

INVESTMENT SUMMARY

PRICE	\$2,272,800
CAP	7.00%
NOI	\$159,096.00
RENT/SF	\$9.47
RENT ADJUSTMENTS: 2% ANNUAL	
YEAR 5:	\$159,096.00
YEAR 6:	\$162,288.00
YEAR 7:	\$165,480.00
YEAR 8:	\$168,840.00
YEAR 9:	\$172,200.00
YEAR 10:	\$175,728.00

LEASE INFORMATION

LEASE TYPE	NN
LEASE TERM	10 Years
RENT COMMENCEMENT	March 1, 2021
LEASE EXPIRATION	June 30, 2031
RENEWAL OPTIONS	Two 5-Year at Market Rate

- Adogo Pet Hotel has **6 years remaining on the Lease with 2% annual increases.**
- **Priced below replacement value.**
- **Location, Location, Location.** Conveniently located in Minnetonka, MN off two major highways, I-494 with 97,864 vehicles per day and Highway 62 with 28,361 vehicles per day.
- Strong demographics with an **average household income over \$151,000 within a 1-mile radius and daytime population of 98,000 within a 3-mile radius.**
- Adogo Pet Hotel offers 5 indoor and 2 outdoor play areas (including water fountains), a professional grooming service, and custom designed, upscale boarding rooms.
- Minnetonka is ranked the **#10 Best Suburb To Live in Minnesota**, according to Niche.
- Minnetonka, MN is located approximately 12 miles west of Minneapolis.
- Nearby tenants include United Healthcare, Optum, Carlson Companies, Michael Foods, Children’s ENT, Lifetime Fitness, and more.
- Adogo Pet Hotel is a premier pet care facility dedicated to providing top-notch services for your beloved companions. With locations in Minnetonka, Maple Grove, and St. Louis Park, **Adogo has been a trusted name in the Twin Cities metro area for over a decade.**
- According to the American Pets Product Association, \$147 Billion was spent on pets on 2023, and increase of approximately 61% from 2018. In 2024, approximately 58 million households in the U.S. owned a dog.

LEASE NOTES:

Landlord responsible for repair and replacement of roof and structure. Tenant responsible for nonstructural repairs to building including roof repairs up to \$7,000 per year. **Personal Guaranty: Principal \$200,000.**

PROPERTY INFORMATION

ADDRESS	6133 Baker Road Minnetonka, MN
BUILDING SIZE	16,800 SQ.FT.
LOT SIZE	1.26 Acres
COUNTY	Hennepin
YEAR BUILT	1985

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2025 POPULATION	3,640	58,642	170,277
2030 POPULATION	3,631	59,211	171,296
2025 MEDIAN HOUSEHOLD INCOME	\$107,189	\$104,986	\$117,856
2025 AVERAGE HOUSEHOLD INCOME	\$151,573	\$147,731	\$169,485

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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PROPERTY	Adogo Pet Hotel
TENANT	HotelPet Solutions Minnetonka, LLC
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-Rated
WEBSITE	https://www.adogopethotels.com/

Adogo Pet Hotel is a premier pet care facility dedicated to providing top-notch services for your beloved companions. With locations in Minnetonka, Maple Grove, and St. Louis Park, Adogo has been a trusted name in the Twin Cities metro area for over a decade. Since its establishment in 2011, Adogo Pet Hotel has focused on creating a safe, fun, and enriching environment for dogs.

Adogo offers a comprehensive suite of services designed to meet every pet's needs. Their dog boarding options range from comfortable dens to luxurious suites, ensuring a restful stay. For energetic pups, dog daycare provides supervised playgroups and stimulating activities. Adogo's professional grooming services keep pets looking and feeling their best, while their expert training programs help foster good behavior and strengthen the bond between pets and their owners.

Over the years, Adogo Pet Hotel has built a strong reputation for its commitment to animal well-being and customer satisfaction. Their experienced and passionate team goes above and beyond to provide personalized care, ensuring each pet receives individual attention and affection. With thousands of happy tails wagging through their doors, Adogo Pet Hotel continues to be a leading choice for pet parents seeking exceptional care in the Twin Cities.

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

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