

- Wells Fargo has 7,200+ locations in 37 states with an S&P rating of BBB+ and year end 2021 revenues of \$78.4 billion.
- Bank Deposits as of June 30, 2023 are \$246 million at this location.
- This Wells Fargo Drive Thru Ground Lease is located on an out parcel to the Burnsville Center, a 1,100,100 square-foot destination anchored by Macy's, JCPenney and Dick's Sporting Goods. Nearby tenants include Target, Costco, Total Wine, Ulta, Chipotle, Walgreens, Cub Foods, At Home and many more.
- This Wells Fargo Drive Thru Ground Lease has excellent visibility from County Road 42 West which averages over 49,000 vehicles per day.
- Strong demographics with an average household income of \$127,855 and population of 183,552 within a 5-mile radius.
- Burnsville is 15 miles south of downtown Minneapolis and the ninth largest suburb in the metro area.

INVESTMENT SUMMARY		LEASE INFORMATION	
PRICE	\$2,421,000	LEASE TYPE	Ground
CAP	4.75%	REMAINING LEASE TERM	1 1/2 Years
CURRENT NOI	\$115,000	RENT COMMENCEMENT	3/3/1992
NOI YEARS 30-35	\$115,000	LEASE EXPIRATION	2/28/2027
RENT/SF	\$7.33	RENEWAL OPTIONS	None Remaining
LAND PRICE/SF	\$154.39	LEASE NOTES:	
		Tenant has 10 day right of first refusal.	
		Ground Lease includes Drive Thru portion of Wells Fargo. Owner of Drive Thru Ground Lease has Right of First Refusal to acquire Wells Fargo Bank building.	

PROPERTY INFORMATION		DEMOGRAPHIC INFORMATION		
ADDRESS	925 County Road 42 W, Burnsville, MN 55306	2025 POPULATION	9,778	76,370
LOT SIZE	0.36 Acres	2030 POPULATION	9,966	76,840
COUNTY	Dakota	2025 MEDIAN	\$87,910	\$92,347
YEAR BUILT	1992	2025 AVERAGE HOUSEHOLD INCOME	\$102,195	\$115,677
All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2023 and 2028.				

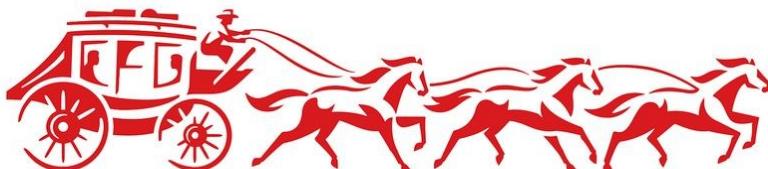
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TENANT INFORMATION

PROPERTY	Wells Fargo Drive Thru Ground Lease
TENANT	Wells Fargo & Company
REVENUES	\$78.4 Billion
NET WORTH	\$168 Billion
S&P RATING	BBB+
WEBSITE	https://www.wellsfargo.com/

LOCATION BANK DEPOSITS

AS OF JUNE 2023 \$246 Million



Wells Fargo & Company (NYSE: WFC) is a diversified, community-based financial services company with \$1.92 trillion in assets. Wells Fargo's vision is to satisfy its customer's financial needs and help them succeed financially. Founded in 1852, and headquartered in San Francisco, Wells Fargo provides banking, investment and mortgage products and services as well as consumer and commercial finance through more than 7,200 locations, more than 13,000+ ATMs, the internet (wellsfargo.com), and mobile banking and has offices in 31 countries and territories to support customers who conduct business in the global economy. Wells Fargo serves one in three households in the United States.

7,200+

Locations

13,000

ATM's

No. 37

Fortune's 2022 Rankings

268,000

Employees

CONTACT THE BELOW TO RECEIVE FULL MARKETING PACKAGE WITH BUILDING PHOTOS & AERIALS.

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WELLS FARGO DRIVE THRU GL

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