

INVESTMENT SUMMARY

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|--------------------------|-------------|
| PRICE | \$3,297,984 |
| CAP | 6.35% |
| NOI | \$209,422 |
| NUMBER OF TENANTS | 2 |
| PERCENT OCCUPIED | 100% |

- Corporate O'Reilly Auto Parts & Dollar Tree with approximately 6+ 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 \$123,529 within a 5-mile radius, and population of 19,477.
- Visibility from Highway 169 where traffic counts average 28,565 vehicles daily.

OCCUPANTS

O'Reilly Auto Parts
Dollar Tree

- Located at a key intersection with combined traffic counts exceeding 48,500 vehicles per day, the site offers outstanding visibility and accessibility within one of the area's primary commercial corridors.
- Nearby retailers include Speedway, Dairy Queen, Caribou Coffee, Holiday, Subway, Hardee's, and more.
- Highway 169 & County Road 4 Improvement Plan to be completed 2025 & 2026. See page 3 for more information.

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 |

DEMOGRAPHIC INFORMATION

| | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|--------------------------------------|---------------|---------------|---------------|
| 2025 POPULATION | 3,511 | 12,825 | 19,477 |
| 2030 POPULATION | 3,782 | 13,715 | 20,725 |
| 2025 MEDIAN HOUSEHOLD INCOME | \$87,885 | \$105,873 | \$109,096 |
| 2025 AVERAGE HOUSEHOLD INCOME | \$108,104 | \$120,563 | \$123,529 |

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2025 and 2030.

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| | |
|-----------------------|--------------------------------|
| YEAR END | December 31, 2025 |
| PROPERTY | O'Reilly Auto Parts |
| TENANT | O'Reilly Auto Enterprises, LLC |
| REVENUES | \$15.8 Billion |
| NET WORTH | (\$763.3 Million) |
| 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 | January 31, 2026 |
| PROPERTY | Dollar Tree |
| TENANT | Dollar Tree, Inc |
| REVENUES | \$19.3 Billion |
| NET WORTH | \$3.7 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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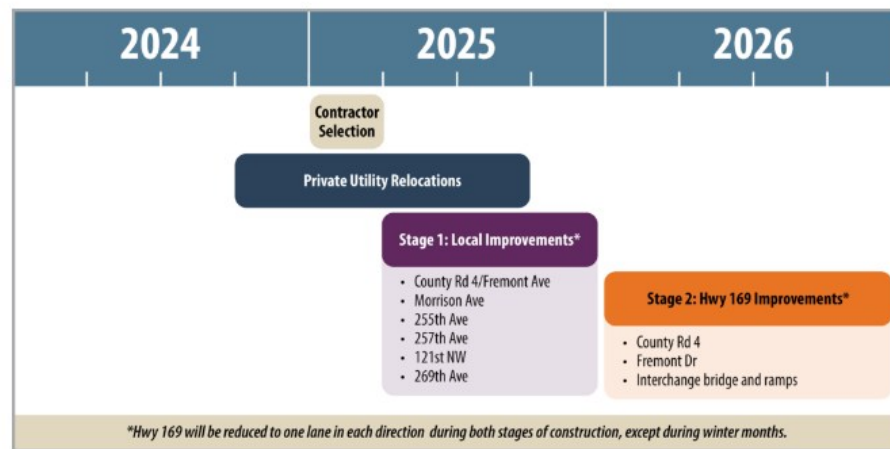
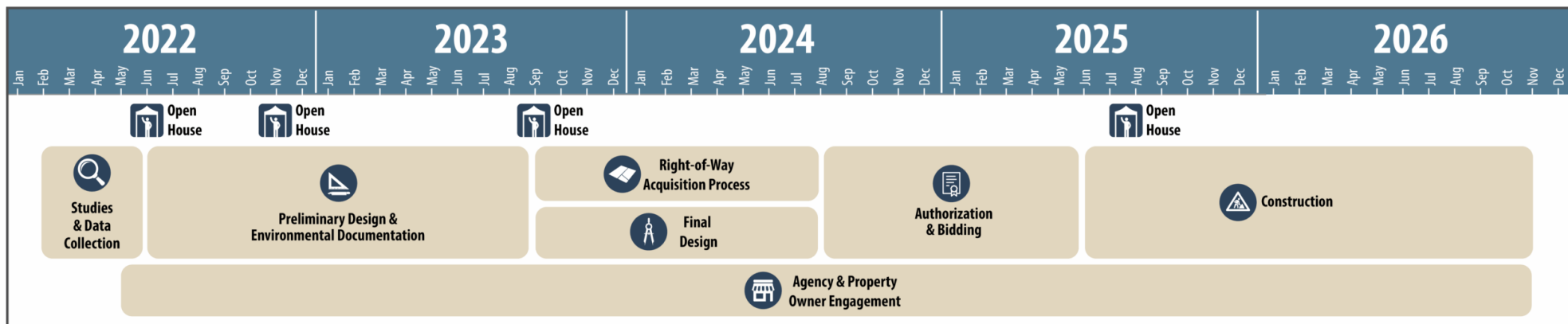
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Sherburne County, in partnership with the City of Zimmerman and MnDOT, is currently working on advancing improvement plans for Highway 169 at County Road 4. Once the 169 Redefine project is complete, the intersection at County Road 4 (Fremont Avenue) will be the only remaining traffic signal on Highway 169 between Onamia and Interstate 94 in Rogers. The purpose of this project is to remove this signal and replace it with an intersection design that improves safety and mobility through the area for all users.

CONSTRUCTION SCHEDULE



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