



LaMei Spa

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Retail Investment Offering Memorandum:

**Inver Grove Market II
5743 Blaine Avenue
Inver Grove Heights, MN 55076**



Cooper Commercial Investment Group
6120 Parkland Blvd., Suite 206
Cleveland, OH 44124
www.coopergrp.com



Bob Havasi
bhavasi@coopergrp.com
(216) 562-1981 x10



Dan Cooper
dcooper@coopergrp.com
(216) 562-1981 x12



In Connection with Licensed MN Broker



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Inver Grove Market II
5743 Blaine Avenue
Inver Grove Heights, MN 55076



Investment Summary



Inver Grove Market II INVESTMENT HIGHLIGHTS

- **100% Occupied, NNN Center: Positioned On Corner Location Off Main Thoroughfare in High Growth Area**
- **Anchor Tenant, Caribou Coffee (Corporately Backed): Added Drive-Thru and Extended Lease for 10-Years (Expires 2027)**
- **Strong Recession Proof Anchor with ALL Service-Oriented Tenants, Providing Long-Term Stability**
- **Recently Extended or Newly Executed Leases: Over 75% of the Center is Leased to 2027 and Beyond**
- **Surrounded by Complimentary Retailers: Outback, Holiday Inn, Applebee's, Wyndham, Fantastic Sam's, Jimmy John's and the Arrival of AMC Inver Grove, a 16-Screen Movie Theater (Directly Behind Center)**
- **Prominent, Signalized Corner Location (Upper 55th Street & Blaine Avenue) Surrounded by 31,000 VPD with Direct Access to I-52 (62,000 VPD), the Direct Route to Saint Paul**



ADDITIONAL INVESTMENT HIGHLIGHTS

- **Strong Demographics in Growing Suburban Market: Average Household Incomes Over \$106,000 Within 5-Miles**
- **Direct Access to Large Population Base: Positioned in the "Twin Cities" MSA (16th-Largest MSA in the U.S., with Approx. 3.6 Million Residents), 9 Miles Southeast of Saint Paul**
- **Hundreds of Employees in the Direct Vicinity: Across from Blackberry Office Park & Professional Suites, Directly Across from Gerten's (One of the Largest Garden Centers in the Midwest with 475 Employees at the Inver Grove Heights Location), CHS, Inc. with 880 Employees and HealthPartners Clinic (Just on the Other Side of I-52)**
- **Built-In Employment Base with Short Commute to Saint Paul/ Minneapolis: 3M, US Bancorp, United Healthcare, General Mills and Retail Giants, Target and Best Buy**

INVESTMENT OVERVIEW

The Cooper Commercial Investment Group has been exclusively retained by ownership to sell the 100% fee simple interest in the Inver Grove Market II, a 100% occupied retail center anchored by Caribou Coffee (corporately guaranteed). The asset is being offered for \$2,130,000, representing an attractive 7.75% CAP Rate. The property features anchor tenant Caribou Coffee, who is an original tenant to the building (2005), expanded adding a drive-thru (2017) and recently executed an extension through 2027 that includes a mid-term rental increase. Caribou Coffee, a recession proof coffeehouse that has over 605 locations, making it the second largest *company*-operated premium coffeehouse in the U.S. Furthermore, Caribou's headquarters is located in Minneapolis further proving the need for the retailer in the Inver Grove Heights market. The center also includes three new leases, which puts 75% of the center leased to 2027 and beyond. The stable occupancy and excellent diversification of all the service-oriented tenants, makes this property an unbeatable asset.

The property has prominent monument signage at a corner location just off I-52 (69k VPD), the direct route to Minneapolis/Saint Paul. The Upper 55th Street/Blaine Avenue (31,000 VPD) is the heart of the business corridor and has grown to be retail hub for Inver Grove Heights and the surrounding communities with the addition of hotels, restaurants and the new AMC Inver Grove 16-screen IMAX movie theatre. Inver Grove Market sits directly in front of the new theatre and the access road offers other complimentary retailers including: Outback Steakhouse, Holiday Inn Express, B-52 Burgers, Old World Pizza, while also being positioned across from Applebee's, Jimmy Johns and El Azteca.

Furthermore, the center is positioned in a growing commercial corridor and is surrounded by hundreds of employees on a daily basis. Gerten's Greenhouses, one of the largest garden centers in the Midwest is located directly across Blain Avenue and employs 475 people at this location in Inver Grove Heights. Additionally, across Upper 55th Street, Blackberry Office Park & Professional Suites can be found with a number of insurance, medical and financial offices. The city also boasts the headquarters of CHS, Inc., an agricultural cooperative ranked 145th on the Fortune 500 list of U.S. corporations with 880 employees. CHS is positioned just on the other side of I-52 less than 1-mile to the property. In front of the CHS headquarter is HealthPartners further adding to the employment in the area. The largest employer, Pine Bend Refinery/Flint Hills Resources, is located approximately 8 miles south and is the largest oil refinery in Minnesota and fourteenth largest in the U.S. and employs over 1,200 people.

Inver Grove Heights is a strong residential community with average household incomes over \$106,000 within 5-miles. The city is positioned 9 miles southeast of Saint Paul and 16 miles southeast of Minneapolis. Known as the "Twin Cities", the two form the core of Minneapolis-Saint Paul, the 16th-largest metropolitan area in the United States, with about 3.6 million residents. The featured property is also located only 8 miles from the Minneapolis - Saint Paul International Airport. With Caribou Coffee as a destination point for commuters, the advantageous highway access is a tremendous feature. I-52 is one the most heavily traveled roadways in the region and has direct access to I-494 (106,000 VPD), Downtown Saint Paul to the north and the largest employer to the south. The University of Minnesota UMore Park campus can also be found 9 miles south of the property. The 5,000-acre park is devoted to research and education to the students. With the strategic placement, solid construction, quality service-oriented tenants and proximity to employees, and residents; the asset is positioned as a high-quality investment for many years to come.



Inver Grove Heights

MINNESOTA



LOCATION OVERVIEW

Inver Grove Heights is a city in Dakota County, Minnesota, and is part of the Twin cities MSA. Inver Grove Heights is 9 miles southeast of Saint Paul and 16 miles southeast of Minneapolis. The featured property is located only 8 miles from the Minneapolis - Saint Paul International Airport.

Inver Grove Heights is a growing community with significant population over the last several years. In addition to population growth, recently there has been amount of commercial development, with the arrival of several restaurants, a hotel, and a 16-screen movie theater all within an area adjacent to Highway 52 and Blaine Avenue, the same corridor as Inver Grove Market II.

The city's largest employer is Pine Bend Refinery/Flint Hills Resources, the largest oil refinery in Minnesota and fourteenth largest in the U.S., straddles the border with Rosemount and employs over 1,200 people. The city also boasts the headquarters of CHS, Inc., an agricultural cooperative ranked 145th on the Fortune 500 list of U.S. corporations with 880 employees. Inver Grove Heights is also the home of Gerten's Greenhouses, one of the largest garden centers in the Midwest (475 employees in Inver Grove Heights). Furthermore, Inver Grove Heights is home to Inver Hills Community College that boasts 6,400 students and adds 350 employees to the area.

As a suburb of the larger Twin Cities, many of the residents of Inver Grove Heights enjoy the short commute to the larger cities for work and recreation. Saint Paul is the state capital and lies mostly on the east bank of the Mississippi River in the area surrounding its point of confluence with the Minnesota River, and adjoins Minneapolis, the state's largest city. Known as the "Twin Cities", the two form the core of Minneapolis-Saint Paul, the 16th-largest metropolitan area in the United States, with about 3.6 million residents. Saint Paul is the county seat of Ramsey County, the smallest and most densely populated county in Minnesota. Major corporations headquartered in Saint Paul include Ecolab, a chemical and cleaning product company which was named by the *Minneapolis / St. Paul Business Journal* as the eighth best place to work in the Twin Cities for companies with 1,000 full-time Minnesota employees and Securian Financial Group Inc. The 3M Company employs 16,000 people throughout Minnesota. St. Jude Medical, a manufacturer of medical devices, is also located in northern Saint Paul.

Minneapolis, the larger of the Twin Cities and 16th-largest metropolitan area in the United States and is home to the fifth-highest number of Fortune 500 headquarters in the United States. Fortune 500 corporations make their headquarters within the city limits of Minneapolis include: Target, U.S. Bancorp, Xcel Energy, Ameriprise Financial and Thrivent Financial. The city's other largest employers include, Wells Fargo, HCMC, Hennepin County, The city of Minneapolis, RBC Wealth, the *Star Tribune* newspaper, Capella Education Company, CenturyLink, ABM Industries, and the Federal Reserve Bank of Minneapolis. Minneapolis is home to several professional sports teams: The Minnesota Timberwolves and the Minnesota Lynx both play in the Target Center. The Minnesota Vikings football team and the Minnesota Twins baseball team play at Target Field, while The Minnesota Wild of the NHL play in St. Paul at the Xcel Energy Center.

Largest Employers	# of Employees
Flint Hills Resources	1,200
CHS, Inc.	880
Inver Grove Heights Schools	535
Evergreen Industries	500
Gertens	475
City of Inver Grove Heights	387
Inver Hills Community College	350
Travel Tags	350
Total Construction/Equipment	250



Minneapolis, MN



Saint Paul, MN



SUMMARY

Price:	\$2,130,000
Down Payment:	\$532,500
Gross Leasable Area:	8,955 S.F.
Price/SF:	\$237.86
NOI:	\$165,048
CAP Rate:	7.75%
Year Built:	2005
Total Lot Size:	0.99 Acres
Parking Spaces:	Approx. 50
Foundation:	Concrete
Exterior:	Concrete/Brick/Metal
Roof:	2005



Operating Data

Rental Income:	\$165,696
Tenant Reimbursements:	\$99,513
Potential Gross Income:	\$265,209
Vacancy (Actual):	(\$0)
Effective Gross Income:	\$265,209
Expenses:	(\$100,161)
NOI:	\$165,048
Annual Debt Service:	\$109,291
Structural Reserve (\$0.10/S.F.):	\$895
Cash Flow After Reserves:	<u>\$54,861</u>
Cash-on-Cash Return:	<u>10.30%</u>

Anticipated New Financing






Loan Amount:	\$1,597,500
Loan Type:	New Loan
Interest Rate:	4.75%
Amortization:	25 Years
Term:	5 Years
Loan-to-Value (LTV):	75.00%





Financial Analysis



Tenant	GLA	% of Total	Tenant Since	Lease Start	Lease Expiration	Rent/ S.F.	Annual Rent	Lease Type	Bumps	Option Rate/ S.F.
	1,650	18.43%	2005	1/16/2017	1/31/2027	\$33.00	\$54,450	NNN	Years 6-10: \$36.30/SF	(2) 5-Yr. Option 1: \$39.93/SF Option 2: \$43.92/SF
(1) 	2,001	22.35%	2018	8/1/2018	3/31/2029	\$15.13	\$30,265	NNN	Annual (April 1): \$.50/SF	(2) 5-Yr. Option 1: \$.50/SF Annual Bumps Option 2: Market Rate
(2) 	1,300	14.52%	2018	8/1/2018	10/31/2021	\$13.33	\$17,333	NNN	Annual (November 1): \$.50/SF	N/A
	1,006	11.23%	2016	7/27/2016	12/20/2019	\$18.57	\$18,677	NNN	N/A	(1) 3-Yr. Option 1: Year 1: \$19.12/SF Year 2: \$19.70/SF Year 3: \$20.29/SF
	2,998	33.48%	2019	5/1/2019	4/30/2029	\$15.00	\$44,970	NNN	2.5% Annual	N/A
Total Property	8,955	100.00%				\$18.50	\$165,696			
Vacancy	-	0.00%				\$ -	\$ -			

Pro Forma Calendar Year: July 1, 2019 through June 30, 2020

(1) Blended current rental increase effective April 1, 2020

(2) Blended current rental increase effective November 1, 2019



		Pro Forma 2019	
		2019	\$/SF
INCOME:			
Rental Income		\$ 165,696	\$ 18.50
Tenant Reimbursements:			
Real Estate Tax		38,583	4.31
Insurance		2,150	0.24
CAM		51,050	5.70
Management Fee		6,628	0.74
Administrative Fee		1,102	0.12
Gross Potential Rental Income		\$ 265,209	\$ 29.62
Vacancy (Actual)		-	-
Effective Gross Income		\$ 265,209	\$ 29.62
OPERATING EXPENSES:			
Management Fee	4%	\$ 6,628	\$ 0.74
Real Estate Taxes		38,583	4.31
Insurance		2,150	0.24
Landscaping		5,850	0.65
Winter Expense (Snow)		12,500	1.40
Utilities			
Electric		5,500	0.61
Water/Sewer		11,000	1.23
Trash Removal		4,250	0.47
Electrical Maintenance		1,250	0.14
Property Protection		3,950	0.44
General Building R&M		6,250	0.70
Roof Repairs		500	0.06
Non-Reimbursable - Other		1,500	0.17
Non-Reimbursable Utilities		250	0.03
Total Expenses		\$ 101,161	\$ 11.18
Net Operating Income		\$ 165,048	\$ 18.43
Loan Analysis			
Cash Flow Available Before Debt Service		\$ 165,048	\$ 18.43
Capitalization Rate		7.75%	7.75%
Valuation		\$ 2,130,000	\$ 237.86
Loan to Value		75.00%	75.00%
Loan Amount		\$ 1,597,500	\$ 178.39
Rate		4.75%	4.75%
Term		5	5
Amortization		25	25
Annual Debt Service		\$ 109,291	\$ 12.20
Debt Service Coverage Ratio		1.51	1.51





Property Analysis



Site Plan





Aerial Map Surrounding Area





Aerial Map Surrounding Area

7 Miles West
Minneapolis - Saint Paul
INTERNATIONAL AIRPORT
mSP

Saint Paul
6 Miles North

106,000 VPD





1,200 Employees



62,000 VPD

SITE

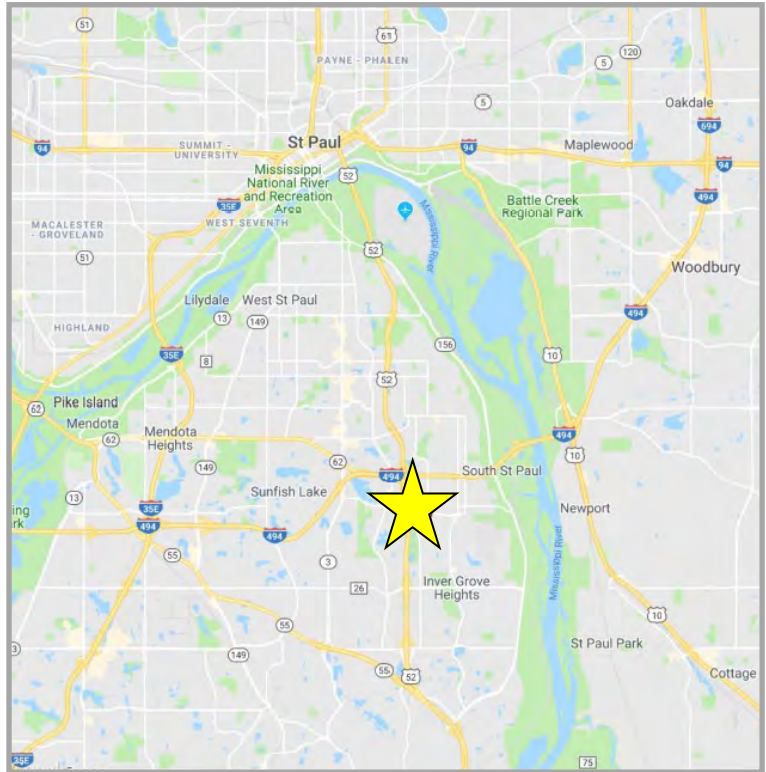
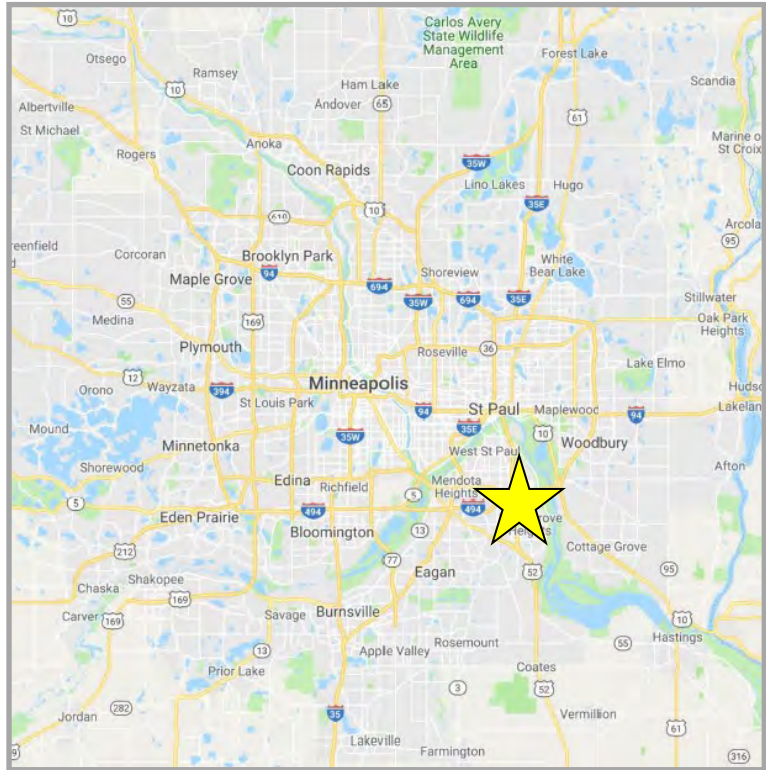
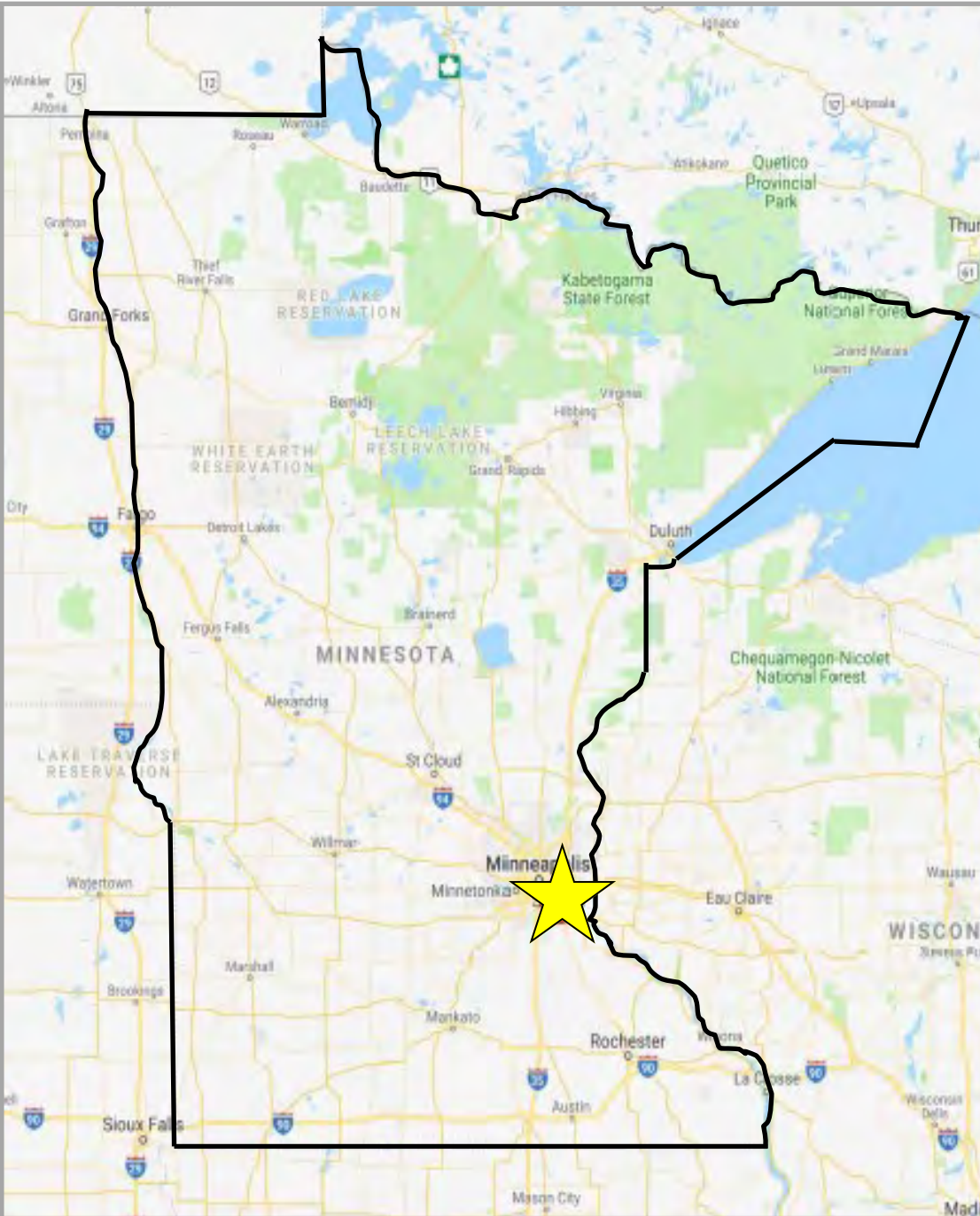
31,000 VPD

Blackberry Pointe
APARTMENTS





Location Maps





5743 Blaine Ave E		1 mi radius	3 mi radius	5 mi radius	10 mi radius
Inver Grove Heights, MN 55076					
POPULATION	2018 Estimated Population	10,832	58,548	134,460	717,598
	2023 Projected Population	11,366	61,703	141,701	755,050
	2010 Census Population	10,478	56,333	128,820	666,860
	2000 Census Population	8,571	54,690	122,599	637,336
	Projected Annual Growth 2018 to 2023	1.0%	1.1%	1.1%	1.0%
	Historical Annual Growth 2000 to 2018	1.5%	0.4%	0.5%	0.7%
	2018 Median Age	37.3	39.8	39	35.5
HOUSEHOLDS	2018 Estimated Households	4,644	24,779	53,116	278,112
	2023 Projected Households	4,830	25,905	55,436	288,675
	2010 Census Households	4,427	23,495	50,537	260,043
	2000 Census Households	3,446	22,155	47,256	246,733
	Projected Annual Growth 2018 to 2023	0.8%	0.9%	0.9%	0.8%
	Historical Annual Growth 2000 to 2018	1.9%	0.7%	0.7%	0.7%
RACE AND ETHNICITY	2018 Estimated White	73.5%	79.1%	76.9%	67.8%
	2018 Estimated Black or African American	10.1%	6.7%	7.8%	11.7%
	2018 Estimated Asian or Pacific Islander	3.5%	2.8%	5.2%	12.3%
	2018 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.7%	0.7%
	2018 Estimated Other Races	12.3%	10.8%	9.4%	7.4%
INCOME	2018 Estimated Average Household Income	\$92,805	\$91,435	\$106,338	\$101,094
	2018 Estimated Median Household Income	\$68,147	\$70,211	\$80,402	\$78,685
	2018 Estimated Per Capita Income	\$39,861	\$38,805	\$42,104	\$39,358
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	2.1%	3.3%	3.7%	4.9%
	2018 Estimated Some High School (Grade Level 9 to 11)	7.7%	5.2%	4.3%	3.8%
	2018 Estimated High School Graduate	23.3%	25.3%	23.5%	20.2%
	2018 Estimated Some College	23.2%	23.7%	21.5%	18.8%
	2018 Estimated Associates Degree Only	9.6%	11.1%	10.6%	9.3%
	2018 Estimated Bachelors Degree Only	24.6%	22.2%	23.6%	26.5%
	2018 Estimated Graduate Degree	9.4%	9.2%	12.9%	16.5%
BUSINESS	2018 Estimated Total Businesses	312	2,003	4,173	25,749
	2018 Estimated Total Employees	5,152	30,186	76,480	412,265
	2018 Estimated Employee Population per Business	16.5	15.1	18.3	16.0
	2018 Estimated Residential Population per Business	34.7	29.2	32.2	27.9



Tenant Analysis



cariboucoffee.com

Caribou Coffee is an American coffee company and coffeehouse chain that offers premium coffee and espresso-based beverages, food, specialty teas, whole bean coffee, branded merchandise, and related products.

In 2014, Caribou Coffee and Einstein Noah Restaurant Group came together to bring the best breakfast this side of anywhere. Guests will find Caribou Coffee locations with Einstein's bagels and Einstein Bros. Bagels locations with Caribou Coffee. In 2017, the company grew again with the addition of Bruegger's Bagels, which brought 35 years of history and tradition to the family. The parent company Coffee & Bagel Brands operates a collection of brands that includes, Bruegger's Bagels, Manhattan Bagel, Noah's NY Bagels, Caribou Coffee and Einstein Bros. Bagels.

Source: cariboucoffee.com

Tenant Lease Abstract

U.S. Headquarter:	Minneapolis, MN
# of Caribou Locations:	605+
Type:	Corporate
GLA:	1,650
Tenant Since:	2005
Current Term Start:	01/16/2019
Lease Expiration:	01/31/2027
Rental Bumps:	01/01/2022
Options:	(2) 5-Yr.
Exclusive:	Coffee/Beans/Cafe
Other Termination Clause:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$54,450.00	\$4,537.50	\$33.00
Bump 1/1/2022:	\$59,895.00	\$4,991.25	\$36.30
Option 1:	\$65,884.50	\$5,490.37	\$39.93
Option 2:	\$72,472.95	\$6,039.41	\$43.92

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	10% on CAM, INS. & MGMT.
Management Fee:	Pro Rata Share



parkviewcatclinic.com

Parkview Cat Clinic is dedicated to providing your feline friends with the best possible care. With almost 40 years of combined experience, the staff knows what it takes to make each cat's visit as easy as possible. The veterinarians at Parkview Cat Clinic are highly skilled in diagnosis and are knowledgeable about the most advanced and best treatment options available for cats. From basic nail clipping to surgery and advanced dental care, the clinic wants to ensure that each furry friend is as happy and healthy as can be. Parkview Cat Clinic provides many services to feline patients including: exams, lab services, advanced diagnostics, vaccines, heartworm and flea medication/prevention, along with various types surgeries.

Source: parkviewcatclinic.com

Tenant Lease Abstract

U.S. Headquarter:	Inver Grove Heights, MN
# of Locations:	1
Type:	Personal Guaranty
GLA:	2,001
Tenant Since:	2018
Current Term Start:	08/01/2018
Lease Expiration:	03/31/2029
Rental Bumps:	Annual
Options:	(2) 5-Yr.
Exclusive:	Feline Veterinarian Care
Other Termination Clause:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current*:	\$30,265.00	\$2,522.08	\$15.13
Bump 4/1/2020:	\$32,016.00	\$2,668.00	\$16.00
Years 2021-2028:	\$0.50/SF Annual Increases		
Option 1	\$0.50/SF Annual Increases		
Option 2:	Market Rate		

* Blended current rental rate for increase effective 4/1/2020.
Pro Forma Calendar Year: July 1, 2019 through June 30, 2020.

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	None
Management Fee:	Pro Rata Share

Coming Soon!



riverheightsclinic.com

River Heights is a chiropractic care clinic that is far from the traditional view of caring for painful backs and necks. In fact, the clinic cares for patients every day with a wide variety of concerns, from nutrition to allergies. One of the most common patient concerns is chiropractic care for fibromyalgia, along with disc herniations and bulges, migraine and chronic headaches, sciatica and pinched nerves, whiplash, carpal tunnel and tennis elbow. The doctors and staff at River Heights long to reduce and omit pain, get healthy and to prevent injuries and chronic problems.

Source: riverheightsclinic.com

Tenant Lease Abstract

U.S. Headquarter:	Inver Grove Heights, MN
# of Locations:	1
Type:	Personal Guaranty
GLA:	2,998
Tenant Since:	2019
Current Term Start:	05/01/2019
Lease Expiration:	04/30/2029
Rental Bumps:	Annual
Options:	None
Exclusive:	None
Other Termination Clause:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$44,970.00	\$3,747.50	\$15.00
Bump 5/1/2020:	\$46,079.26	\$3,839.94	\$15.37
Years 2021-2029:	2.5% Annual Increases		

* Blended current rental rate for increase effective 5/1/2020.
Pro Forma Calendar Year: July 1, 2019 through June 30, 2020.

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	None
Management Fee:	Pro Rata Share





soundpointinvergrove.com

SoundPoint Audiology provides the highest quality hearing health care. The clinic provides hearing tests, inspections of ear canals, comprehensive hearing tests for the purpose of hearing aids, hearing aid consultations and selection, along with repair.

Source: soundpoint.com

Tenant Lease Abstract

Corp. Headquarter:	Portland, OR
# of Total Locations:	300+
Type:	Franchise
GLA:	1,006
Tenant Since:	2016
Current Term Start:	07/27/2016
Lease Expiration:	12/20/2019
Rental Bumps:	None
Options:	(1) 3-Yr.
Exclusive:	None
Other Termination Clause:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current:	\$18,677.00	\$1,556.42	\$18.57
<u>Option 1*</u>			
Year 1:	\$19,237.44	\$1,603.12	\$19.12
Year 2:	\$19,814.64	\$1,651.22	\$19.70
Year 3:	\$20,409.00	\$1,700.75	\$20.29

* Option rent is the average of rates shown in lease for each 12-mo. period.

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Cap:	5% Cumulative Cap Over the Prior Year, Excluding Utilities and Snow Removal
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	None
Management Fee:	Pro Rata Share



LaMei Spa

lamei-spa.business.site

Muscle tension can restrict circulation, but massage helps relax chronically tense and tightened muscles to promote increased blood flow and flush harmful toxins out of the body. LaMei Spa provides various types of massages including: Deep Tissue, Swedish, Light Touch, Shiatsu, Hot Stone and combination massages.

Source: lamei-spa.business.site

Tenant Lease Abstract

U.S. Headquarter:	Inver Grove Heights, MN
# of Caribou Locations:	1
Type:	Personal Guaranty
GLA:	1,300
Tenant Since:	2018
Current Term Start:	08/01/2018
Lease Expiration:	10/31/2021
Rental Bumps:	Annual
Options:	None
Exclusive:	None
Other Termination Clause:	None

Tenant Base Rent Schedule

	Annual	Monthly	PSF
Current*:	\$17,329.00	\$1,444.08	\$13.33
Bump 8/1/2019:	\$17,550.00	\$1,462.50	\$13.50
Bump 8/1/2020:	\$18,200.00	\$1,516.67	\$14.00

* Blended current rental rate for increase effective 4/1/2020.
Pro Forma Calendar Year: July 1, 2019 through June 30, 2020.

Tenant Recapture

Common Area Maintenance:	Pro Rata Share
Insurance:	Pro Rata Share
Real Estate Taxes:	Pro Rata Share
Admin. Fee:	None
Management Fee:	Pro Rata Share



DISCLOSURE, CONFIDENTIALITY & DISCLAIMER

CONFIDENTIALITY AGREEMENT

The information within this Offering Memorandum will set forth an understanding regarding the relationship between the Recipient of this package (the “Recipient”) and The Cooper Group and the confidentiality of the investment information to be supplied to you and your organization for use in considering, evaluating and/or purchasing this property (the “Property”). The recipient acknowledges that all financial, contractual, marketing, and informational materials including but not limited to lease information, occupancy information, financial information, projections, data information and any other similar information provided by The Cooper Group which relates to the Property (collectively, the Confidential Information), whether said information was transmitted orally, in print, in writing or by electronic media is confidential in nature and is not to be copied or disseminated to any party without the prior consent of The Cooper Group. The Recipient acknowledges and agrees that the Confidential Information is of such a confidential nature that severe monetary damage could result from dissemination of that information to unauthorized individuals. The Recipient shall limit access to the Confidential Information to those individuals in the Recipient’s organization with a “need to know” and shall take all precautions reasonably necessary to protect the confidentiality of the Confidential Information. The Recipient acknowledges and agrees that the Confidential Information and any copies thereof are the property of The Cooper Group that all such information will be returned to The Cooper Group upon written request. Any offers or inquiries from Recipient in connection with this investment proposal shall be forwarded, confidential, to The Cooper Group. Other than The Cooper Group, the Recipient agrees that neither Recipient nor The Cooper Group shall be obligated to pay any procuring broker fees in connection with this investment unless a separate written Brokerage Agreement is entered into and written acknowledgement of any procuring Brokerage Agreement is received from all parties to the investment transaction. Procuring brokers must provide written introductions of potential investors and receive written acknowledgment from The Cooper Group for representation to be recognized. This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

DISCLOSURE & DISCLAIMER

The Memorandum contains selected information pertaining to the property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property, to be all-inclusive or to contain all or part of the information which perspective Recipients may require to evaluate the purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the owner or The Cooper Group. All references disclosed herein related to acreage, square footages and/or other measurements may be approximations and the best information available. The summaries of information included herein do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Photos herein are the Property and respective owners and use of these images without the express written consent of the owner is prohibited.

The owner and the Cooper Group expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or terminate discussions with any entity and any time with or without notice which may arise as a result of review of this Memorandum.

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Cooper Commercial Investment Group
6120 Parkland Blvd., Suite 206
Cleveland, OH 44124
www.coopergrp.com

Retail Investment Offering Memorandum



Bob Havasi
bhavasi@coopergrp.com
(216) 562-1981 x10



Dan Cooper
dcooper@coopergrp.com
(216) 562-1981 x12



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