

## NORTHSTAR BEHAVIORAL HEALTH CLINIC

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- Northstar Behavioral Health has 13 1/2 years remaining on a NNN lease with 2.50% annual rent increases.
- Northstar Behavioral Health currently operates 8 locations in the Twin Cities metro.
- Northstar Behavioral Health Network provides services focusing on supporting individuals diagnosed with stimulant use disorder and opioid use disorder. These services include inpatient residential care along with outpatient services focused on client-centered care. NBH also proudly offers mental health services, including individual, group, and family counseling.
- The Property was remodeled in 2025 when NorthStar became the tenant. Low Rent PSF and large lot size and the ability to expand building size.
- 5-Mile population of 353,793 and average household income over \$102,000.
- Located in Opportunity Zone.
- Saint Paul is the capital of Minnesota, and the county seat of Ramsey County. Ramsey is the most densely populated county in Minnesota. Major corporations headquartered in Saint Paul include Ecolab and Securian Financial Group Inc. The 3M Company is often cited as one of Saint Paul's companies, though it is located in adjacent Maplewood.



**INVESTMENT SUMMARY**

|                                            |                     |
|--------------------------------------------|---------------------|
| <b>PRICE</b>                               | \$1,383,250         |
| <b>CAP</b>                                 | 8.00%               |
| <b>NOI</b>                                 | \$110,700           |
| <b>RENT/SF</b>                             | \$16.15             |
| <b>PRICE/SF</b>                            | \$201.89            |
| <b>RENT ADJUSTMENTS:</b> 2.50% Annual Inc. |                     |
| <b>YEAR 1:</b>                             | \$74,500            |
| <b>YEAR 2:</b>                             | <b>\$110,700.00</b> |
| <b>YEAR 3:</b>                             | \$113,467.56        |
| <b>YEAR 4:</b>                             | \$116,304.24        |
| <b>YEAR 5:</b>                             | \$119,211.84        |
| <b>YEAR 6:</b>                             | \$122,192.16        |
| <b>YEAR 7:</b>                             | \$125,247.00        |
| <b>YEAR 8:</b>                             | \$128,378.16        |
| <b>YEAR 9:</b>                             | \$131,587.56        |
| <b>YEAR 10:</b>                            | \$134,877.24        |
| <b>YEAR 11:</b>                            | \$138,249.12        |
| <b>YEAR 12:</b>                            | \$141,705.36        |
| <b>YEAR 13:</b>                            | \$145,247.00        |
| <b>YEAR 14:</b>                            | \$148,879.20        |
| <b>YEAR 15:</b>                            | \$152,601.24        |

**LEASE INFORMATION**

|                          |                                            |
|--------------------------|--------------------------------------------|
| <b>LEASE TYPE</b>        | NNN                                        |
| <b>LEASE TERM</b>        | 15 years                                   |
| <b>RENEWAL OPTIONS</b>   | Two 5-Year w/<br>2.50% Annual<br>Increases |
| <b>RENT COMMENCEMENT</b> | 4/1/2025                                   |
| <b>LEASE EXPIRATION</b>  | 3/31/2040                                  |



**LEASE NOTES:**

Northstar signed a 15 year lease in 2025 and remodeled the property.  
Opportunity Zone. The property includes 12 city lots, providing room for future expansion.  
Tenant has 15 day ROFR.  
Prior tenants operated as chemical dependency center for 20+ years.

**PROPERTY INFORMATION**

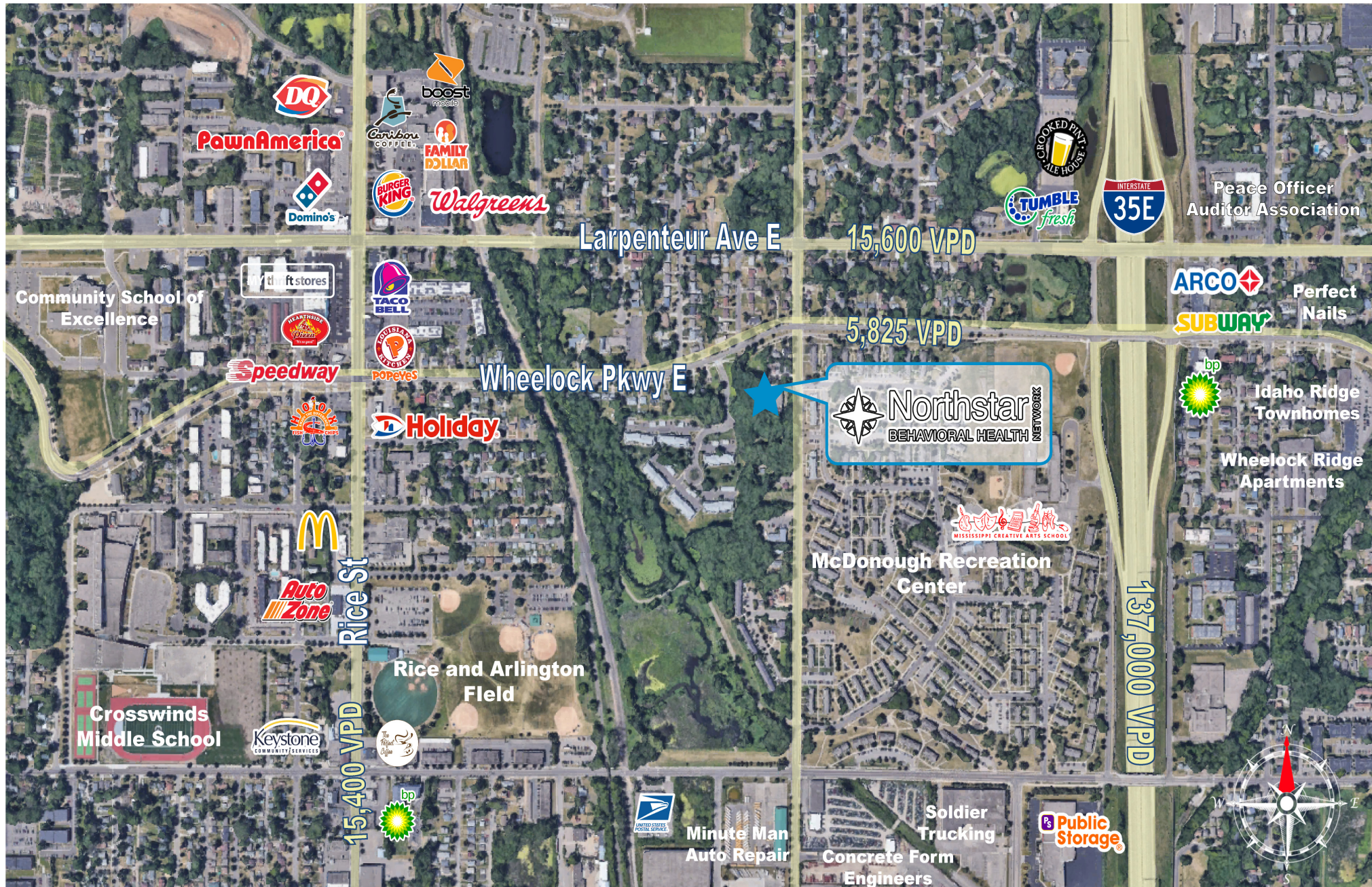
|                       |                                           |
|-----------------------|-------------------------------------------|
| <b>ADDRESS</b>        | 1609 Jackson Street<br>St. Paul, MN 55117 |
| <b>BUILDING SIZE</b>  | 6,854 SQ. FT.                             |
| <b>LOT SIZE</b>       | 1.00 Acre                                 |
| <b>COUNTY</b>         | Ramsey                                    |
| <b>YEAR BUILT</b>     | 1960                                      |
| <b>YEAR RENOVATED</b> | 2025                                      |

**DEMOGRAPHIC INFORMATION**

|                                      | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|--------------------------------------|---------------|---------------|---------------|
| <b>2026 POPULATION</b>               | 18,535        | 149,013       | 353,793       |
| <b>2031 POPULATION</b>               | 18,601        | 150,390       | 358,984       |
| <b>2026 MEDIAN HOUSEHOLD INCOME</b>  | \$52,276      | \$68,753      | \$75,537      |
| <b>2026 AVERAGE HOUSEHOLD INCOME</b> | \$67,078      | \$91,236      | \$102,178     |

All demographic information is obtained from Site To Do Business, which complies US Census Bureau data and Esri projections for 2026 and 2031.

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**NORTHSTAR BEHAVIORAL HEALTH CLINIC**

|                       |                                                                                                         |
|-----------------------|---------------------------------------------------------------------------------------------------------|
| <b>PROPERTY</b>       | Northstar Behavioral Health Clinic                                                                      |
| <b>TENANT</b>         | NBH Jackson St LLC                                                                                      |
| <b>GUARANTOR</b>      | North Star Behavioral Health<br>(5 Year Rolling Guaranty)                                               |
| <b>REVENUES</b>       | Private                                                                                                 |
| <b>NET WORTH</b>      | Private                                                                                                 |
| <b># OF LOCATIONS</b> | 8                                                                                                       |
| <b>S&amp;P RATING</b> | Non-Rated                                                                                               |
| <b>WEBSITE</b>        | <a href="https://www.northstarbehavioralhealthmn.com/">https://www.northstarbehavioralhealthmn.com/</a> |



**NORTHSTAR BEHAVIORAL HEALTH NETWORK**

**RESIDENTIAL**

*Geneva (Women's)*

*Cranberry Acres (Women's)*

*Fergus Falls (Men's)*

**OUTPATIENT**

*Water Street Outpatient (Men's & Women's)*

*St. Cloud (Men's & Women's)*

**INPATIENT**

*North End (Men's)*

Northstar Behavioral Health Network provides services focusing on supporting individuals diagnosed with stimulant use disorder and opioid use disorder. These services include inpatient residential care along with outpatient services focused on client-centered care. NBH also proudly offers mental health services, including individual, group, and family counseling.

NBH facilities cater to their client's needs through an innovative long-term residential program, customized for each person they have the opportunity to serve. They also offer long-term outpatient programming, focusing on integrating clients back into the community while focusing on their individual needs.

All of our NBH addiction treatment centers have a few things in common: dedicated staff who create a plan with you based on your needs and desires, safe and clean facilities where you can take a deep breath and focus on getting better, and an atmosphere of fellowship. Everyone from staff to other patients at NBH want to see everyone succeed.