



\$7,250,000; 7.11% CAP RATE
7-Unit Center, Anchored by Goodwill



Brian Ertel
M) 763-228-2800
Bertel@cre-mn.com

Presented by

Royce Durhman, CCIM
M) 651-492-2201
Royce.Durhman@kw.com





Disclaimer & Confidentiality

DISCLAIMER & CONFIDENTIALITY

This Offering Memorandum has been prepared by KW Commercial for the purpose of providing preliminary information regarding the sale of 2500 Cleveland Avenue N., Roseville, Minnesota. This Offering Memorandum is confidential and intended solely for the use of prospective purchasers evaluating the acquisition of 2500 Cleveland Avenue N. Roseville, Minnesota.

No Representation or Warranty

The information contained herein has been obtained from sources believed to be reliable; however, neither KW Commercial nor the property owner makes any representation or warranty as to the accuracy or completeness of the information contained herein.

Independent Investigation

Prospective purchasers are advised to conduct their own independent investigations and due diligence regarding the property, including but not limited to financial performance, physical condition, legal matters, and environmental considerations.

Financial Information

All financial projections and assumptions are provided for illustrative purposes only and may not reflect actual performance. Investors should verify all financial data independently.

Equal Opportunity

All properties are marketed in compliance with applicable fair housing and equal opportunity laws.





Table of Contents



KW Commercial
13100 Wayzata Boulevard, Suite 400
Minnetonka, MN 55305



- 01| INVESTMENT OVERVIEW**
 - Executive Summary.....4
 - Financial Summary.....6

- 02| TENANCY**
 - Rent Roll.....8
 - Tenant Profiles.....12

- 03| PROPERTY INFORMATION**
 - Property Overview.....14
 - Site Plan.....15
 - Property Photos.....16

- 04| MARKET OVERVIEW**
 - Roseville Market Overview.....18
 - Location Map.....19
 - Business Map.....20
 - Demographics.....21

INVESTMENT OVERVIEW:

KW Commercial is pleased to present investors with the opportunity to acquire 2500 Cleveland Avenue N., a 7-unit, 92% occupied industrial/retail building located with prime visibility to 35-W in Roseville, Minnesota. This asset is institutional grade quality with a long-term Goodwill tenant with 6.25 years of term remaining, and six easy-to-lease small bay warehouse bays.



FINANCIAL HIGHLIGHTS

Price:	\$7,250,000
Square Feet:	41,040 sq. ft.
Net Operating Income:	\$515,805 (100% Occupied)
Cap Rate:	7.11%
Price Per Sq. Ft.:	\$176.66
Occupancy:	92%
WALT:	3.57 years

Investment Highlights

- Retail frontage to 35W with 115,247 traffic counts per day!
- Strong Anchor Tenant (Goodwill) occupies 50% of the center with 6.25 years of term remaining
- 6 small-bay warehouse tenants- easy to backfill vacancies!
- Retail & Industrial tenant mix
- WALT: 3.57 years
- Triple Net Lease Structures- perfect for 1031 exchange and minimal management!



Cash Flow Summary

5-Year Cash Flow Projections

7.11%
CAP Rate

\$499,920
Yr. 1 Cash Flow Before
Debt Service

\$176.66
Price per Sq. Ft.

Rental Revenue		Year 1	Year 2	Year 3	Year 4	Year 5
Rent Income		540,761	568,545	575,514	582,689	590,070
CAM & Mgmt fee rcvd		161,452	164,681	167,974	171,334	174,760
Insurance rcvd		33,400	34,068	34,749	35,444	36,153
Taxes rcvd		189,042	192,823	196,679	200,613	204,625
Mgmt fee Cap Goodwill		(5,826)	(5,943)	(6,062)	(6,183)	(6,307)
Unrecoverable CAM Skyline Gross lease		(22,334)	(22,781)	(23,237)	(23,701)	(24,175)
Fee Income		3,205	3,269	3,334	3,401	3,469
Total Revenue		899,699	934,661	948,953	963,596	978,596
Operating Expenses		Year 1	Year 2	Year 3	Year 4	Year 5
Recoverable Exp	CAM	126,680	129,214	131,798	134,434	137,123
	Taxes	189,042	192,823	196,679	200,613	204,625
	Insurance	33,400	34,068	34,749	35,444	36,153
	4% Mgmt	34,772	35,467	36,176	36,900	37,638
Total Operating Expenses		383,894	391,571	399,403	407,391	415,539
Net Operating Income		Year 1	Year 2	Year 3	Year 4	Year 5
Total Net Operating Income		515,805	543,090	549,551	556,206	563,057
Capital Expenditures		Year 1	Year 2	Year 3	Year 4	Year 5
Leasing Fees and Cap Ex		15,885	16,203	16,527	16,857	17,194
Cash Flow before Debt Service		499,920	526,887	533,024	539,348	545,863



Property Summary

Property Details

Building Size:	Total: 41,040 Sq. FT.
Acres:	2.93 Acres
Year Built/Renovated:	1966/2006
Units:	7 Tenants
Occupancy:	92%
Property Taxes:	\$203,242 (2026)
Parking Ratio:	3.02/1,000 sq. ft.; 124 Free Surface Stalls
Roof:	Front Half (20,000 SF) Installed in 2005- Rubber Roof; Back Half (20,000 SF) is 60 Mil EPDM
Clear Height:	19' Clear
Zoning:	RB- Regional Business
Traffic Counts:	115,247 per day off I-35W 9,600 per day off Cleveland Ave





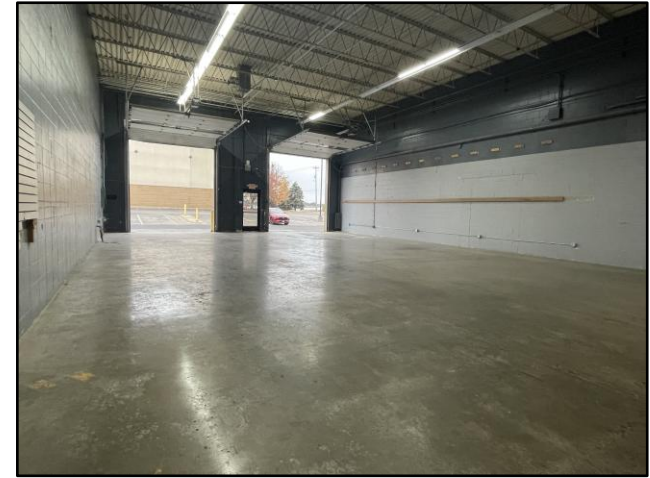
Site Plan

Suite	Tenant	GLA sq. ft.
A	Satelite Auto Glass	3,200
B	KarGo	2,400
C	Fairbanks Scales	3,600
D	Goodwill Industries	21,040
H	AVAILABLE	3,200
I	Bath Fitters of Minnesota	5,291
J	Skyline Electric	2,309





Photos



Property Boundaries



\$2B+

Annual Taxable Sales
#4 in all of Minnesota

\$124K

Average HH Income
20% above MN Average

5.4%

Suburban Retail Vacancy
Near-record Twin Cities Low

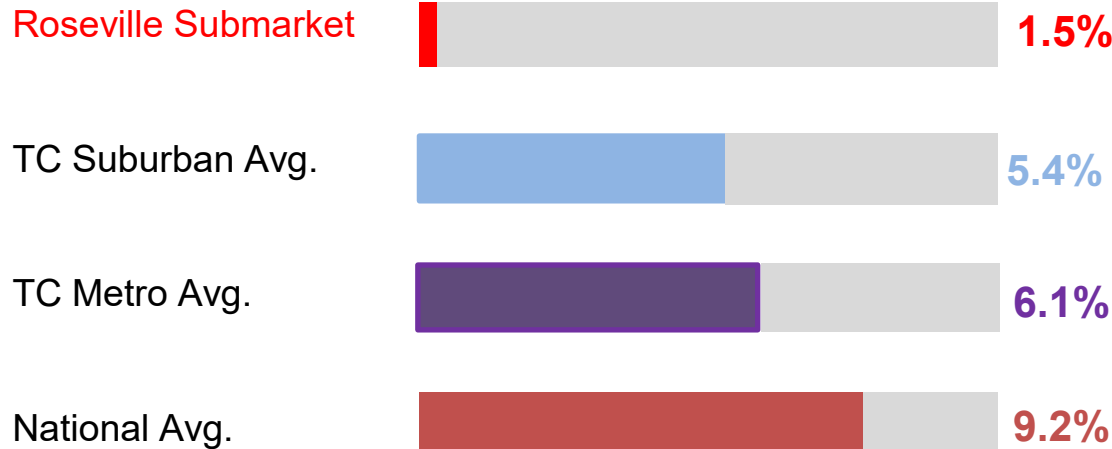
3.3%

NE Submarket Industrial Vacancy
Lowest in Metro

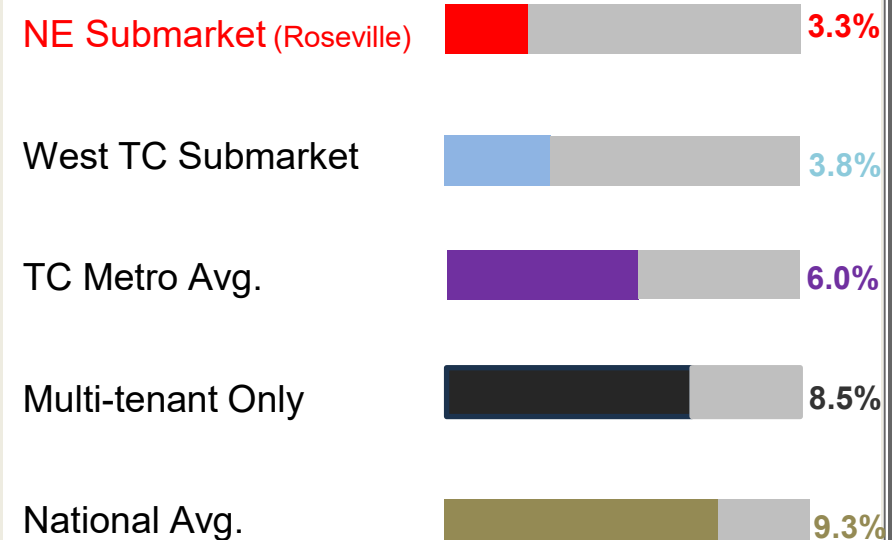
RETAIL MARKET CONDITIONS

Industrial Market Conditions

Retail Vacancy- Twin Cities vs. National



Industrial- TC Submarkets vs. National



INVESTOR TAKEAWAYS: WHY THIS MARKET PROTECTS YOUR INVESTMENT

#1 Tight Supply

Roseville has less than half the rate of industrial and retail vacancy. Landlord leverage is high! Rent Rates are increasing!

#2 Proven Retail Success

1.22M SF Rosedale Center Mall shadows the property. 14M+ Annual visitor. Active reinvestment ongoing in the Rosedale mall.

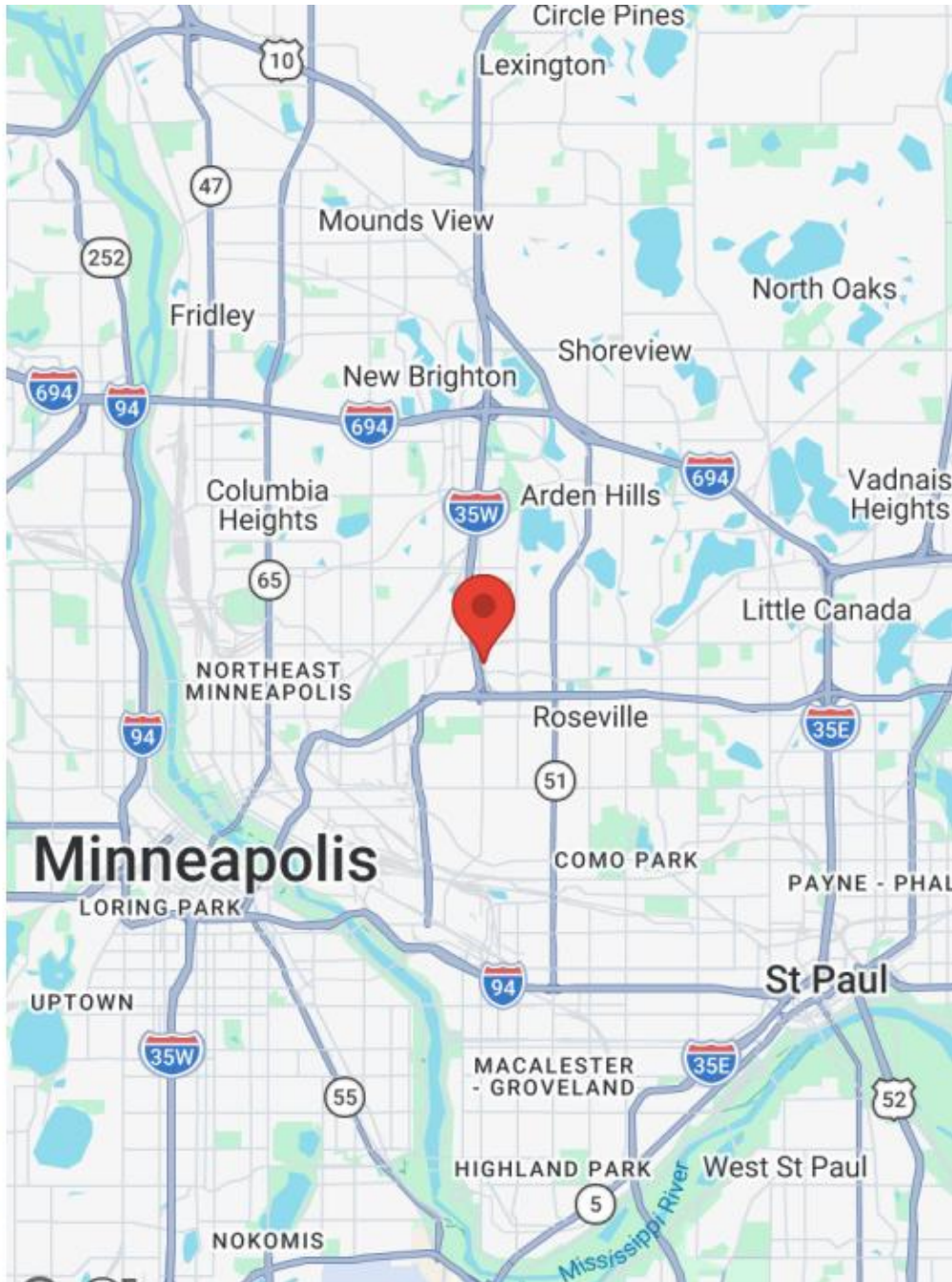
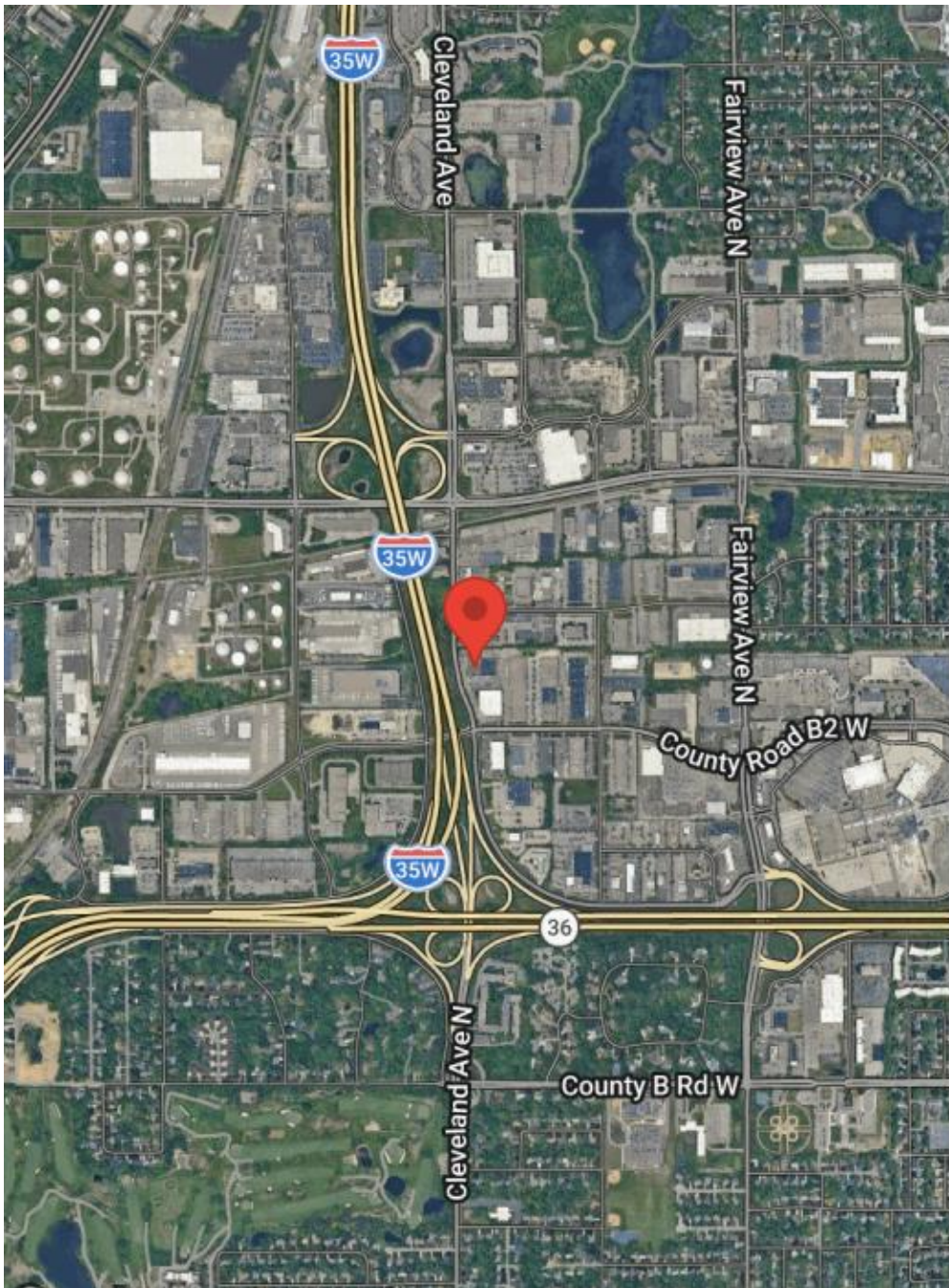
#3 Excellent Demographics

\$124K Avg. HH income, 50%+ college-educated, and daytime population nearly double the residential base! Excellent traffic counts & visibility as well!

Retail Map



Location Map



Demographics

KEY FACTS

93,730

Population

37.7

Median Age



39,354

Households

\$73,620

Median Disposable Income

EDUCATION

3.3%

No High School Diploma



14.5%

High School Graduate



21.5%

Some College/
Associate's Degree



60.7%

Bachelor's/Grad/
Prof Degree

INCOME



\$91,916

Median Household Income



\$50,271

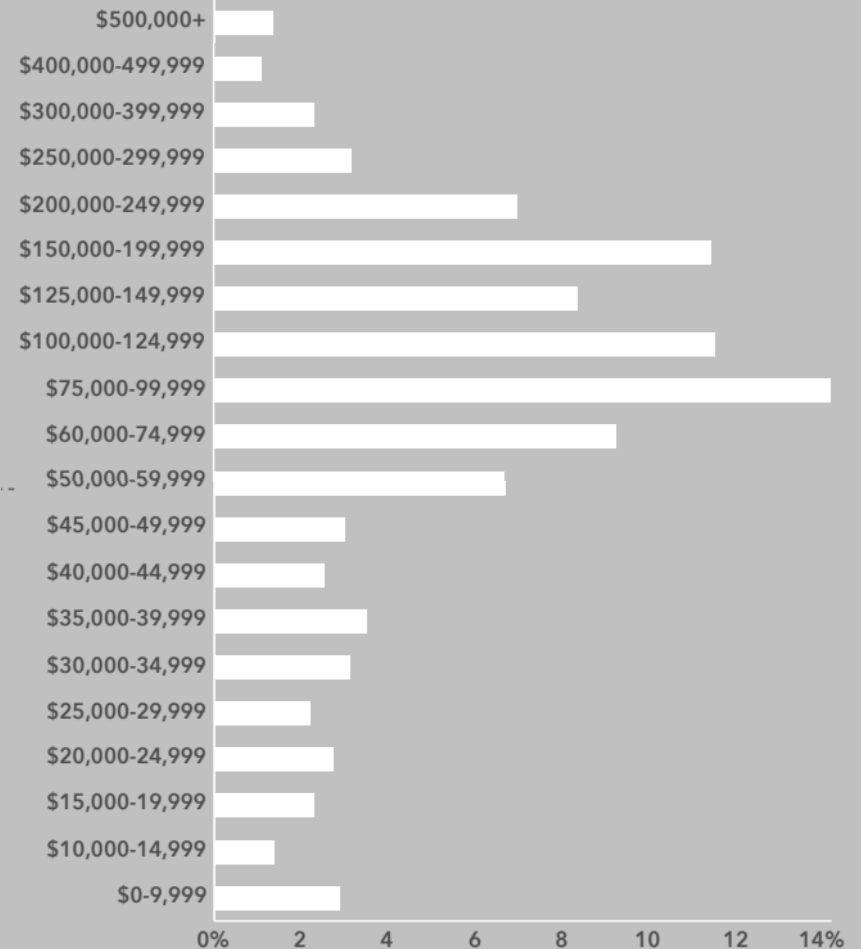
Per Capita Income



\$260,056

Median Net Worth

HOUSEHOLD INCOME

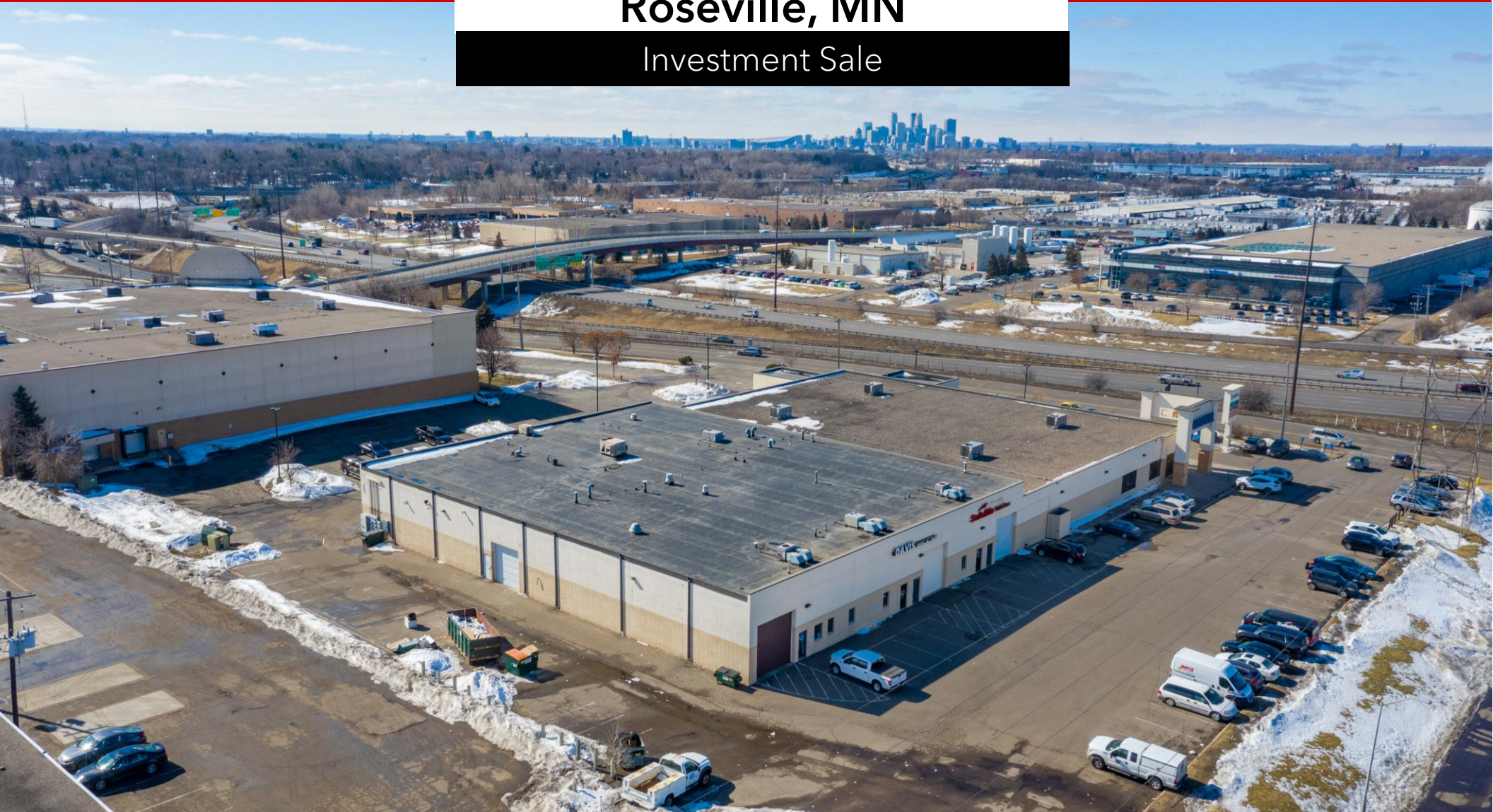


Presented by

KW Commercial

2500 Cleveland Ave. N. Roseville, MN

Investment Sale



Presented by

Brian Ertel

M) 763-228-2800

Bertel@cre-mn.com

Royce Durhman, CCIM

M) 651-492-2201

Royce.Durhman@kw.com

