

6287 32ND STREET NORTH OAKDALE, MN

DIRECTV

Long Term Absolute Triple Net Lease | 3% Annual Escalations | Mission Critical Data Center & Broadcasting Facility

Investment Offering Memorandum.

This Investment Offering Memorandum has been prepared by Thomas Company and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor do they purport to be all inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Seller, Thomas Company and designated sources, and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Seller, and therefore are subject to variation. No representation is made by Seller or Thomas Company as to the accuracy or completeness of the information contained herein, and nothing contained herein, is, or shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Seller and its officers, directors and employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Thomas Company, Seller and its officers, directors and employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or omission from the Investment Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. The Investment Offering Memorandum does not constitute a representation that there has been a change in the business or affairs of the Property or Seller since the date of preparation of the Investment Offering Memorandum. Analysis and verification of the information contained in the Investment Offering Memorandum is solely the responsibility of the prospective purchaser.

Seller and Thomas Company each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Seller shall have no legal commitment or obligation to sell the property to any entity reviewing the Investment Offering Memorandum or making an offer to purchase the Property unless and until such offer is approved by Seller, a written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller and its legal counsel and any conditions to Seller's obligations thereunder have been satisfied or waived. This Investment Offering Memorandum and the contents are of a confidential nature. By accepting the Investment Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Investment Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller, and that you will not use the Investment Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Thomas Company. If you do not have an interest in the Property at this time, please return the Investment Offering Memorandum forthwith.

© 2025 Thomas Company

JEFFREY S. THOMAS

Thomas Company, 100 Sun Valley
Road, Suite 328 Sun Valley, ID 83353

thomascompany.com

WA License #24992 | ID License # CO46578

jeffrey@thomascompany.com

800.775.3350

OFFERED IN ASSOCIATION WITH

RAY YUNG REAL ESTATE

Mike Yung

MN License #40432871

The Offering.

Thomas Company is pleased to present a DIRECTV Uplink facility located in Oakdale, Minnesota. This fee simple property totals 20,890 square feet featuring 17 years remaining on an absolute triple net lease with 3.00% escalations annually providing a low risk, cash flowing investment.

Investment Highlights

Mission Critical Uplink Facility

This data center and broadcasting facility is a mission critical site for DIRECTV's day to day operations. This site is part of the technical core, housing critical infrastructure that make broadcast signals viable. This site is used to send broadcast signals to DIRECTV satellites in orbit.

Absolute Triple Net Lease

An absolute triple net lease, with 17 years remaining and 3.00% annual escalations, carries no landlord responsibilities and represents an attractive opportunity for investors seeking a passive, cash-flowing asset. Its lease structure provides predictable income and minimizes operational risk, making it a compelling investment.



Leading Satellite TV Provider

DIRECTV is a leading provider of satellite television services in the United States with over 11 million subscribers. DIRECTV offers a comprehensive television service with a wide range of channels, sports coverage, and features that cater to the diverse preferences of its subscribers.

Strong Credit Tenant

In 2021, TPG acquired a 30% stake in DIRECTV from AT&T. In 2024, TPG Capital announced an agreement to acquire the remaining 70% stake in DIRECTV from AT&T, aiming to gain full ownership of the satellite TV provider. This acquisition was completed in June 2025 and is expected to provide DIRECTV with a stronger financial platform to increase investments in innovative video offerings that benefit consumers.



Executive Summary.

PROPERTY SUMMARY

Price	\$11,958,948
Cap Rate	6.80%
Address	6287 32nd Street North
City	Oakdale
State	MN
Property Type	Data Center and Broadcasting Facility
NOI	\$813,208
Building SF	20,890
Land/Lot Size (Acres)	4.99

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN)
Tenant	DIRECTV, LLC
Landlord Responsibilities	None
Roof & Structure	Tenant Responsible
Lease Commencement Date	3/31/23
Lease Expiration Date	3/31/43
Lease Term (Remaining)	17 Years
Renewal Options	4 x 5 Year Options
Escalations	3.00% annually



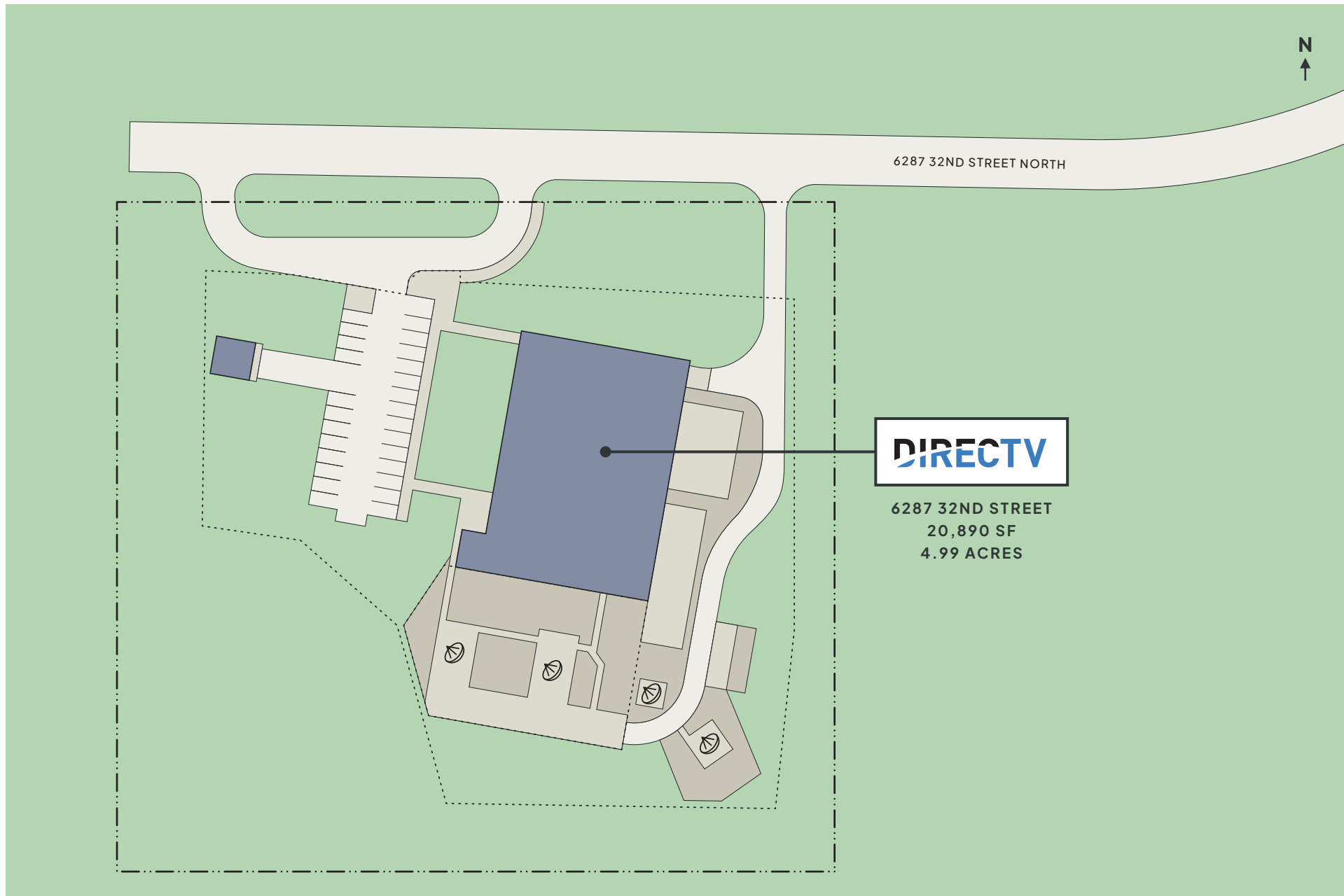
Lease Abstract.

LEASE ABSTRACT

Tenant Name	DIRECTV, LLC
Lease Type	Absolute Triple-Net (NNN)
Building Size (SF)	20,890
Land (Acres)	4.99
Lease Commencement Date	3/31/23
Expiration Date	3/31/43
Lease Term	20.00 Years
Remaining Lease Term	17 Years
Contractual Rental Rate	\$813,208
Escalations	3.00% annually
Number of Options	4 x 5 Year Options
Landlord Responsibilities	None
Operating Expenses	Absolute Triple-Net Lease. Tenant responsible for all operating expenses.
Utilities	Absolute Triple-Net Lease. Tenant responsible for all utilities.
Property Taxes	Absolute Triple-Net Lease. Tenant responsible for taxes.
Property Insurance	Absolute Triple-Net Lease. Tenant responsible for insurance.
Maintenance & Repairs	Absolute Triple-Net Lease. Tenant responsible for maintenance and repairs.



Site Map.



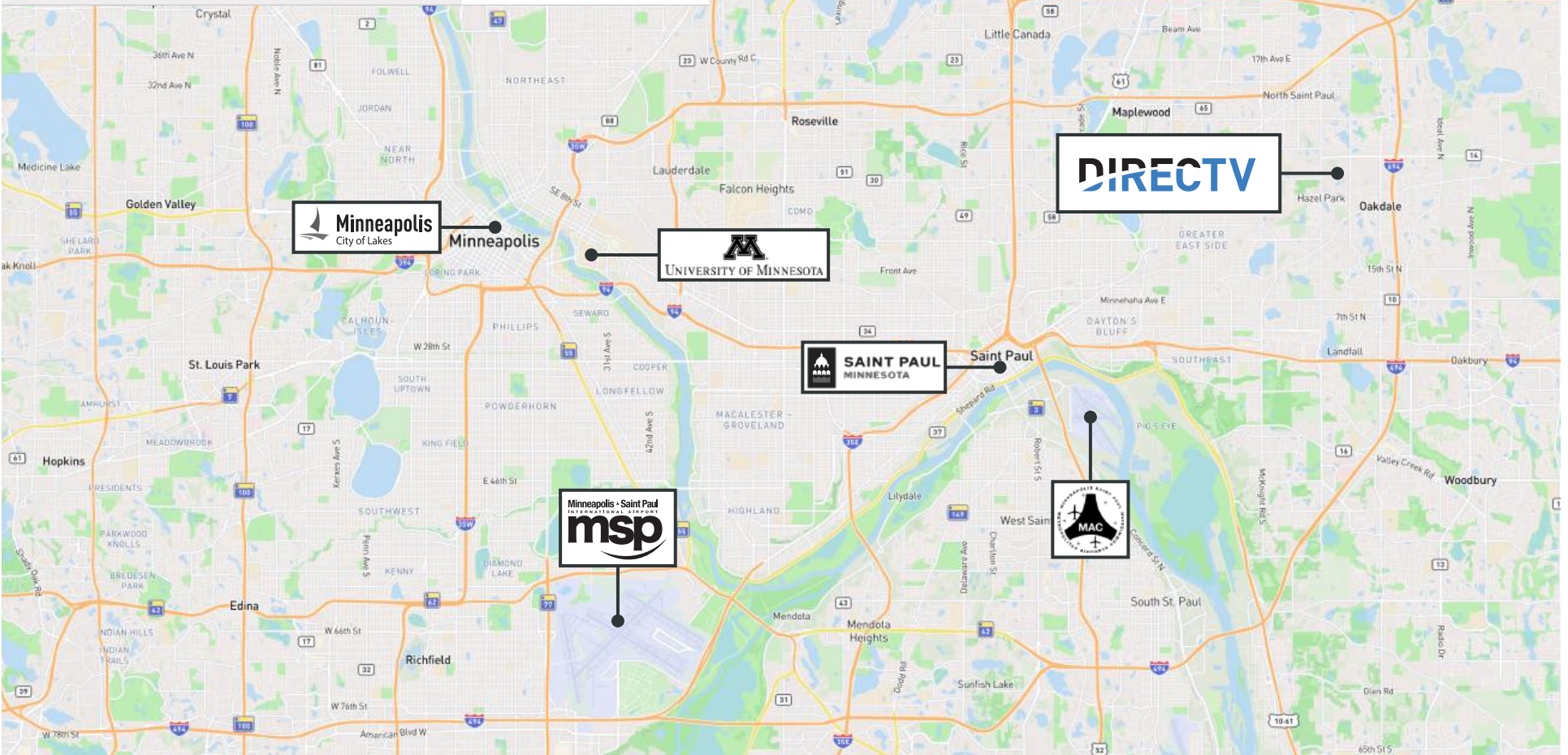
Aerial Map.



Regional Map.

KEY DRIVING DISTANCES

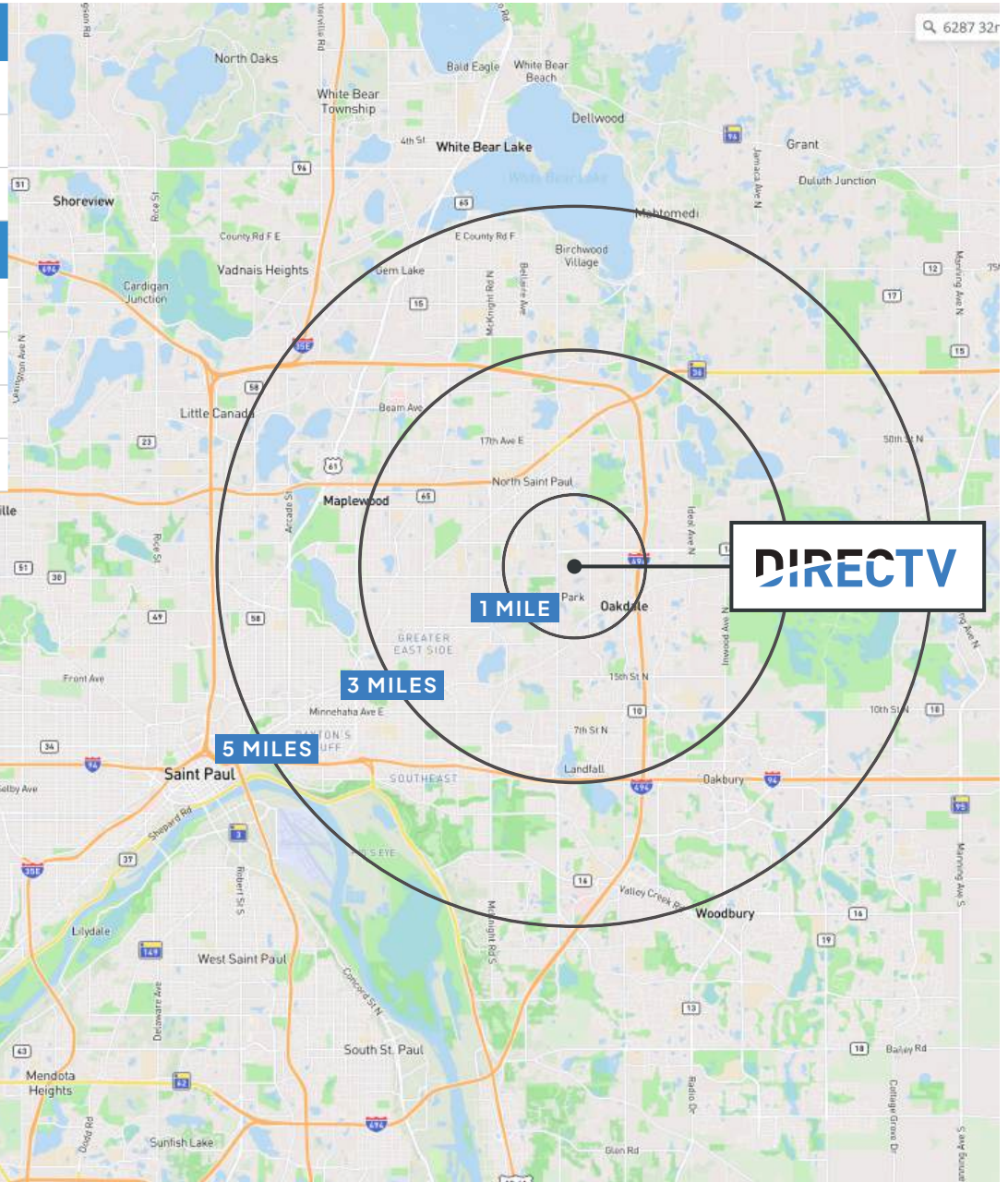
Downtown Saint Paul	8.5 miles	13 min
Saint Paul Downtown Airport	10.0 miles	16 min
University of Minnesota	17.5 miles	23 min
Downtown Minneapolis	18.0 miles	24 min
Minneapolis - Saint Paul International Airport	18.0 miles	29 min



Demographics.

POPULATION	1 MILE	3 MILES	5 MILES
2020 Population	8,687	81,013	206,939
2024 Population	8,328	78,534	200,090
2029 Population Projection	8,610	79,438	200,462

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Average Household Income	\$89,781	\$95,157	\$96,392
2020 Households	3,402	30,105	75,218
2024 Households	3,251	29,140	72,729
2029 Household Projection	3,365	29,523	72,989



Market Overview.

Saint Paul, MN

Oakdale, Minnesota emerges as a standout community within the thriving Minneapolis–St. Paul metropolitan area. Located just minutes east of downtown St. Paul and a short drive from Minneapolis, Oakdale offers residents and businesses the ideal balance of suburban comfort and big-city connectivity. Its strategic position along Interstate 94 provides effortless access to the broader Twin Cities region, linking Oakdale to world-class amenities, Fortune 500 employers, and one of the nation's most diverse and resilient economies. Surrounded by scenic lakes, expansive parks, and welcoming neighborhoods, Oakdale delivers the strong quality of life that defines the Minneapolis–St. Paul area, consistently ranked among the best places to live, work, and innovate in the country.

While Oakdale maintains its own identity as a well-planned, community-focused city, it benefits greatly from its proximity to the Minneapolis urban core. Minneapolis offers a vibrant blend of cultural institutions, professional sports venues, expansive retail districts, and a nationally recognized culinary scene, all easily accessible from Oakdale. Major attractions such as U.S. Bank Stadium, the Minneapolis Institute of Art, Target Field, and the University of Minnesota campus contribute to a dynamic regional environment that continues to draw new residents and investment.

Oakdale's surrounding region is home to numerous prominent employers, with the global headquarters of 3M located just minutes away in neighboring Maplewood. The Twin Cities metro is also home to an impressive concentration of Fortune 500 companies, including Target, Best Buy, Medtronic, General Mills, and UnitedHealth Group. This strong corporate presence, combined with a highly educated and skilled workforce, reinforces the stability of the broader market and supports long-term economic strength. Oakdale taps into this ecosystem while

maintaining the convenience, accessibility, and livability that make suburban communities in Minnesota so desirable.

With its blend of metropolitan access, natural beauty, and strong community character, Oakdale presents investors with an appealing option in the heart of the Twin Cities. As the Minneapolis–St. Paul region continues to expand and evolve, Oakdale stands well-positioned to benefit from ongoing growth, offering a strategic and stable environment for a wide range of investment opportunities.



Tenant Overview.

DIRECTV Overview

DIRECTV, LLC is a nationally recognized provider of video entertainment services, offering satellite and streaming TV to millions of residential and commercial customers across the United States. Its programming includes a wide array of sports, entertainment, news, and lifestyle content, serving both urban and rural markets. The company plays a key role in delivering content to individual households, commercial venues, and multi-dwelling unit (MDU) properties.

Originally a division of AT&T, DIRECTV was spun off into a standalone entity in 2021 when TPG Capital, a leading global private equity firm, acquired a 30% stake. In 2024, TPG announced an agreement to acquire the remaining 70% ownership from AT&T, which was completed in June 2025. This strategic move by TPG signals a long-term commitment to revitalizing the DIRECTV brand and investing in its transition toward next-generation streaming technologies.

TPG Capital's full ownership represents a strong vote of confidence in DIRECTV's long-term value. With over \$200 billion in assets under management and a track record of successfully transforming complex, legacy businesses, TPG brings deep operational expertise, disciplined capital management, and a performance-driven approach to DIRECTV's future. The acquisition is expected to provide a stronger financial platform to invest in innovation, modernize offerings, and enhance customer retention—key components of a healthy, evolving business.

For landlords and real estate investors, this development greatly enhances DIRECTV's credit profile. The backing of a sophisticated institutional sponsor like TPG increases confidence in lease stability, renewal potential, and long-term occupancy.



Investment Sales | Advisory Services | Sales Leasebacks | Debt Advisory

Exclusively Marketed By

THOMAS COMPANY
NET LEASE CAPITAL MARKETS

JEFFREY S. THOMAS

Thomas Company, 100 Sun Valley Road |
Suite 328 | Sun Valley, ID 83353

jeffrey@thomascompany.com

800.775.3350

www.thomascompany.com

Offered in Association With:

RAY YUNG REAL ESTATE

Mike Yung
MN License #40432871