

<div>UPLAND</div> <div>REAL ESTATE GROUP, INC.</div>		PROPERTY OVERVIEW		Cedar Ridge	
				Stillwater, MN	
INVESTMENT SUMMARY		LEASE INFORMATION		PARCEL 03.030.21.13.0001	
PRICE	\$5,743,340	LEASE TYPE	NNN	BUILDING 1 SIZE 1975 (YR BUILT)	4,379 SQ. FT.
CAP	6.50%	LEASE TERM	8+ Years	BUILDING 2 SIZE 1979 (YR BUILT)	4,408 SQ. FT.
NOI	\$373,317.12	RENT COMMENCEMENT	1/1/2014	BUILDING 3 SIZE 1900 (YR BUILT)	1,064 SQ. FT.
RENT/SF	\$26.55	LEASE EXPIRATION	12/30/2033	BUILDING 4 SIZE 1900 (YR BUILT)	4,206 SQ. FT.
PRICE/SF	\$408.49	RENEWAL OPTIONS	None	TOTAL SQ. FT.	14,060 SQ. FT.
RENT ADJUSTMENTS: Annual Rent Increases Greater of 3% or CPI				TOTAL LOT SIZE	10.42 Acres
1/1/25-12/31/25		\$373,317.12		<div>LEASE NOTES:</div> <p>Annual rent increases the greater of 3% or CPI, 5% cap per year, but any excess carries over. NOI shown with minimum 3% increases annually.</p> <p>CPI for 2024 was 4.80% Rent Increase.</p> <p>36 Bed Dual-Diagnosis Residential Chemical Dependency Treatment Facility.</p> <p>Four Buildings on two parcels: Two chalet-style dormitory buildings, one two-story plus basement administration building, and one story activity building. Dorms were built in 1975 and 1979, the others 1900. Dorm buildings sprinklered, private well, septic system.</p> <p>Operated as a chemical dependency center for 30 years.</p> <p>This property has a cell tower located withing, there are 70+ years remaining on a 99 year easement. This easement does not provide additional rent.</p>	
1/1/26-12/31/26		\$384,516.63			
1/1/27-12/31/27		\$396,052.13			
1/1/28-12/31/28		\$407,933.70			
1/1/29-12/31/29		\$420,171.71			
1/1/30-12/31/30		\$432,776.86			
1/1/31-12/31/31		\$445,760.16			
1/1/32-12/31/32		\$459,132.97			
1/1/33-12/31/33		\$472,906.96			
PROPERTY INFORMATION		DEMOGRAPHIC INFORMATION			
ADDRESS	11400 Julianne Ave N Stillwater, MN 55082			1-MILE RADIUS	3-MILE RADIUS
TOTAL	14,060 SQ. FT.			2025 POPULATION	27,665
LOT SIZE	41.02 Acres (2 Parcels)			2030 POPULATION	28,503
COUNTY	Washington			2025 MEDIAN HOUSEHOLD INCOME	\$137,435
YEAR BUILT	1900-1979			2025 AVERAGE HOUSEHOLD INCOME	\$184,901
All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2024 and 2029.					
THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS <u>NOT</u> REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.					
KEITH A. STURM, CCIM AMANDA C. LEATHERS DEBORAH K. VANNELLI, CCIM 612.332.6600					
PAGE					

CEDAR RIDGE

ENTITY	EOSIS (Formerly Meridian Behavioral Health), LLC
PARENT	Renovus Capital
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-Rated

EOSIS Behavioral Health, LLC was purchased by Renovus Capital in October 2023.

Based in the Twin Cities area of Minneapolis-St. Paul, Meridian Behavioral Health is one of the fastest growing, leading behavioral health platforms in the country. Currently, there are 21 EOSIS and New Beginnings properties. The facilities span as far north as East Grand Forks and as south as Rochester. EOSIS provides substance use disorder treatment services across a broad continuum of care, including in-patient, residential, and out-patient treatment. For more than 25 years, EOSIS has developed and refined an innovative, evidence-based care model focused on positive patient impact. EOSIS also owns New Beginnings which has 10 locations. Today, the 1,100 employees of EOSIS's network serve countless patients at multiple facilities. At this time of national crisis, EOSIS continues to invest in new campuses and programs to better meet the needs of its patients.

EOSIS BEHAVIORAL HEALTH
MEN

Bridge Recovery - Sauk Rapids, MN
Oakridge - Rochester, MN
Lake Shore - Mahtomedi, MN
Cedar Ridge - Stillwater, MN
Twin Town - Saint Paul, MN
Douglas Place Mens - East Grand Forks, MN

WOMEN

Douglas Place Womens - East Grand Forks, MN
Tapestry - Saint Paul, MN
Meadow Creek - Pine City, MN

CO-ED

Anchorage Recovery - Moorhead, MN
Beautterre Recovery Institute - Owatonna, MN

NEW BEGINNINGS
INPATIENT

New Beginnings at Waverly (Men's)
New Beginnings at Waverly (Women's)

OUTPATIENT

New Beginnings, St. Anthony Park
New Beginnings, Eagan
New Beginnings, Stillwater
New Beginnings, Minnetonka
New Beginnings, Elk River
New Beginnings, Litchfield
New Beginnings, St. Peter
New Beginnings, Olivia

New Beginnings focuses on addiction recovery within its 10 locations in Minnesota (2 inpatient, 8 outpatient). All of EOSIS Behavioral Health outpatient locations are now part of New Beginnings Minnesota. New Beginnings has been providing exceptional service for over 35 years using its 12 step program, individual customized treatment plans, and more. In inpatient programs its recovery program offers individual, group and family education sessions, peer support meetings, social activities, exercise and more. In outpatient programs they strive to help individuals maintain family, work, and personal commitments while attending treatment and pursuing their personal recovery goals.

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

Keith A. Sturm, CCIM
 keith@upland.com
 (612) 376-4488

Deborah K. Vannelli, CCIM
 deb@upland.com
 (612) 376-4475

Amanda C. Leathers
 amanda@upland.com
 (612) 436-0045

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

CEDAR RIDGE

PROPERTY	Cedar Ridge Treatment Center
TENANT	Cedar Ridge Treatment Center, LLC
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-Rated

PARENT	Renvous Capital
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-Rated

The tenant on the lease is Cedar Ridge Treatment Center, LLC (a Minnesota LLC). Guarantor is EOSIS (Formerly Meridian Behavioral Health), LLC (a Delaware LLC). Renovus Capital acquired EOSIS Behavioral Health in October 2023.

Cedar Ridge Treatment Center is a men’s facility situated in a rustic wooded setting located just outside of Stillwater, Minnesota. Surrounded by forest, clients may find themselves enjoying the view, digging in the community garden or relaxing on one of the two housing decks in-between group and individual counseling. At Cedar Ridge, they utilize a full spectrum of evidence-based treatment methods, each designed to fit the individual needs of patients and their individual needs and goals. Cedar Ridge is a place that offers sober support and a feeling of brotherhood. In addition the 30-plus hours of scheduled weekly programming, those treated have the opportunity to go to recovery-based meetings within the community as well as other off-site outings as a way to model sober activities and foster healthy living skills that can last a lifetime.

On October 1, 2023, Renovus Capital, a Philadelphia, Pennsylvania-based multi-disciplinary private equity firm acquired EOSIS Behavioral Health, based out of Minnesota. Renovus Capital Partners is a private equity firm that invests in small and mid-sized businesses in the education and training, healthcare services, technology services, and professional services sectors. Renovus Capital Partners is based in the Philadelphia area and manages over \$2 billion across its sector focused funds and other strategies. Renovus typically partners with founder-led businesses, leveraging its experience within the industry and access to debt and equity capital to make operational improvements, recruit top talent, pursue add-on acquisitions, and oversee strategic growth initiatives. This is Renovus Capital’s 1st transaction in the Healthcare Services sector, 36th transaction in the United States and 2nd transaction in Minnesota.

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

Keith A. Sturm, CCIM
 keith@upland.com
 (612) 376-4488

Deborah K. Vannelli, CCIM
 deb@upland.com
 (612) 376-4475

Amanda C. Leathers
 amanda@upland.com
 (612) 436-0045

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

Deb Vannelli, CCIM
deb@upland.com
(612) 376-4475

Keith A. Sturm, CCIM
keith@upland.com
(612) 376-4488

Amanda C. Leathers
amanda@upland.com
(612) 436-0045

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.