

INVESTMENT SUMMARY

PRICE	\$2,580,650
CAP	7.00%
NOI	\$180,645.48
RENT/SF	\$16.03
PRICE/SF	\$228.98
RENT ADJUSTMENTS: 2.75% Annually	
1/1/26-12/31/26	\$180,645.48
1/1/27-12/31/27	\$186,064.84
1/1/28-12/31/28	\$191,181.63
1/1/29-12/31/29	\$196,439.12
1/1/30-12/31/30	\$201,841.20

LEASE INFORMATION

LEASE TYPE	NNN
LEASE TERM	4 Years, 9 Months
RENT COMMENCEMENT	11/14/2011
LEASE EXPIRATION	12/31/2030
RENEWAL OPTIONS	None

- Behavioral Health Clinic has operated as an outpatient opiate treatment center providing narcotic replacement therapy.
- Lease guaranteed by Behavioral Health Group which operates 115 locations in 21 states, BHG has more than 1,900 employees who serve more than 42,000 patients.
- The building was extensively remodeled in 2012 at a cost of \$750,000, including a new lobby, elevator, 1st floor remodel & 2nd floor build out.
- The Metro Transit light rail system passes directly in front of Alliance Clinic, and carries over 14 million passengers per year.
- Behavioral Health Clinic is located near the University of Minnesota campus which has over 52,300 students.
- Portfolio of 3 properties, available for portfolio or individual acquisition.

LEASE NOTES:

Operates as an outpatient opiate treatment clinic.

Annual rent increases of 2.75% annually.

Building was extensively remodeled in 2012 at a cost of approximately \$750,000. The remodel included: new lobby addition, an elevator was added, the 2nd floor was built-out, and 1st floor remodeled.

The Metro Transit light rail system passes directly in front of Behavioral Health Group , and carries over 14 million passengers per year.

PROPERTY INFORMATION

ADDRESS	3329 University Ave SE Minneapolis, MN 55414
BUILDING SIZE	11,270 SQ. FT.
LOT SIZE	0.49 Acres
COUNTY	Hennepin
YEAR BUILT	1958
YEAR RENOVATED	2012

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2025 POPULATION	23,570	204,791	534,465
2030 POPULATION	25,827	211,102	543,930
2025 MEDIAN HOUSEHOLD INCOME	\$55,603	\$71,520	\$78,743
2025 AVERAGE HOUSEHOLD INCOME	\$84,274	\$103,169	\$109,612

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 NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

BEHAVIORAL HEALTH GROUP

PROPERTY	Behavioral Health Group
TENANT	Alliance Clinic, LLC
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-Rated

The tenant on the lease is Alliance Clinic, LLC (a Minnesota LLC). Guarantor is BHG Holdings, LLC.

Alliance Clinic, Alliance Methadone Maintenance Clinic, is an opiate treatment program and outpatient clinic serving the greater Minneapolis/St. Paul metro area, and beyond. Alliance Clinic provides narcotic replacement therapy services using methadone maintenance as a medication in conjunction with behavioral health treatment services for opiate addiction. They provide ethical and responsible chemical and mental health services in serving a broad spectrum of individuals suffering from opiate addiction. Alliance serves adult men and women age 18 and older from a variety of cultures who may also struggle with mental illness. They address each person’s culture and lifestyle which are factors that play an important role in reaching recovery. The Methadone Maintenance Clinic also provides chemical health assessments by appointment in order to determine a diagnosis and set forth a customized, recommended treatment path. Assessments also include additional referrals for individuals who have concerns regarding their substance use and/or chemical dependency.

With 115 locations in 21 states, BHG has more than 1,900 employees who serve more than 42,000 patients.

Behavioral Health Group (BHG) is the largest network of Joint Commission-accredited outpatient opioid treatment and recovery centers in the U.S., delivering comprehensive, personalized evidence-based medical and behavioral therapies for individuals with opioid use disorder (OUD). BHG is committed to a mission of real recovery that goes beyond treatment to include long term solutions for healthier living. Each treatment center is staffed with experienced addiction physicians, counselors, and nurses. Treatment utilizes all three FDA-approved medications for OUD, counseling and behavioral therapy, and low-cost drug testing designed to help manage medication dosage and ensure compliance with treatment. Integral to the BHG recovery program is comprehensive counseling and behavioral therapy.

99% of BHG patients report improved quality of life since admission

98% of BHG patients are satisfied with their treatment

60% of BHG patients obtain employment after one year of treatment

BHG recovery programs perform **60% better** than the industry benchmark for patients testing positive for opioids after one year of treatment.

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.