400 BROADWAY AVE N, FOLEY, MN
INVESTMENT OFFERING MEMORANDUM

EXECUTIVE SUMMARY

Multi-tenant office investment with stable in-place income and upside through lease-up, common area maintenance, and property management restructuring opportunities.

PROPERTY HIGHLIGHTS

Corner location, steel and brick exterior, multiple entrances, monument signage, ample parking.

PRE-LEASED PROFESSIONAL OFFICE INVESTMENT

DIVERSIFIED TENANT MIX WITH STABLE OCCUPANCY

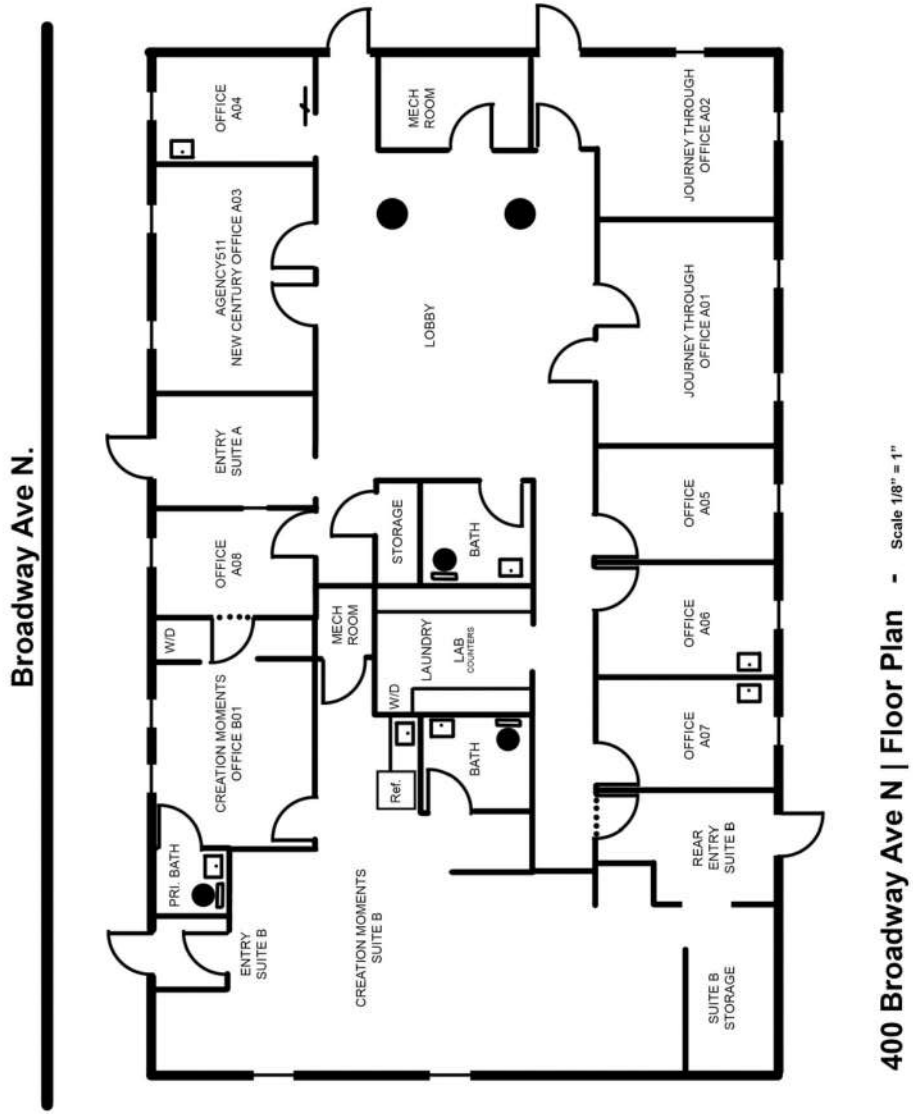
VALUE-ADD OPPORTUNITY THROUGH RENT GROWTH

HIGH-VISIBILITY CORNER COMMERCIAL LOCATION

FLEXIBLE MULTI-SUITE CONFIGURATION

- POSITIONED ON A HIGHLY VISIBLE CORNER PARCEL IN THE HEART OF FOLEY'S COMMERCIAL CORRIDOR, 400 BROADWAY AVENUE N PRESENTS AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE A PROFESSIONALLY MAINTAINED MULTI-TENANT OFFICE INVESTMENT WITH STABLE IN-PLACE INCOME AND MEANINGFUL UPSIDE POTENTIAL. THE APPROXIMATELY 4,577-SQUARE-FOOT OFFICE BUILDING IS OCCUPIED BY A DIVERSE MIX OF ESTABLISHED PROFESSIONAL TENANTS WHILE STILL OFFERING FLEXIBILITY FOR FUTURE LEASING STRATEGIES AND VALUE ENHANCEMENT.

- THE PROPERTY CURRENTLY FEATURES THREE OCCUPIED TENANT SUITES ANCHORED BY LONG-TERM LEASES AND COMPLEMENTED BY COMMON RECEPTION AREAS, PRIVATE OFFICES, CONFERENCE SPACE, MULTIPLE RESTROOMS, STORAGE ROOMS, AND MECHANICAL AREAS DESIGNED TO EFFICIENTLY ACCOMMODATE A VARIETY OF PROFESSIONAL USERS. SEPARATE ENTRANCES PROVIDE TENANT INDEPENDENCE WHILE ALLOWING CENTRALIZED BUILDING MANAGEMENT AND OPERATIONAL EFFICIENCY.



INVESTMENT THESIS

- Acquire a highly visible, professionally maintained office building with immediate rental income, diversified tenancy, and multiple avenues for future income growth. Positioned in Foley's expanding commercial corridor, the property offers investors the opportunity to enhance long term value through strategic leasing, thoughtful asset management, and continued market appreciation while benefiting from an established tenant base and exceptional location.

RENT ROLL

Current Rent Reflects:

- Creation Moments at $915/mo. ($10,980 annually) Exp. 7/31/30
- Journey Through at $575/mo. ($6,900 annually) Exp. 12/31/26
- Agency511 at $250/mo. ($3,000 annually) Exp. 12/31/26


LEASE ABSTRACTS
Creation Moments, Journey Through, & Agency511.

CREATION MOMENTS

Creation Moments occupies approximately 890 square feet consisting of a reception area, administrative office, private restroom, warehouse/storage space, and dedicated private entrance on the west side of the building. The tenant operates under a long-term lease scheduled to expire on **July 31, 2030**, providing stable income and long-term occupancy. The lease reflects a Gross Lease structure with the landlord responsible for customary building operating expenses. The tenant has maintained continuous occupancy and uses the premises as administrative offices supporting its national ministry operations. The lease provides investors with dependable income from an established nonprofit organization with a long operating history.

JOURNEY THROUGH

Journey Through occupies approximately 650 square feet including common reception space, waiting area, multiple private counseling offices, conference room, and shared common amenities. The tenant serves as a professional counseling practice and has established itself as a long-term occupant within the building. The lease extends through its stated expiration date with options as outlined in the executed lease agreement. The tenant is responsible for monthly rental payments under a Gross Lease arrangement and benefits from highly visible frontage, dedicated client entrances, ample parking, and excellent accessibility. The tenancy contributes stable professional occupancy while complementing the property's overall tenant mix.

AGENCY511

Agency511 occupies approximately 250 square feet consisting of a single private office and workspace. The tenancy currently operates under a **month-to-month lease** at **$250 per month ($3,000 annually)** following expiration of its original lease term. The tenant serves as a marketing and advertising agency and houses the Listing Broker's office New Century Real Estate.

The month-to-month structure provides flexibility for both purchaser and tenant, allowing the new owner to either continue occupancy under current terms, negotiate a longer-term lease, or reposition the suite for future leasing opportunities. The reduced rental rate reflects ownership affiliation rather than current market rent, creating identifiable upside potential for future investors.

THE CURRENT NOI SITUATION

The property's current operating income reflects a management philosophy centered on long-term tenant stability rather than maximizing short-term investment returns. Existing leases were intentionally structured as gross leases, with ownership absorbing the majority of operating expenses, including property taxes, insurance, utilities, and common property maintenance.

Expense	Annual Cost
Property Taxes & Assessments	$13,178
Insurance	$3,150
Gas & Electric	$4,800
Water & Sewer	$500
Known Expenses	**$21,628**

Known Annual Operating Expenses Currently Include

(approx.)

ABSORBED EXPENSES

- Lawn care
- Snow removal
- Janitorial services
- Building maintenance and repairs
- Capital improvements
- Vacancy allowance
- Property management
- Miscellaneous operating costs

As a result, the property's current Net Operating Income does not fully reflect its long-term earning potential.

ILLUSTRATIVE OPPORTUNITIES

Current ownership has identified several operational opportunities that a future owner may choose to evaluate, subject to market conditions and lease negotiations.

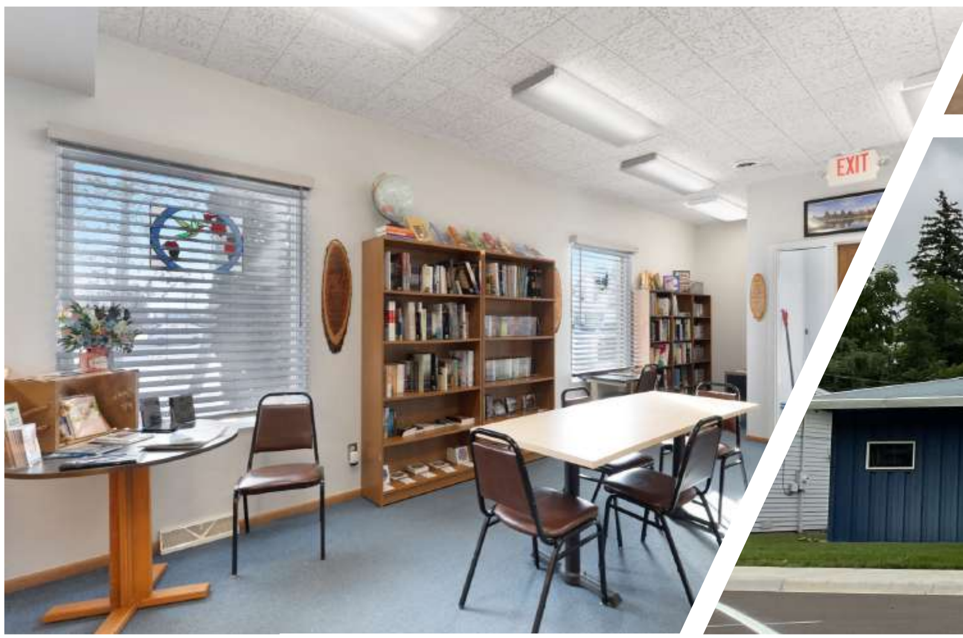
- Recovery of Common Area Maintenance expenses
- Utility reimbursement programs
- Market rent adjustments upon lease renewal
- Shared managed business internet service
- Monument and exterior signage licensing
- Lease-up of currently available office space
- Executive office suite configuration
- Shared conference room memberships
- Storage and ancillary service revenue

These opportunities are presented for discussion purposes only and are not guarantees of future financial performance.

MARKET OVERVIEW

Located just 20 miles northeast of St. Cloud, Foley serves as the county seat of Benton County and functions as an important regional center for government, healthcare, education, agriculture, and professional services. Its strategic location along Highway 23 provides convenient access to St. Cloud while maintaining the advantages of a growing small-town business environment. Recent infrastructure improvements, including expanded municipal water and sewer capacity, have positioned Foley for continued residential and commercial growth after years of limited development. As the community continues to attract new investment and business activity, professionally maintained office properties in established locations have become increasingly valuable. 400 Broadway Avenue N benefits from exceptional visibility within Foley's primary commercial corridor, placing tenants within close-proximity to public services, financial institutions, restaurants, retail businesses, and community amenities. The property's location, accessibility, and flexible office configuration position it to serve a broad range of professional users while benefiting from the long-term economic stability of the greater St. Cloud metropolitan area.

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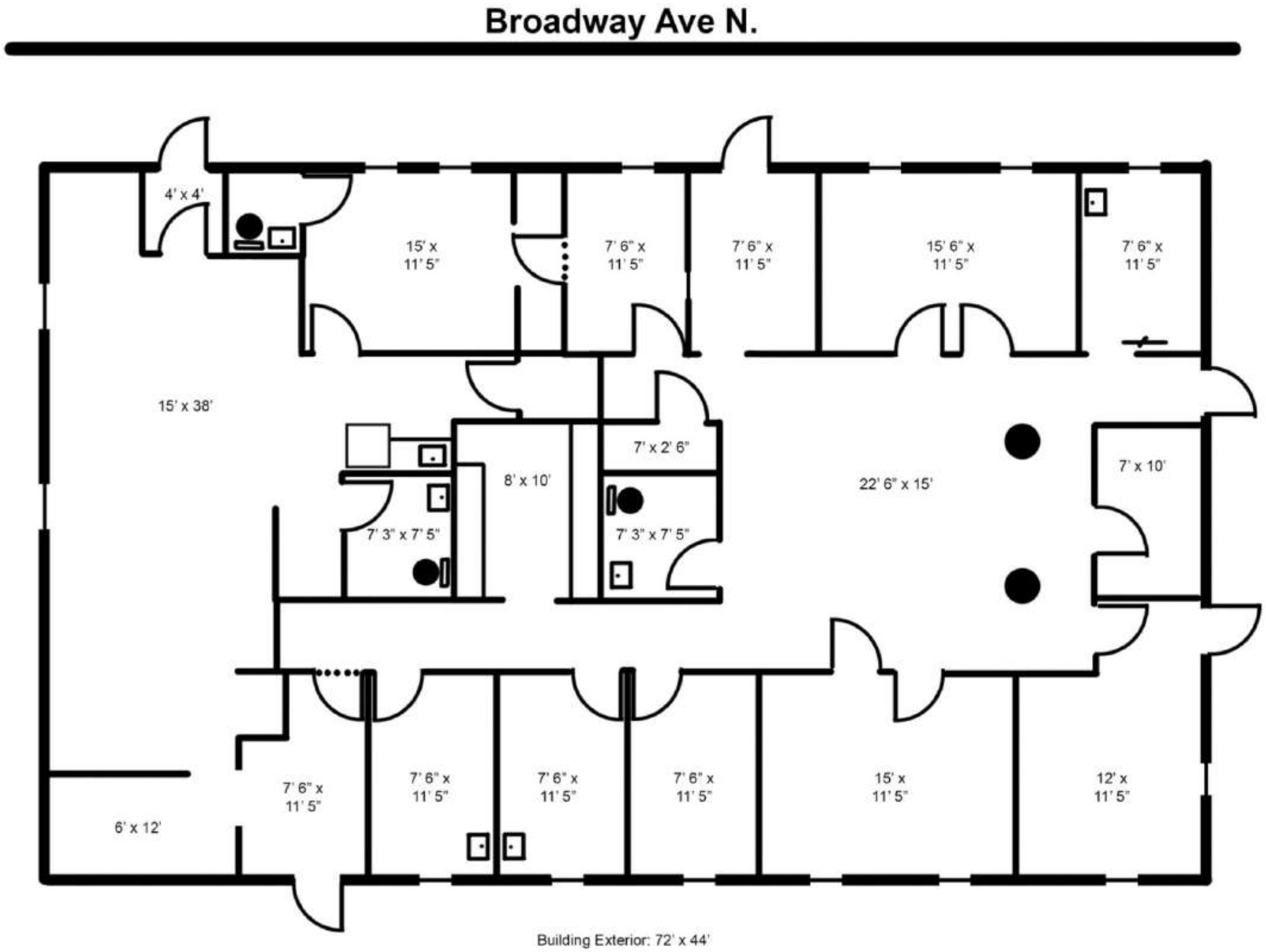

400 Broadway Ave N | Floor Plan - **Scale 1/8" = 1"** * Measurments to be verified by the Buyer

AERIAL

SIGNAGE

REAR

FOLEY AREA AMENITIES

- Benton County Government Center
- Benton County Court House
- Foley Public Schools
- Northern Hallow Winery
- Huse Orthodontics & Foley Family Dental
- True North & Odem Family Medicine
- Chiropractic Clinics
- St. Johns Catholic Church & New Life Church
- Foley Family Restaurant & Fast Food Chains
- Grand Champion Meats & Quality Meats
- Coborn's Grocery & Pharmacy
- Murphy Chevrolet
- Lions Park & an Outdoor Public Pool
- Stone Creek Golf Course
- Downtown Business District
- Great River Public Library
- New Housing Developments

CONTACT US

- For more information and copies of the leases, please contact Timothy Schmidt at New Century Real Estate.
- 320-293-6754
- www.TimothySchmidt.net

Disclaimer & Confidentiality Notice

This Offering Memorandum has been prepared exclusively for the purpose of providing preliminary information regarding the property located at **400 Broadway Avenue North, Foley, Minnesota**. The information contained herein has been obtained from sources believed to be reliable, including the Seller and third parties; however, neither the Seller, New Century Real Estate, the Listing Broker, nor any affiliated parties make any representation or warranty, express or implied, as to the accuracy, completeness, or suitability of the information presented.
This Offering Memorandum is intended solely to assist prospective purchasers in evaluating the property and does not constitute an offer to sell or a solicitation of an offer to purchase. Any sale shall be made only pursuant to mutually executed purchase documents containing representations, warranties, and terms negotiated by the parties.

All financial information, operating expenses, lease summaries, rent schedules, square footage calculations, property descriptions, floor plans, photographs, projections, demographic information, market commentary, and other materials contained herein are provided for informational purposes only. Certain financial analyses and future operating scenarios are illustrative in nature and should not be interpreted as guarantees, forecasts, or representations of future performance. Actual operating results may vary substantially.

Prospective purchasers are expected to conduct their own independent investigations and due diligence concerning all aspects of the property, including but not limited to physical condition, structural components, environmental matters, zoning, building code compliance, ADA compliance, leases, tenant financial strength, operating expenses, utility costs, property taxes, insurance, survey matters, title, governmental approvals, and all other information deemed material to their investment decision. Buyers should consult their own attorneys, accountants, engineers, lenders, inspectors, and other professional advisors before completing any transaction.

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