitness Center & Studio for Group Programs: Tailored for all fitness levels, from beginners to advanced athletes.
- Sport Medicine and Wellness Providers: Onsite sport medicine Chiropractors available to provide stretching and adjustment services. Top medical professionals to administer IV therapies and wellness services.
- Nutrition & Supplement Guidance: Supporting holistic health goals with nutritionists and offering the best supplemental support on the market.
- Mental Wellness Resources: Fostering mindfulness and stress management.

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Exhibit A-1

AKA WELLNESS INSTITUTE

7,447 sq ft

GREEN Dots = Treadmills/Stationary Bikes/Stairmaster units = 10-12 units, with Electrical capacity for up to 15 units, each typically 100-150vac, 50-75Hz

TV (or Projector (South side, Large)

Glass Door

Bathroom with Shower (quantity 3) (unisex)

Bathroom (3-4) (unisex)



RED Squares = Infrared Saunas.
1 Large Sauna (5-10 capacity seating) (Typical Dimension 12' x 12' size max) on each side of the studio, M & W. (Electrical cap. TBD, ~ 400-600 v)
4 Smaller (1-4 person capacity seating) (Typical Dimension 4' x 4' - 6' x 6' size max) on each side. (Electrical cap. 110 v-220 v each)

BLUE Squares = Cold Plunge Tubs = 2-3 units on each side (1 person capacity for each), with Electrical capacity of 110-240 V each unit.
Typical Dimensions: L 70-75" x W 31-33" x H 24-35"

Wall Divider

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PROPERTY	National Sports Village
TENANT	PH Blaine, LLC dba ProteinHouse
GUARANTOR	Andrew Auderieth
# OF LOCATIONS	2 Locations
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-Rated
WEBSITE	https://www.protein-house.com/

PROTEINHOUSE
HEALTHY · FIT · KITCHEN

The tenant is a franchisee and this will be there second location.

Protein House is a fast-casual restaurant brand founded in 2012 by fitness model and entrepreneur Larissa Reis. Designed for health-conscious individuals, the chain emphasizes clean eating with a focus on high-quality, non-GMO ingredients prepared using nutrient-preserving methods. Their diverse menu includes items like protein-packed bowls, lean bison burgers, vegan pancakes, fresh salads, and customizable wraps, along with smoothies, shakes, and cold-pressed juices. The concept supports a variety of dietary lifestyles, including keto, gluten-free, vegetarian, and vegan, making it a go-to destination for those who want to "Eat With Purpose."

More than just a restaurant, Protein House aims to provide an environment that encourages mindful living and wellness. Its modern, relaxed dining spaces cater to both dine-in guests and those on-the-go, with options for meal prep and catering services. The brand has expanded across several U.S. states, establishing a national presence with locations in places like Nevada, Arizona, and Missouri. With a strong commitment to community, wellness, and flavorful nutrition, Protein House delivers on its promise of providing “fine healthy fast food” to help customers fuel their lifestyles without compromise.







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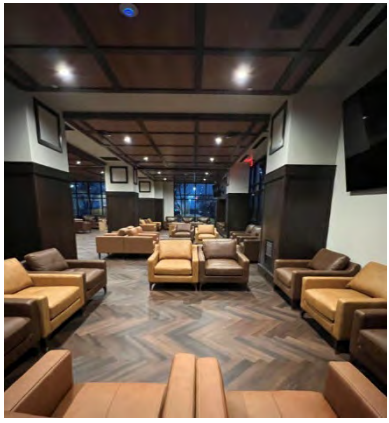
PROPERTY	National Sports Village
TENANT	Northstar Cigars, LLC
PERSONAL GUARANTY	George Hark
# OF LOCATIONS	1 Location
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-Rated









The Cigar Room is a high-end cigar retailer and club featuring a spacious lounge, large walk-in humidor occupying over 700 square feet, and retail store. The Cigar Room offers memberships with private lockers or ability to purchase from the retail store and humidor room. There is an outdoor patio for cigar smoking, and Prime will dedicate a section of its rooftop patio for guests enjoying cigars purchased from The Cigar Room. Photos can be found on page 10 of the marketing package. The Cigar Room opened November 14th.

Personal Guaranty by George Hark, the founder of Northstar Cigar, LLC, provided Tenant is not in uncured default under the Lease, Guarantor's liability under this Guaranty shall expire upon the twenty four (24) months of the initial term of the Lease.

George Hark currently operates convenience stores and is a distributor of tobacco. North Star Cigars dba The Cigar Room has one location.

George Hark's Business Ventures within the Twin Cities include Speedy's Market, Hark's Food Market, Pump & Munch, Hark's Tobacco, and more. Hark's Food Market is a convenience store offering a variety of groceries, while Pump & Munch is also another gas station and convenience store providing a range of food, beverages, and some produce.

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NATIONAL SPORTS CENTER

This property is located within The National Sports Center, a 600+ acre multi-sport complex in Blaine. The National Sports Center is the largest amateur sports complex in North America. The facility includes a soccer stadium with over 50 full-sized soccer fields, a PGA Tour designed 18-hole golf course, a meeting and convention facility, and an eight-sheet ice rink. The NSCF produces over 100 unique programs and events in a variety of sports including Soccer, Hockey, Golf, Skating, and much more, as well as hosting numerous national and international competitions. **These events draw over 4 million visitors each year, making it the most visited sports facility in Minnesota.**

The facilities at the National Sports Center are extensive and diverse. For soccer enthusiasts, there are over 50 full-sized soccer fields, including several with artificial turf and lighting, as well as the NSC Stadium with a seating capacity of 5,500. Ice sports are well-catered for by the Super Rink, a remarkable eight-sheet indoor ice arena that also houses the Herb Brooks Training Center. Beyond these core sports, the NSC features the Victory Links Golf Course, an 18-hole PGA-designed course, indoor sports halls and expo centers offering flexible training and competition spaces for sports like basketball, volleyball, and field sports, and a welcoming convention center.

Throughout the year, the National Sports Center is a hub of activity, hosting a multitude of events and tournaments that draw participants and spectators from across the region and beyond. **The National Sports Center hosted the 2026 Special Olympics with 4,000+ athletes from all 50 states.** It is also home to the Schwan's USA Cup, recognized as the largest youth soccer tournament. Other significant events include the NSC College Showcase, providing opportunities for aspiring college soccer players to be scouted, and various hockey tournaments at the Super Rink.









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NATIONAL SPORTS CENTER

Building Future Champions with a World-Class Facility

600+ Acre Multisport Campus

Over 4 Million Visitors Every Year

20+ Restaurants Within 3 Miles of NSC

16th Largest Metro Area in the U.S.

20 Minutes From the MSP Airport

NSC is Home to Target USA CUP



CLICK HERE FOR MORE INFORMATION ON THE NATIONAL SPORTS CENTER

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NATIONAL SPORTS CENTER











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"THE FARM" DEVELOPMENT—BLAINE, MN

The Farm is a transformative mixed-use redevelopment in Blaine centered around the area of 105th Avenue NE, Nassau Street, and Radisson Road, adjacent to the National Sports Center. Formerly known as the 105th Avenue Redevelopment, the project was envisioned as a new entertainment and destination district designed to capitalize on the millions of visitors and athletes drawn to the National Sports Center each year.

The Farm is planned as a year-round destination featuring retail, dining, entertainment, hospitality, sports, and residential uses. **Major components include a SCHEELS sporting goods store, multi-function event stadium, hotels, multifamily housing, restaurants, food hall, professional office space, experiential golf, year-round pickleball, public gathering areas, and entertainment venues. The proposed stadium is designed to host minor-league baseball as well as soccer, hockey, football, concerts, and seasonal events, while improvements to the nearby National Sports Center include additional lighted turf fields.**

The Farm is the future home of a Scheels store that merges product assortment with attractions, including a Ferris wheel, a candy shop, and a 16,000-gallon saltwater aquarium filled with over 600 fish. The area will also see the return of American Association baseball to the Twin Cities and a new 5,000-seat stadium to host baseball games, concerts, and more.

Construction on the redevelopment began in November 2024, with infrastructure work progressing through 2025 and vertical construction planned across 2026 and beyond. The project represents a significant investment in Blaine's future and is intended to create a more vibrant downtown-style entertainment district while strengthening the city's position as a regional destination for sports, recreation, shopping, dining, and tourism. Its location immediately adjacent to the National Sports Center provides a built-in customer base of athletes, families, visitors, and event attendees throughout the year.







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"THE FARM" DEVELOPMENT—BLAINE, MN

Built to bring together the best in sports and entertainment, The Farm will be a hub of activity for the community and sports fans. Development of the 70-acre site, located next to the National Sports Center and north of Victory Links, is underway. The Farm will offer something for everyone. From the excitement of American Association Baseball and live music and events to places to live, shop, and dine.

The Farm represents the culmination of our shared belief in sports and fandom being the great unifier. From day one, The Farm has been about more than a development—it's about creating a place that brings people together. We're committed to working with local leaders and businesses throughout construction and beyond to create real opportunities for the community to shape and share what The Farm becomes.

CURRENT CONCEPT SITE PLAN

- **Dining Experiences - Fall 2027**
- **Event Stadium - Spring 2028**
- **Baseball Opening Day - Spring 2028**
- **Hotel - Spring 2028**
- **Scheels Grand Opening - Summer 2028**
- **Apartment Rentals - Summer 2028**

CLICK HERE TO LEARN MORE: https://thefarmnsc.com/vision-overview/





SPORTS & ATHLETICS FACILITIES | ENTERTAINMENT & DINING





RECREATION & GATHERING | HOTELS | APARTMENTS



SCHEELS | FERRIS WHEEL | 16,000 GALLON AQUARIUM

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"THE FARM" DEVELOPMENT—SITE PLAN



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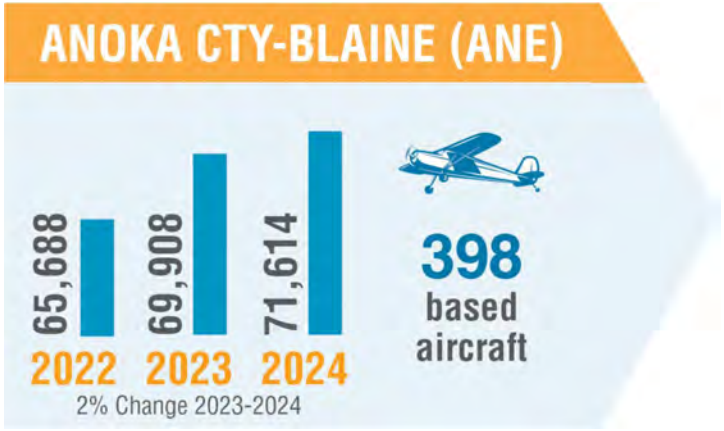
Located just south of the National Sports Village, The Anoka County-Blaine Airport is home to a variety of vintage, experimental, recreational and corporate aircraft. In 2024, the airport saw a 2% increase in operations with nearly 72,000 takeoffs and landings.

North of Minneapolis and St. Paul, the Anoka County-Blaine Airport (ANE) is home to the most diverse aircraft fleet in the MAC's reliver airport system. **Among the MAC's Reliever Airports, ANE has the most aircraft based there - 365– and is also among the busiest, just behind Flying Cloud Airport in Eden Prairie.**

In 2024, the MAC began construction on a new facility for the storage and maintenance of capital equipment, with an anticipated opening in the summer of 2025. The facility will consist of five bays to provide essential storage capacity and enhance the efficiency of equipment maintenance and servicing operations. The MAC completed repaving projects on Airport Road, General Aviation Boulevard and the entrance roads while adding new signage at the main entrance. The MAC also added new fencing to prevent wildlife from entering operational areas.









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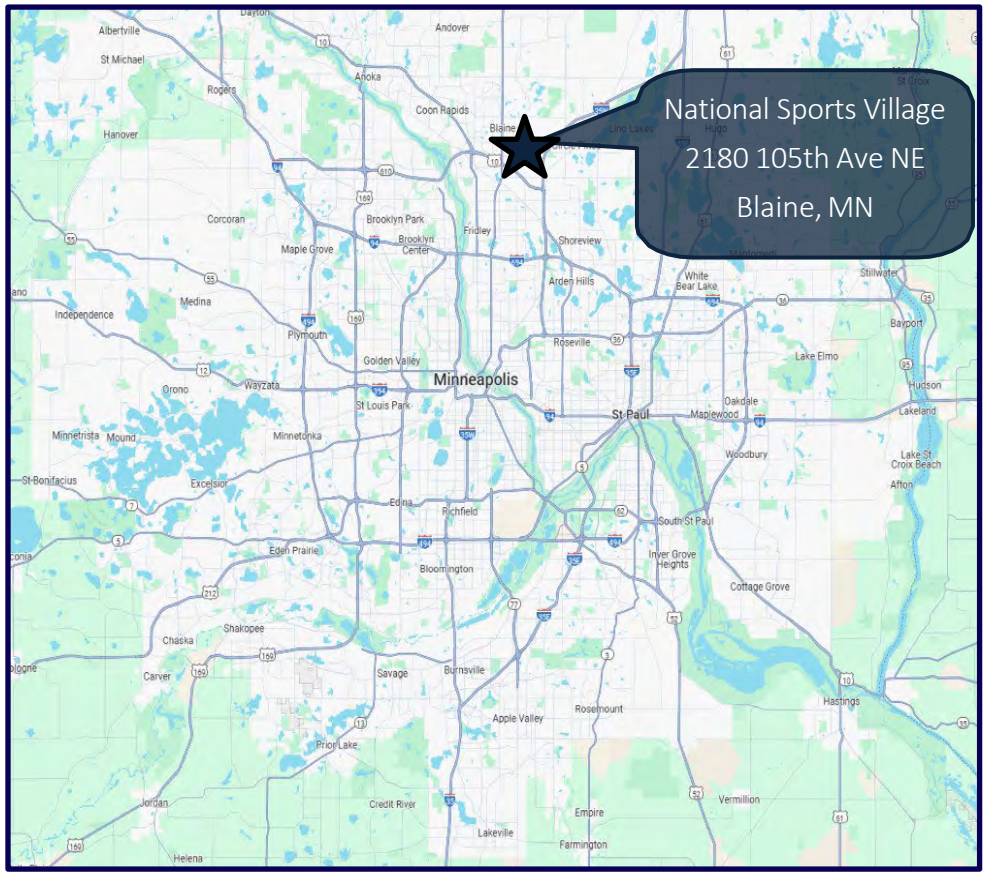

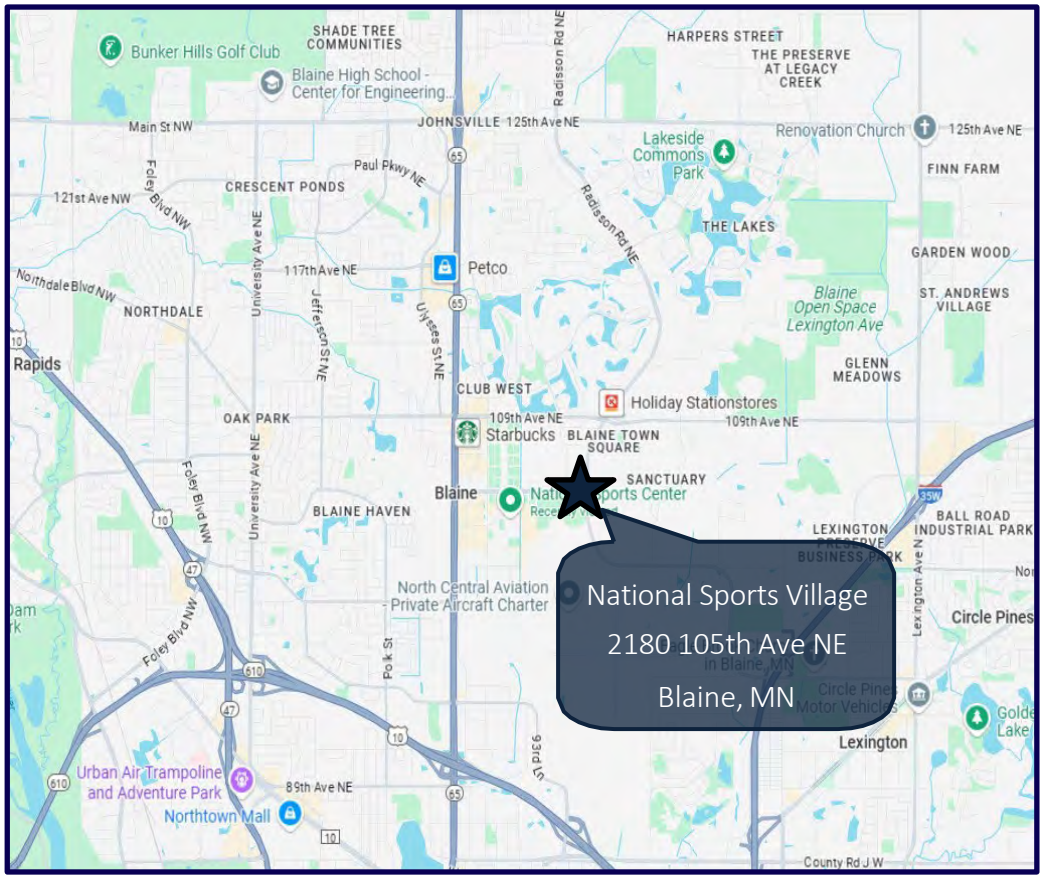

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MINNESOTA MARKET HIGHLIGHTS

- **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 POPULATION

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

National Sports Village

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

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 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