OFFERING MEMORANDUM

Cannon Falls Marathon

GAS STATION • CONVENIENCE STORE • CAR WASH

1103 4TH STREET SOUTH • CANNON FALLS, MINNESOTA

$4,250,000

ASKING PRICE • REAL ESTATE + BUSINESS INCLUDED

INVESTMENT SUMMARY

A compelling opportunity to acquire the fee-simple real estate together with the operating Marathon-branded fuel, convenience-store and car-wash business in Cannon Falls, Minnesota.

$4,250,000
ASKING PRICE

≈1.0M	**$0.60**	**$5.26M**	**$699.5K**	**10.57%**
ANNUAL FUEL GALLONS [1]	FUEL MARGIN / GAL. [1]	2025 SALES	2025 RECAST EBITDA [2]	CAP RATE [3]

INVESTMENT HIGHLIGHTS

- Real estate and operating business offered together
- Established Marathon-branded fuel operation
- Seller reports approximately 1,000,000 gallons annually
- On-site convenience store and standalone car wash
- 2025 gross profit increased approximately 7.0% year over year
- 2025 recast EBITDA increased approximately 13.2% year over year

FINANCIAL OVERVIEW

	2024	2025
Revenue	$5,235,595	$5,256,121
Gross Profit	$899,357	$962,638
Reported NOI	$332,916	$449,369
Reported Net Income	$234,125	$354,451
Recast EBITDA [2]	$618,130	$699,530

ASKING PRICE METRICS

0.81x revenue • 6.08x recast EBITDA • 10.57% cap rate [3]

[1] Fuel volume and per-gallon margin are seller-reported and subject to buyer verification. [2] Recast EBITDA equals reported net income plus interest and depreciation and is not a GAAP figure. [3] Cap rate equals 2025 reported NOI of $449,369 divided by the $4,250,000 asking price. Because the sale includes the operating business and real estate, this is not a standalone real-estate cap rate. All figures are subject to due diligence.

PROPERTY OVERVIEW

PROPERTY + BUSINESS

ADDRESS
1103 4th Street South

MARKET
Cannon Falls, Minnesota

FUEL BRAND
Marathon

ANNUAL FUEL VOLUME
Approx. 1,000,000 gallons*

FUEL MARGIN
Approx. $0.60 per gallon*

INCLUDED
Real estate + business + car wash

$4,250,000

OFFERED BY

DARIN GROTEBOER

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[1] Seller-reported; subject to independent buyer verification.