

## INVESTMENT SUMMARY

|                                                              |              |
|--------------------------------------------------------------|--------------|
| PRICE                                                        | \$4,806,458  |
| CAP                                                          | 8.00%        |
| NOI                                                          | \$384,516.63 |
| RENT/SF                                                      | \$27.35      |
| PRICE/SF                                                     | \$341.85     |
| RENT ADJUSTMENTS: Annual Rent Increases Greater of 3% or CPI |              |
| 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 |

## LEASE INFORMATION

|                   |                   |
|-------------------|-------------------|
| LEASE TYPE        | NNN               |
| LEASE TERM        | 7 Years, 6 Months |
| RENT COMMENCEMENT | 1/1/2014          |
| LEASE EXPIRATION  | 1/31/2034         |
| RENEWAL OPTIONS   | None              |

## PARCEL 03.030.21.13.0001

|                                 |                |
|---------------------------------|----------------|
| BUILDING 1 SIZE 1975 (YR BUILT) | 4,379 SQ. FT.  |
| BUILDING 2 SIZE 1979 (YR BUILT) | 4,408 SQ. FT.  |
| BUILDING 3 SIZE 1900 (YR BUILT) | 1,064 SQ. FT.  |
| BUILDING 4 SIZE 1900 (YR BUILT) | 4,206 SQ. FT.  |
| TOTAL SQ. FT.                   | 14,060 SQ. FT. |
| TOTAL LOT SIZE                  | 10.42 Acres    |

## PARCEL 03.030.21.42.0001

### TOTAL LOT SIZE

30.60 Acres

### LEASE NOTES:

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.

36 Bed Dual-Diagnosis Residential Chemical Dependency Treatment Facility.

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.

Operated as a chemical dependency center for 30 years.

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.

## PROPERTY INFORMATION

|            |                                              |
|------------|----------------------------------------------|
| ADDRESS    | 11400 Julianne Ave N<br>Stillwater, MN 55082 |
| TOTAL      | 14,060 SQ. FT.                               |
| LOT SIZE   | 41.02 Acres (2 Parcels)                      |
| COUNTY     | Washington                                   |
| YEAR BUILT | 1900-1979                                    |

## DEMOGRAPHIC INFORMATION

|                               | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|-------------------------------|---------------|---------------|---------------|
| 2026 POPULATION               | 562           | 4,392         | 29,194        |
| 2031 POPULATION               | 567           | 4,478         | 28,939        |
| 2026 MEDIAN HOUSEHOLD INCOME  | \$133,876     | \$144,598     | \$137,070     |
| 2026 AVERAGE HOUSEHOLD INCOME | \$189,112     | \$206,781     | \$186,764     |

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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**CEDAR RIDGE**

|                       |                                                  |
|-----------------------|--------------------------------------------------|
| <b>ENTITY</b>         | EOSIS (Formerly Meridian Behavioral Health), LLC |
| <b>PARENT</b>         | Renovus Capital                                  |
| <b>REVENUES</b>       | Private                                          |
| <b>NET WORTH</b>      | Private                                          |
| <b>S&amp;P RATING</b> | 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*  
*Beauttere 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.**

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**CEDAR RIDGE**

|                       |                                   |
|-----------------------|-----------------------------------|
| <b>PROPERTY</b>       | Cedar Ridge Treatment Center      |
| <b>TENANT</b>         | Cedar Ridge Treatment Center, LLC |
| <b>REVENUES</b>       | Private                           |
| <b>NET WORTH</b>      | Private                           |
| <b>S&amp;P RATING</b> | Non-Rated                         |

|                       |                 |
|-----------------------|-----------------|
| <b>PARENT</b>         | Renvous Capital |
| <b>REVENUES</b>       | Private         |
| <b>NET WORTH</b>      | Private         |
| <b>S&amp;P RATING</b> | 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.

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