

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
3/18/2025 –3/17/2030:	\$131,150.82
3/18/2030 –9/30/2030:	\$144,265.22

LEASE INFORMATION

LEASE TYPE	NNN
REMAINING LEASE TERM	4 Years, 6 Months
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

- Low Asking Price of \$1,765,000 @ 7.43% Cap Rate.
- The property has been subleased to Full Throttle Automotive. 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 \$152,740 and 5-mile population of 98,975.

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2025 POPULATION	4,727	40,882	98,975
2030 POPULATION	4,580	42,539	103,008
2025 MEDIAN HOUSEHOLD INCOME	\$99,821	\$105,142	\$115,733
2025 AVERAGE HOUSEHOLD INCOME	\$128,186	\$136,619	\$152,740

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2025 and 2030.

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.

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



SUBLEASED TO	Full Throttle Automotive, LLC
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-rated
WEBSITE	https://www.ftafullthrottle.com/

The property has been subleased to Full Throttle Automotive, which operates 1 location in Chaska.

Full Throttle Automotive is a family-owned auto repair shop based in Chaska, Minnesota, founded by two partners, John and Ryan. With years of experience working together in the automotive industry, they established their own shop with a commitment to honesty, high-quality workmanship, and exceptional customer service. Their goal is to create a trustworthy environment where customers feel confident leaving their vehicles in expert hands.

The shop offers comprehensive maintenance and repair services for a wide range of vehicles, including routine oil changes, brake and suspension work, as well as heavy-duty diesel and fleet repairs. Their approach emphasizes integrity, clear communication, and technical expertise, ensuring that every vehicle is treated with the same care and attention they would give their own. Full Throttle Automotive is dedicated to building long-term relationships with customers through dependable service and professional care.

Lease is guaranteed by TBC Corporation with over 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.

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.

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

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

Amanda C. Leathers | 612-436-0045 | amada@upland.com

Minnesota Broker of Record

Paul Bonanno | 763-452-2402 | paul@nnnsearch.com

Erik Sjolund | 763-452-2401 | erik@nnnsearch.com

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.