

INVESTMENT SUMMARY

PRICE	\$1,765,000
CAP	7.43%
NOI	\$131,150.82
RENT/SF	\$27.27
PRICE/SF	\$367.02
RENT ADJUSTMENTS 10% Every 5 Years	
3/18/2020 –3/17/2025:	\$119,228.02
3/18/2025 –3/17/2030:	\$131,150.82
3/18/2030 –9/30/2030:	\$144,265.22

LEASE INFORMATION

LEASE TYPE	NNN
REMAINING LEASE TERM	5 1/2 Years
RENT COMMENCEMENT	10/1/2010
LEASE EXPIRATION	9/30/2030
RENEWAL OPTIONS	Three 5-Year w/ 10% Increases
ZONING	PMD - Planned Multi-Use Development

PROPERTY INFORMATION

ADDRESS	1305 Crystal Lane Chaska, MN 55318
BUILDING SIZE	4,809 SQ. FT.
LOT SIZE	0.67 Acres
COUNTY	Carver
YEAR BUILT	1998

- Redevelopment opportunity with Lease buy out potential.
- Low Asking Price of \$1,765,000 @ 7.43% Cap Rate.
- The Corporate Big O Tires has closed this location with 5+ years remaining on the lease term. Lease is guaranteed by TBC Corporation with over 2,000 locations.
- The Hazeltine National Golf Club is located about 4 miles away from the property which is considered the Best Private Golf Club in Minnesota and has hosted multiple major golf championships. Hazeltine is the future site of the 2024 U.S. Amateur Championship, 2026 KPMG Women’s PGA Championship, and the 2029 Ryder Cup. Hazeltine is the only club in the country selected to host the Ryder Cup for a second time.
- 4,800 square feet on 0.67 acres.
- Nearby retailers include Speedway, Valvoline, Caliber Collision, McDonald’s, Holiday, Caribou Coffee, O’Reilly, Napa, etc.
- Area retailers include Target, Home Depot, Kohl’s, Aldi, Starbucks, Walgreens, Arby’s, Chipotle, & more.
- Excellent 5-mile average household income of \$146,801 and 5-mile population of 96,917.
- Chaska is located in a county seat and ranked one of the Best Places to Live in Minnesota in 2024 according to Niche.

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2024 POPULATION	4,849	40,538	96,917
2029 POPULATION	4,788	42,816	102,230
2024 MEDIAN HOUSEHOLD INCOME	\$93,857	\$96,973	\$109,439
2024 AVERAGE HOUSEHOLD INCOME	\$122,315	\$127,312	\$146,801

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2024 and 2029.

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PROPERTY	Big O Tires
TENANT	RE Tire II, LLC
GUARANTOR	TBC Corporation
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-rated
WEBSITE	https://www.bigotires.com/

Big O Tires is the tenant on the lease which operates over 470 locations in 25 states.

Big O Tires is a one-stop destination for automotive solutions, offering an extensive array of services alongside top-notch tires, wheels, and accessories. Its business model has always been to earn customers trust by selling great products and always standing behind them.

TBC Corporation is the parent company and guarantor of Big O Tires which operates 2,000+ locations.

TBC Corporation is now one of North America’s largest marketers of automotive replacement tires. The brands underneath TBC Corporation include Big O Tires, Midas, National Tire Wholesale, TBC Brands, TBC de Mexico, and TBC International.

Its diverse team of nearly 9,000 employees spans over North America and Mexico committing to shape the future and growth of TBC Corporation.

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

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