

INVESTMENT SUMMARY

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|-------------------|--------------|
| PRICE | \$3,300,000 |
| CAP | 6.35% |
| NOI | \$210,090.20 |
| NUMBER OF TENANTS | 2 |
| PERCENT OCCUPIED | 100% |

OCCUPANTS

O'Reilly Auto Parts
Dollar Tree

PROPERTY INFORMATION

| | |
|----------------|---|
| BUILDING NAME | O'Reilly Auto Parts/Dollar Tree |
| ADDRESS | 25945 Gateway Dr Zimmerman, MN 55398 |
| BUILDING SIZE | 15,506 SQ. FT. |
| LOT SIZE | 4.47 Acres |
| COUNTY | Sherburne |
| YEAR RENOVATED | 2022 |
| YEAR BUILT | 2000 |

- Corporate O'Reilly Auto Parts & Dollar Tree with 7+ years remaining on the lease term.
- O'Reilly has a S&P Investment Grade rating of BBB with 6,100+ stores in 48 states and revenues of \$15.8 Billion.
- Dollar Tree has a S&P Investment Grade rating of BBB with 16,000+ stores in 48 states and revenues of \$30.6 Billion.
- Low rent psf with Dollar Tree at \$10.00 psf and O'Reilly pay rent \$15.95 psf.
- Average household income of \$130,498 within a 5-mile radius, and population of 19,736.
- Visibility from Highway 169 where traffic counts average 28,565 vehicles daily.
- Nearby retailers include Speedway, Dairy Queen, Caribou Coffee, Holiday, Subway, Hardee's, and more.

LEASE NOTES:

DEMOGRAPHIC INFORMATION

| | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|-------------------------------|---------------|---------------|---------------|
| 2024 POPULATION | 3,434 | 12,977 | 19,736 |
| 2029 POPULATION | 3,513 | 13,349 | 20,288 |
| 2024 MEDIAN HOUSEHOLD INCOME | \$90,721 | \$99,212 | \$100,143 |
| 2024 AVERAGE HOUSEHOLD INCOME | \$113,442 | \$127,882 | \$130,498 |

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2024 and 2029.

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| | |
|-----------------------|--------------------------------|
| YEAR END | December 31, 2023 |
| PROPERTY | O'Reilly Auto Parts |
| TENANT | O'Reilly Auto Enterprises, LLC |
| REVENUES | \$15.8 Billion |
| NET WORTH | (\$1.7 Billion) |
| S&P RATING | BBB |
| WEBSITE | www.oreillyauto.com |

O'Reilly Auto Parts is one of the largest specialty retailers of automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States. O'Reilly provides products to both professional service providers and do-it-yourself customers to ensure continued growth, service, and success in all markets.

O'Reilly currently operates 6,000+ stores in 48 U.S. States and Puerto Rico and 48 ORMA stores in Mexico.

O'Reilly intends to be a dominant supplier of auto parts by offering retail customers, professional installers, and jobbers the best combination of price and quality provided with the highest possible service level.

| | |
|-----------------------|--------------------|
| YEAR END | February 3, 2024 |
| PROPERTY | Dollar Tree |
| TENANT | Dollar Tree, Inc |
| REVENUES | \$30.6 Billion |
| NET WORTH | \$7.3 Billion |
| S&P RATING | BBB |
| WEBSITE | www.dollartree.com |

Ranked 137 on the Fortune 500 list, Dollar Tree, Inc. is two iconic brands—Dollar Tree and Family Dollar. With stores in thousands of communities across the United States and Canada, Dollar Tree is known for providing unparalleled values and a “thrill of the hunt” shopping experience. Dollar Tree offers an assortment of products such as seasonal celebrations, party supplies, snacks, crafts, cleaning supplies, and much more.

Dollar Tree, Inc., currently operates 16,340 stores in 48 U.S. States and 5 Canadian Provinces.

CONTACT THE BELOW TO RECEIVE FULL MARKETING PACKAGE WITH BUILDING PHOTOS & AERIALS.

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