

UPLAND
REAL ESTATE GROUP, INC.

O'REILLY/DOLLAR TREE

25945 Gateway Drive | Zimmerman, MN | 55398

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www.nnnsales.com
Look Upland. Where Properties & People Unite!

NET LEASED DISCLAIMER

Upland Real Estate Group, Inc. hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. Property to be sold 'where is, as is.'

CONFIDENTIALITY AND DISCLAIMER: The information contained in the following Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Upland Real Estate Group, Inc. and should not be made available to any other person or entity without the written consent of Upland Real Estate Group, Inc. This Marketing Package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Upland Real Estate Group, Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property or any other matter related to the subject property. The information contained in this Marketing Package has been obtained from sources we believe to be reliable; however, Upland Real Estate Group, Inc. has not verified, and will not verify, any of the information contained herein, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

- **Corporate Tenancy:** Corporate O'Reilly Auto Parts & Dollar Tree with approximately 6 years remaining on the lease term.
- **O'Reilly:** O'Reilly has a S&P Investment Grade rating of BBB with 6,600+ stores in 48 states and revenues of $15.8 Billion.
- **Dollar Tree:** Dollar Tree has a S&P Investment Grade rating of BBB with 16,400+ stores in 48 states and revenues of $19.3 Billion.
- **Low Rent Structure:** Low rent psf with Dollar Tree at $10.00 psf and O'Reilly pay rent $15.95 psf.
- **Demographics:** Excellent demographics with a 5-mile average household income of $138,525 and population of 20,134.
- **Highway Visibility:** Visibility from Highway 169 where traffic counts average 28,565 vehicles daily.
- **High-Traffic Intersection:** Located at a key intersection with combined traffic counts exceeding 48,500 vehicles per day, the site offers outstanding visibility and accessibility within one of the area's primary commercial corridors.
- **Established Retail Corridor:** Nearby retailers include Speedway, Dairy Queen, Caribou Coffee, Holiday, Subway, Hardee's, and more.
- **Zimmerman, MN:** Zimmerman is a growing community positioned along U.S. Highway 169, providing convenient connectivity throughout the northwestern Twin Cities metro. The city is approximately 40 miles north of Minneapolis and offers direct access to major employment, retail, and commercial centers throughout the region.







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INVESTMENT SUMMARY

PRICE	$2,991,743
CAP	7.00%
NOI	$209,422
PRICE PSF	$192.94
RENT PSF (Blended)	$12.68
NUMBER OF TENANTS	2
PERCENT OCCUPIED	100%

OCCUPANTS

O'Reilly Auto Parts

Dollar Tree

PROPERTY INFORMATION

BUILDING NAME	O'Reilly Auto Parts/ Dollar Tree
ADDRESS	25945 Gateway Drive Zimmerman, MN 55398
BUILDING SIZE	16,506 SQ. FT.
LOT SIZE	4.47 Acres
COUNTY	Sherburne
YEAR RENOVATED	2022
YEAR BUILT	2000



LEASE NOTES:

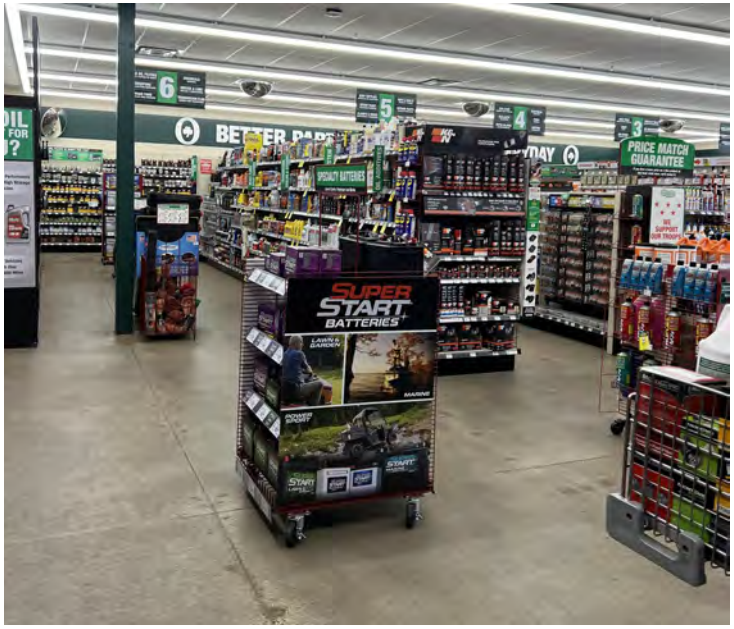
Property remodeled in 2022 from Fairview to O'Reilly/Dollar Tree.

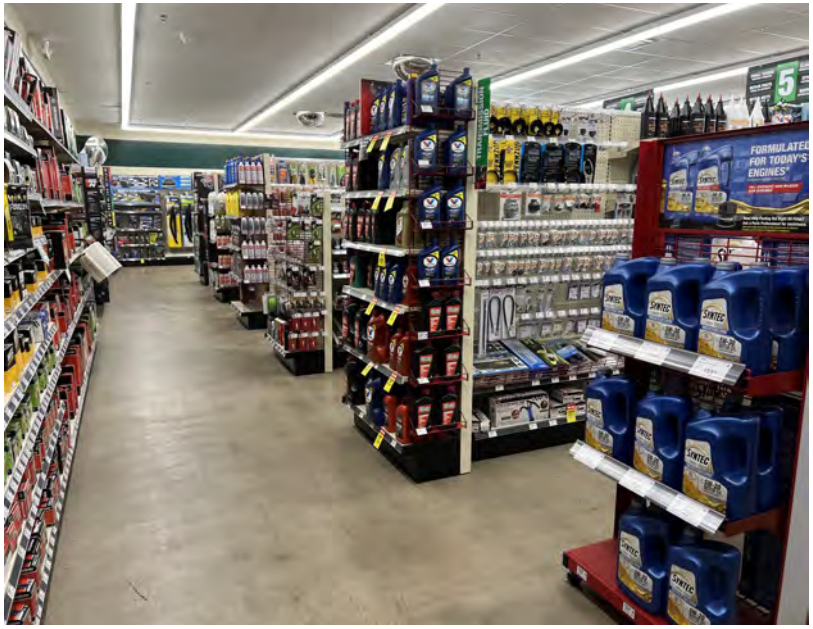
DEMOGRAPHIC INFORMATION

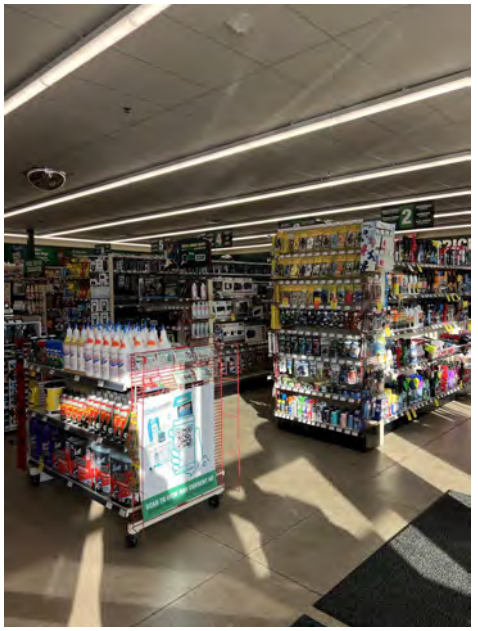
	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2026 POPULATION	3,871	13,262	20,134
2031 POPULATION	3,986	13,632	20,642
2026 MEDIAN HOUSEHOLD INCOME	$106,345	$119,178	$120,975
2026 AVERAGE HOUSEHOLD INCOME	$130,411	$137,758	$138,525

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

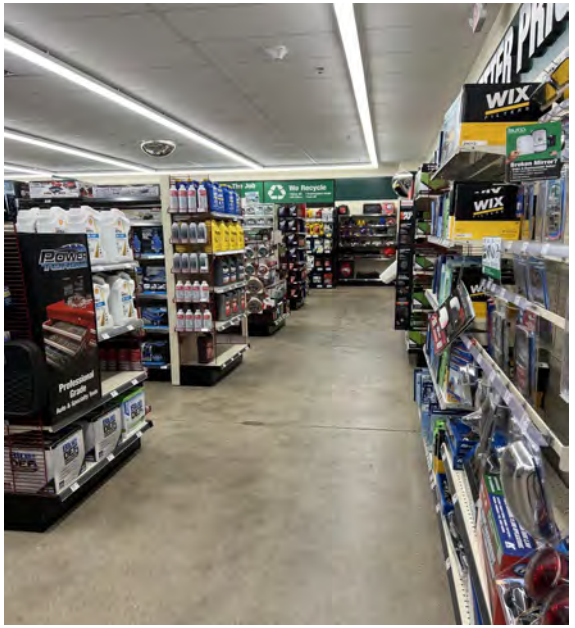
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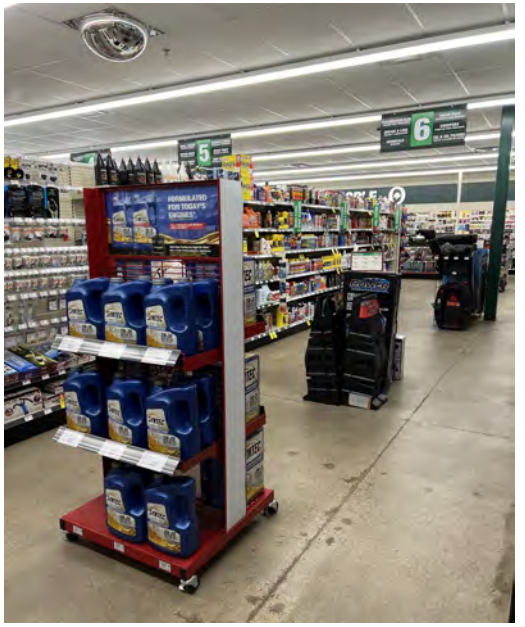






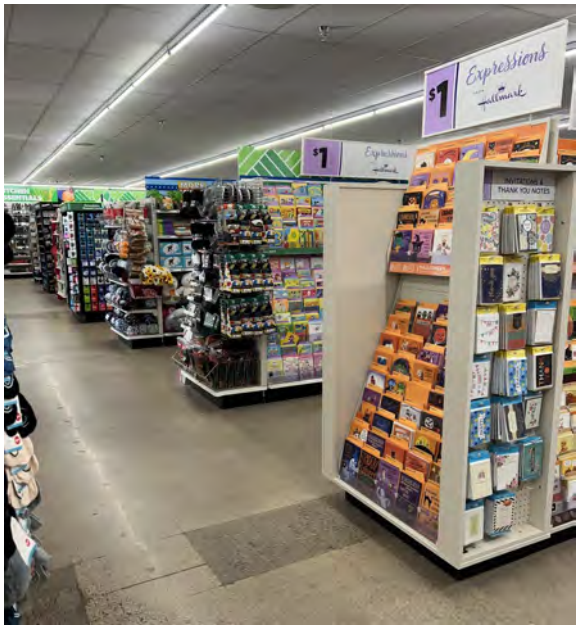


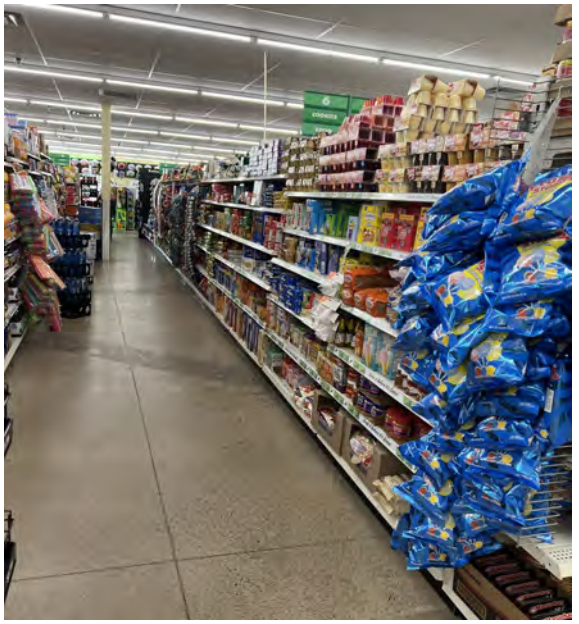


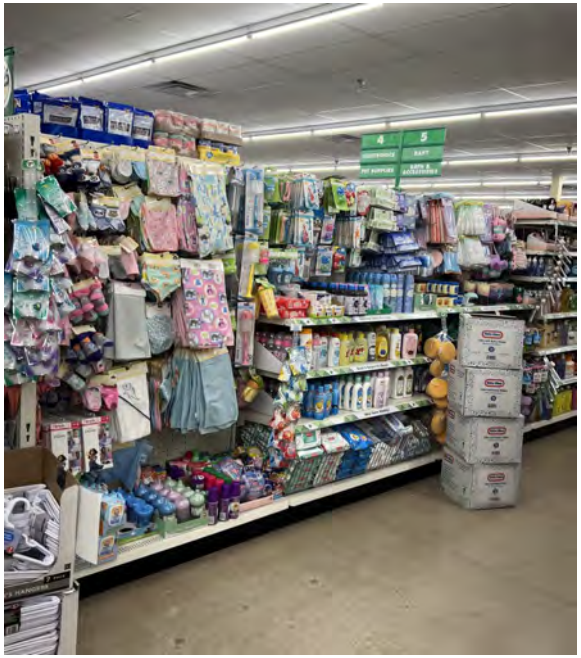


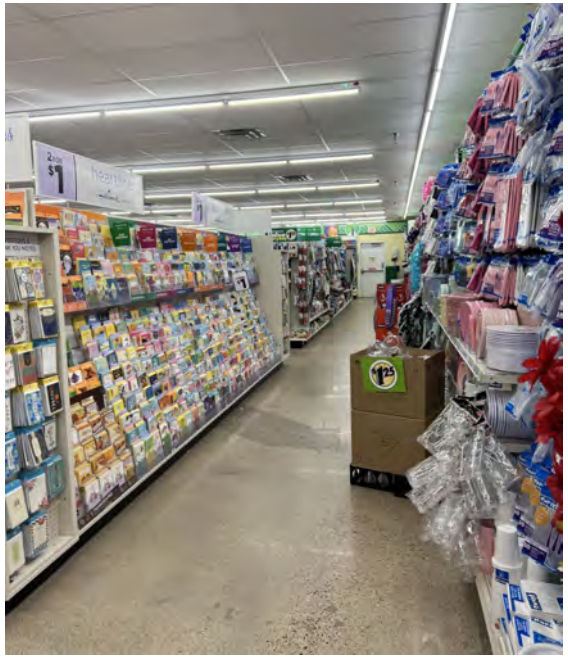
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Located at a key intersection with combined traffic counts exceeding 48,500 vehicles per day, the site offers outstanding visibility and accessibility within one of the area's primary commercial corridors.

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YEAR END	December 31, 2025
PROPERTY	O'Reilly Auto Parts
TENANT	O'Reilly Auto Enterprises, LLC
REVENUES	$15.8 Billion
NET WORTH	($763.3 Million)
S&P RATING	BBB
WEBSITE	www.oreillyauto.com

O'Reilly Auto Parts is one of the largest specialty retailers of automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States. O'Reilly provides products to both professional service providers and do-it-yourself customers to ensure continued growth, service, and success in all markets.

O'Reilly currently operates 6,600+ stores in 48 U.S. States and Puerto Rico and 48 ORMA stores in Mexico.

O'Reilly intends to be a dominant supplier of auto parts by offering retail customers, professional installers, and jobbers the best combination of price and quality provided with the highest possible service level.

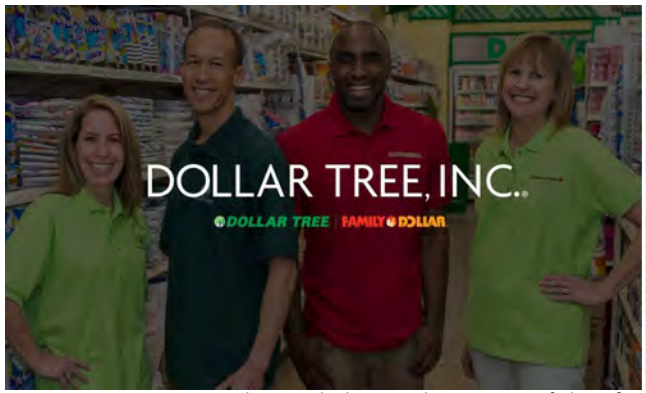
YEAR END	January 31, 2026
PROPERTY	Dollar Tree
TENANT	Dollar Tree, Inc
REVENUES	$19.3 Billion
NET WORTH	$3.7 Billion
S&P RATING	BBB
WEBSITE	www.dollartree.com

Ranked 139 on the Fortune 500 list, Dollar Tree, Inc. is two iconic brands—Dollar Tree and Family Dollar. With stores in thousands of communities across the United States and Canada, Dollar Tree is known for providing unparalleled values and a "thrill of the hunt" shopping experience. Dollar Tree offers an assortment of products such as seasonal celebrations, party supplies, snacks, crafts, cleaning supplies, and much more.

Dollar Tree, Inc., currently operates 16,400+ stores in 48 U.S. States and 5 Canadian Provinces.









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This O'Reilly Auto Parts and Dollar Tree is conveniently located off Highway 169 with great visibility and traffic counts of 28,565 vehicles per day. Nearby retailers include Speedway, Dairy Queen, Caribou Coffee, Holiday, Subway, Hardee's, and more. Zimmerman is located approximately 42 miles from Downtown Minneapolis. . Minnesota State Highway 169 serves as main gateway connecting Minnesota's central lakes region and the greater Twin Cities metropolitan area. Along this throughfare highway there are many casinos, Mille Lacs Lake, Minnesota's Largest Candy Store, and more.

The "Gateway to the Sherburne National Wildlife Refuge" passes along Zimmerman which is managed to promote the health and well-being of migratory birds and their habitat. Recreational opportunities include wildlife viewing, photography, snowshoeing, cross-country skiing, hiking, canoeing, fishing, and hunting. Lake Fremont is located in Zimmerman which is 493 acres, perfect for boating, fishing, swimming, and more. The Great Northern Trail is a newly expanded paved surface popular for biking, inline skating and walking. The paved length extends 8.5 miles from the south end in Elk River to Lion's Park in Zimmerman.

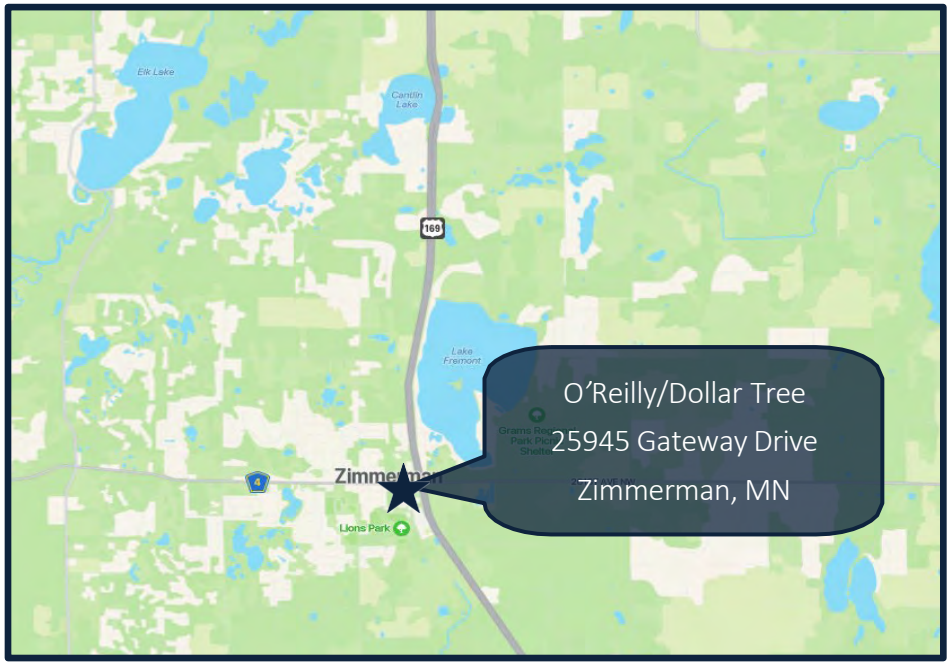
Zimmerman yearly hosts "Wild West Days" where many families attend. In the Fall of 1970, a small group of Zimmerman residents decided to create a fund-raising community group with the expressed purpose of providing community aid, ranging from projects like helping the local Volunteer fire Department to providing help for families in need. Their ultimate goal was to purchase a piece of land and erect a community building on it. The fair includes a car & bike show, shopping, fireworks, fair food, Kids Pedal Tractor Pull, bingo, carnival & rides, live music, tournaments and much more. Another popular attraction, The Oliver H. Kelley Farm explores the transformation which changed farming forever. It hosts many field trips where people can participate in planting, harvesting crops, caring for animals, and much more.

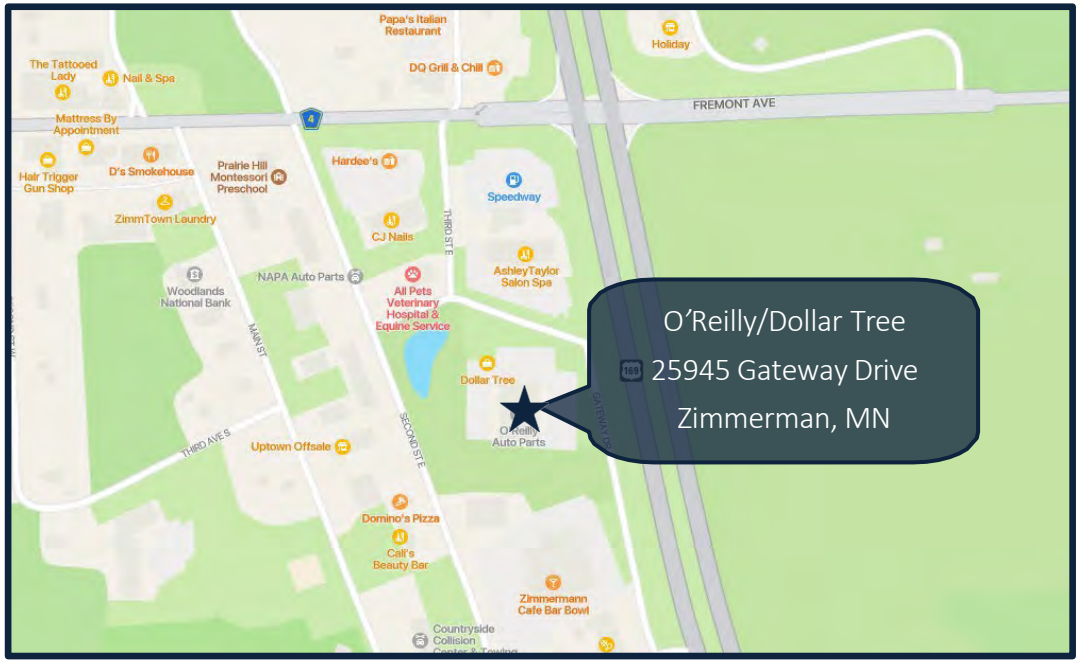

Sherburne National Wildlife Refuge


Wild West Days


Oliver H. Kelley Farm

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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)

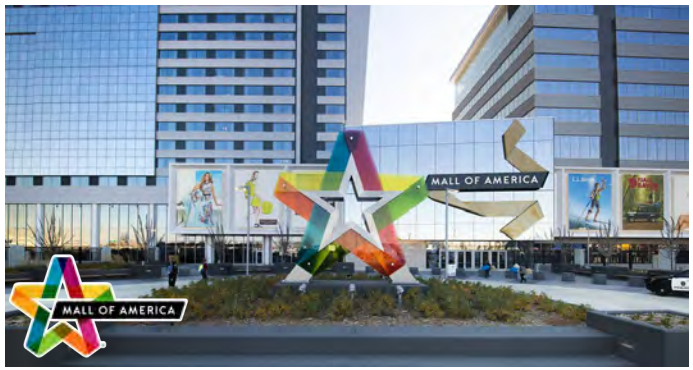
#5 Overall Best State in America
(2023 U.S. News & World Report)

#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, 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