



CIBUS

2800 MOUNT RIDGE RD, ROSEVILLE, MN 55113

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IK The Kase Group
Real Estate Investment Services

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ROSEVILLE, MN 55113



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PROPERTY INFORMATION

SECTION 1

PROPERTY SUMMARY

2800 MOUNT RIDGE RD
ROSEVILLE, MN 55113

PROPERTY HIGHLIGHTS

- Absolute NNN Lease with Zero Landlord Responsibilities
- Corporate Guarantee – Collectis S.A. (NASDAQ: CLLS)
- Mission-Critical, State-of-the-Art Facility
- In place I/O at 3.61% through 2029
- 2018 Class-A Construction on 11-Acre Corporate Campus
- Located Within 280-Acre Master-Planned Mixed-Use Redevelopment
- 5 Minutes to Downtown Minneapolis, 8 Minutes to Downtown St. Paul
- Immediate Access to I-35W with 139,000 Vehicles Per Day
- Strong 5-Mile Demographics – 285,584 Residents and 238,011 Daytime Employees
- Affluent Area – Average Household Income Exceeds \$99,000 Within 1 Mile
- Near University of Minnesota Agricultural and Resource Sciences Campus (3,335 Students)
- Across from Rosedale Center – 14+ Million Annual Visitors
- Adjacent to \$100 Million Regional Retail Renovation
- Surrounded by Restaurants, Hotels, Entertainment, and Langton Park Trails



OFFERING SUMMARY

Sale Price:	\$20,834,000
Lot Size:	11 Acres
Building Size:	38,000 SF Building & 11,000 SF Greenhouse
Lot Size:	10.73 AC
NOI:	\$1,479,200
Cap Rate:	7.10%
Lease Start - Lease End	5/1/2018 - 04/30/2038
Options	Four, 5-Year

PROPERTY DESCRIPTION

TheKase Group is pleased to present a rare opportunity to acquire a mission-critical, state-of-the-art facility located in Roseville, Minnesota. The property is secured by a 12+ year Absolute NNN Bond Lease, offering zero landlord responsibilities and long-term peace of mind. The lease is corporately guaranteed by Collectis S.A., a publicly traded French pharmaceutical firm (NASDAQ: CLLS), and includes 7.5% rental escalations every five years along with four (4) additional five-year renewal options.

Delivered in 2018, the asset is a premier Class-A construction situated on an expansive 11-acre corporate campus. It features cutting-edge lab and research facilities, a test kitchen, greenhouse, and outdoor demonstration plots, making it essential to the operations of the current tenant, Cibus, a leader in precision gene editing for agriculture. The location offers excellent accessibility, just five minutes from Downtown Minneapolis and eight minutes from Downtown St. Paul, with immediate access to I-35W, which sees over 139,000 vehicles per day.

The property sits within a 280-acre master-planned redevelopment that blends high-density residential, Class-A office and industrial space, retail, and hospitality. It benefits from strong surrounding demographics, including 284,204 residents in the primary trade area and 285,584 residents within five miles, along with a daytime workforce of 238,011 employees in the same radius. Average household income exceeds \$99,000 within one mile. Nearby is Rosedale Center, a major regional shopping destination with more than 14 million annual visitors, recently enhanced by a \$1 00 million renovation. The area also offers vibrant lifestyle amenities, including restaurants, hotels, entertainment venues, and outdoor recreation at Langton Park.

LOCATION DESCRIPTION

Roseville is a vibrant suburb in the Twin Cities metropolitan area, located about 10 miles north of Minneapolis and 6 miles from St. Paul. With a population of around 35,000, it offers a family-friendly atmosphere, excellent schools, and a variety of parks and recreational spaces. Central Park is a popular spot, featuring sports fields, walking trails, and a dog park, while the Roseville Skating Center provides indoor ice rinks for recreational skating and hockey.

The city is home to the large Rosedale Center, which offers shopping, dining, and entertainment options. Roseville is conveniently located near major highways like I-35W and I-694, providing easy access to Minneapolis and St. Paul. The city hosts numerous community events throughout the year, fostering a strong sense of connection among residents. With a strong local economy and easy access to the Twin Cities, Roseville offers a balanced mix of suburban living with urban amenities.

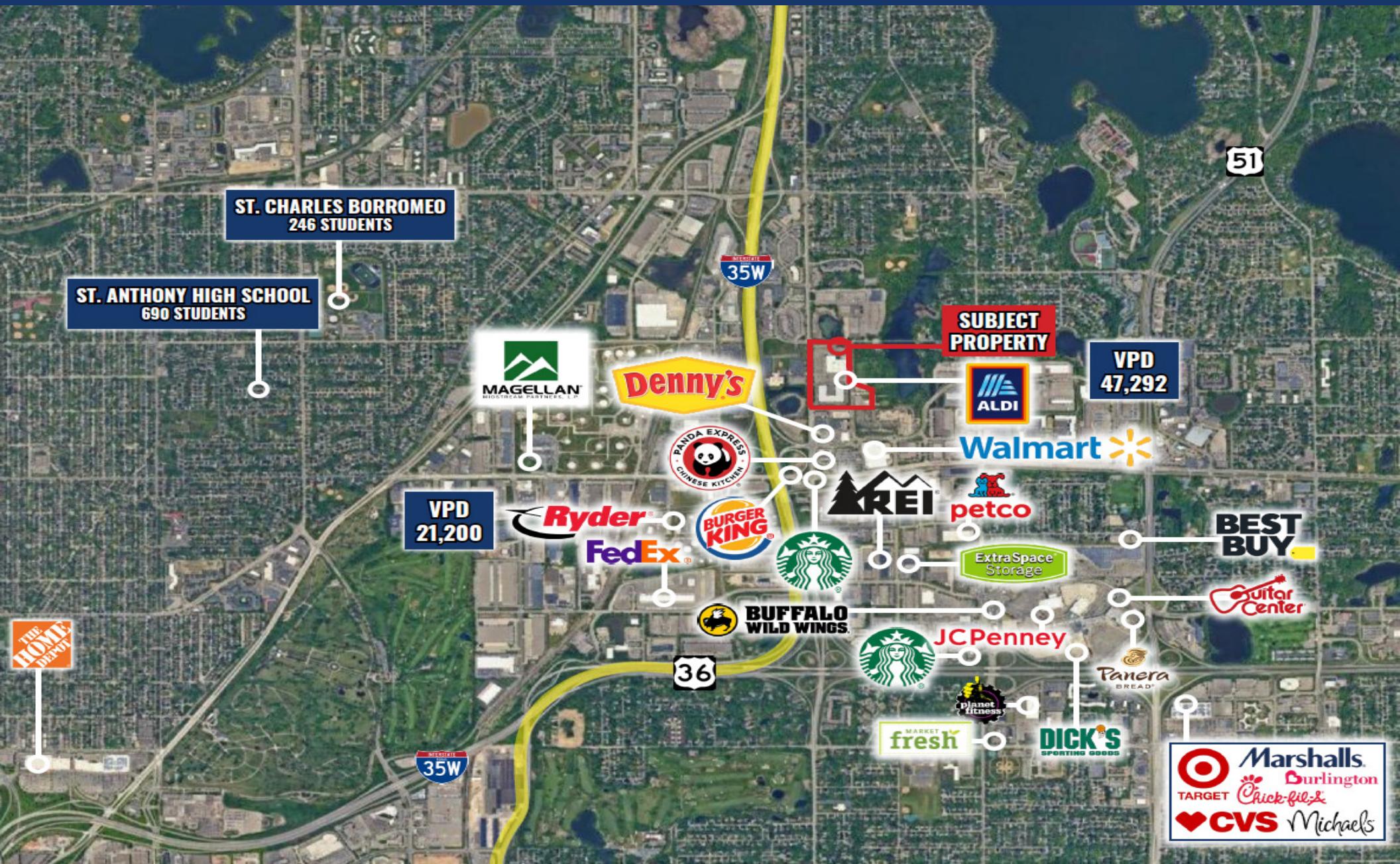
ADDITIONAL PHOTOS

2800 MOUNT RIDGE RD
ROSEVILLE, MN 55113



AERIAL MAP

2800 MOUNT RIDGE RD
ROSEVILLE, MN 55113





FINANCIAL ANALYSIS

SECTION 2

FINANCIAL SUMMARY

2800 MOUNT RIDGE RD
ROSEVILLE, MN 55113

INVESTMENT OVERVIEW

Price	\$20,834,000
Price per SF	\$548
CAP Rate	7.10%
Net Operating Income	\$1,479,200
Building Size	38,000 SF Building & 11,000 SF Greenhouse
Lease Start - Lease End	05/01/2018 - 04/30/2038
Options	Four, 5-Year
Increases	7.5% Every 5 Years
Cash-on-Cash Return (yr 1)	10.41%

RENT SUMMARY

May 1 2023 - April 30, 2028	\$1,479,000.00
May 1 2028 - April 30, 2033	\$1,590,000.00
May 1 2033 - April 30, 2038	\$1,709,400.00
Option 1	\$1,837,605.54
Option 2	\$1,975,425.96
Option 3	\$2,123,582.91

FINANCIAL SUMMARY

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Option 4	\$2,282,852.00
Pre-Tax Cash Flow	\$1,004,607

LOAN DATA

Lender Name	DBR Investments
Loan Number	10208031
Loan Amount	\$10,375,000
Payoff Due Date	12/6/2029
Interest Rate	3.6100
Amortization in Years	0.00
Loan Term in Years	8.00
Fixed Rate Term in Years	8.00
Rate Adjustment Date	12/6/2029
Interest Only Term in Years	8.00
Interest Only Expiration Date	12/6/2029
Prepayment Terms	Defeasance
Assumable	Yes



CUSTOM TABLE HEADLINE

OVERVIEW

Name	Cibus
Founded:	2001
Headquarters:	San Diego, California & Roseville, Minnesota
Parent Company:	Cellectis S.A. (NASDAQ: CLLS)
Industry:	Biotechnology / Agricultural Technology
Speciality:	Precision gene editing for sustainable agriculture

TENANT DESCRIPTION

Cibus is a leading agricultural biotechnology company specializing in precision gene editing to develop sustainable, high-yield crops. The company focuses on improving crop productivity, disease resistance, and environmental resilience through innovative gene-editing technologies. Cibus is widely recognized for its pioneering work in agricultural innovation, advancing solutions that contribute to global food security and sustainable agriculture.

In 2023, Cibus completed a strategic merger with Calyxt, enhancing its research capabilities and strengthening its position in the agricultural technology market. The company now operates from its mission-critical headquarters in Roseville, Minnesota, which includes R&D labs, a test kitchen, greenhouse, and demonstration plots—facilities vital to its ongoing research and development efforts.

Cibus remains committed to driving innovation across the agricultural sector, with a focus on non-GMO gene editing methods that deliver improved crops without introducing foreign DNA, thereby aligning with both consumer and industry preferences.

FINANCIAL BACKING

Cibus is a privately held company supported by extensive industry partnerships and a strong capital base. Following its merger with Calyxt, Cibus benefits from expanded capabilities in biotechnology research and greater market presence. The property's lease continues to be corporately guaranteed by Cellectis S.A. (NASDAQ: CLLS), a French biopharmaceutical company publicly traded on the NASDAQ and Euronext exchanges, offering an additional layer of financial security.



DEMOGRAPHICS

SECTION 3

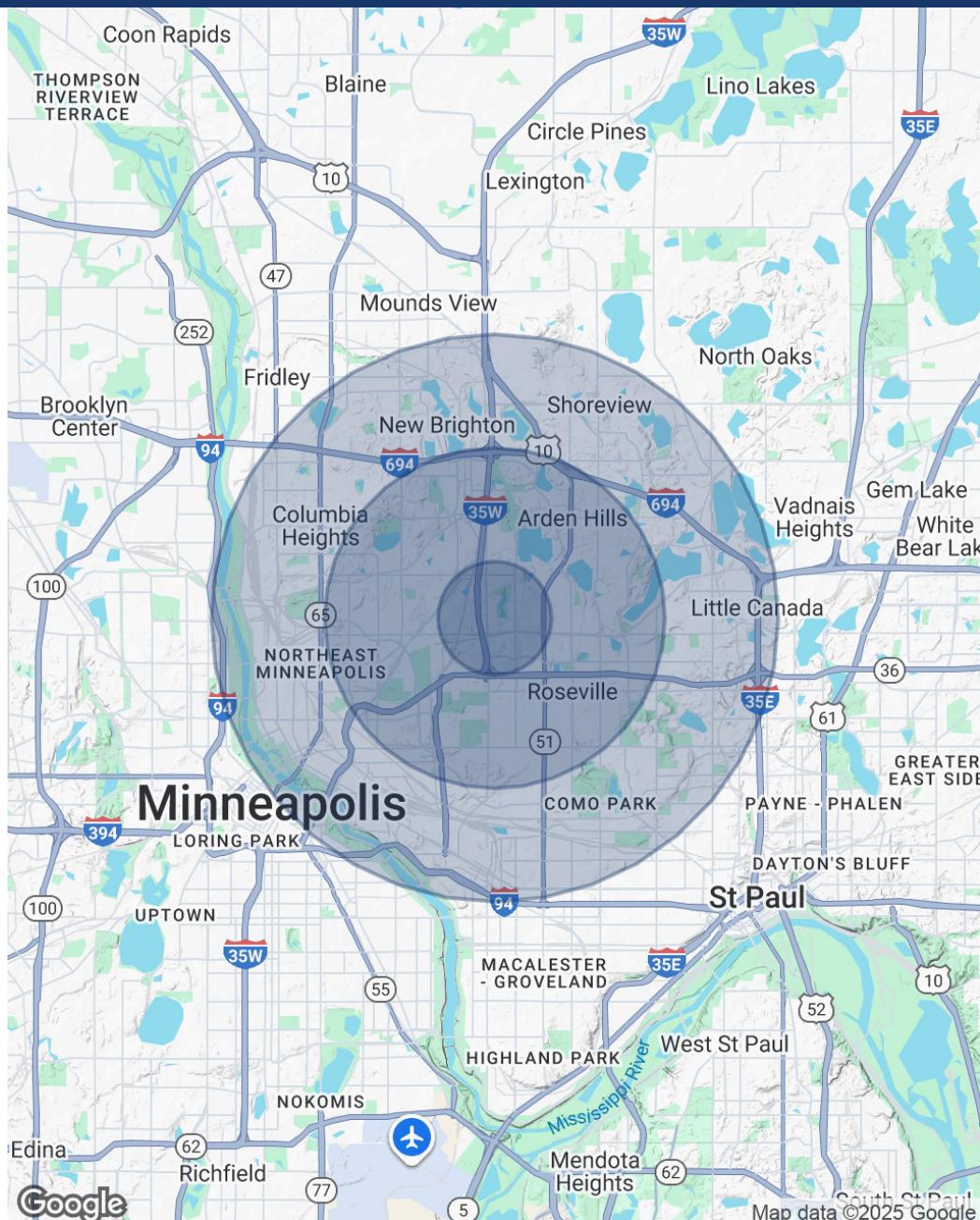
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,224	87,185	285,584
Average Age	42	41	38
Average Age (Male)	40	40	37
Average Age (Female)	44	42	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,663	36,554	120,154
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$108,023	\$116,970	\$102,302
Average House Value	\$402,712	\$408,169	\$394,873

Demographics data derived from AlphaMap



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