OFFERING MEMORANDUM - PORTFOLIO

ST. CLOUD PORTFOLIO

FOUR BUILDINGS

ST. CLOUD, MN

CBRE

AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

ST. CLOUD PORTFOLIO

4-BUILDING PORTFOLIO

CONTENTS

ST. CLOUD PORTFOLIO

4-BUILDING PORTFOLIO

EXECUTIVE **SUMMARY**

01

CBRE is pleased to exclusively present to qualified investors the opportunity to acquire a four-building office park.

Featuring a combined 32,808 square feet of space, the property is 100% occupied by 3 tenants. This opportunity provides a buyer with steady long-term income as 66% percent of the space is leased through 2033. The leases are landlord friendly net leases featuring 3% annual increase and full management reimbursement allowing for an investor to have a third party manage it or have increased cash flow. The office park is well located with visibility and access to a newly reconstructed Highway 10.

St. Cloud is 5th largest metro area in Minnesota featuring over 200,000 people. St. Cloud is the county seat of Stearns county and home to St. Cloud State University (10,000 student enrollment) St. Cloud has a diverse and stable job market and has significantly lower cost of living than the Twin Cities.

PROPERTY HIGHLIGHTS

100% OCCUPIED

THREE TENANTS, EACH WITH SIGNIFICANT LEASE TERM STILL REMAIING

DIVERSE AND STABLE JOB MARKET

OPPORTUNITIES IN HEATHCARE, EDUCATION, MANUFACTURING AND RETAIL

PROXIMITY TO UNIVERSITY

ST. CLOUD STATE UNIVERSITY NEARBY WITH OVER 10,000 STUDENTS ENROLLED.

PROPERTY HIGHLIGHTS

100% OCCUPANCY

Demonstrates strong demand and consistent revenue generation.

PRIME HIGHWAY 10 LOCATION

Excellent visibility and accessibility for tenants and clients.

FOUR SEPERATELY PARCELED BUILDINGS

Diversifies risk and allows for future flexibility to execute a break up and sell strategy or sell to potential users.

PROVEN HISTORICAL OCCUPANCY

Reflects the property's long-term stability and appeal.

TURN-KEY INVESTMENT

Ready to generate immediate income with minimal management effort.

QUALITY CONSTRUCTION

All brick buildings with high-end finishes.

FAVORABLE LEASES

Net leases featuring 3% Annual increases.

ATTRACTIVE INVESTMENT OPPORTUNITY

Positioned for long-term appreciation and cash flow

LONG TERM LEASE

Roughly 65% of the buildings are occupied by a long term lease with Reach-Up Head Start which extended their lease early pointing to their long term commitment to the spaces.

FASTEST-GROWING METRO AREAS

St. Cloud is one of Minnesota's fastest-growing metro areas with a population of 72,000 people and over 200,000 people in the broader metropolitan area

ST. CLOUD PORTFOLIO

4-BUILDING PORTFOLIO

PROPERTY **DESCRIPTION**

02

PROPERTY DESCRIPTION

ASKING PRICE		**$5,519,000**
CAP RATE		**8.00%**
ADDRESSES	#1	340 Highway 10 S, Saint Cloud (APN:17.02346.00)
	#2	350 Highway 10 S, Saint Cloud (APN:17.02346.02)
	#3	358 Highway 10 S, Saint Cloud (APN:17.02346.04)
	#4	1250 Johnson Road, Saint Cloud (APN:17.02346.03)
RENTABLE SF (TOTAL)		32,808 SF (PORTFOLIO)
LOT SIZE		4.2 Acres (PORTFOLIO)
OCCUPANCY		100%

Four building park with a combined 32,808 square feet of education, child development and office space. The property is 100% occupied by three tenants with net leases and 3% annual increases and management reimbursement. The opportunity provides a buyer with steady long term income as 66% of the space is leased through 2033. The property is well situated at the intersection of Highway 10 and Highway 23 providing convenient access to primary thoroughfares in St. Cloud.

FOUR-BUILDING PARK
32,808 SQUARE FEET OF OFFICE SPACE AVAILABLE

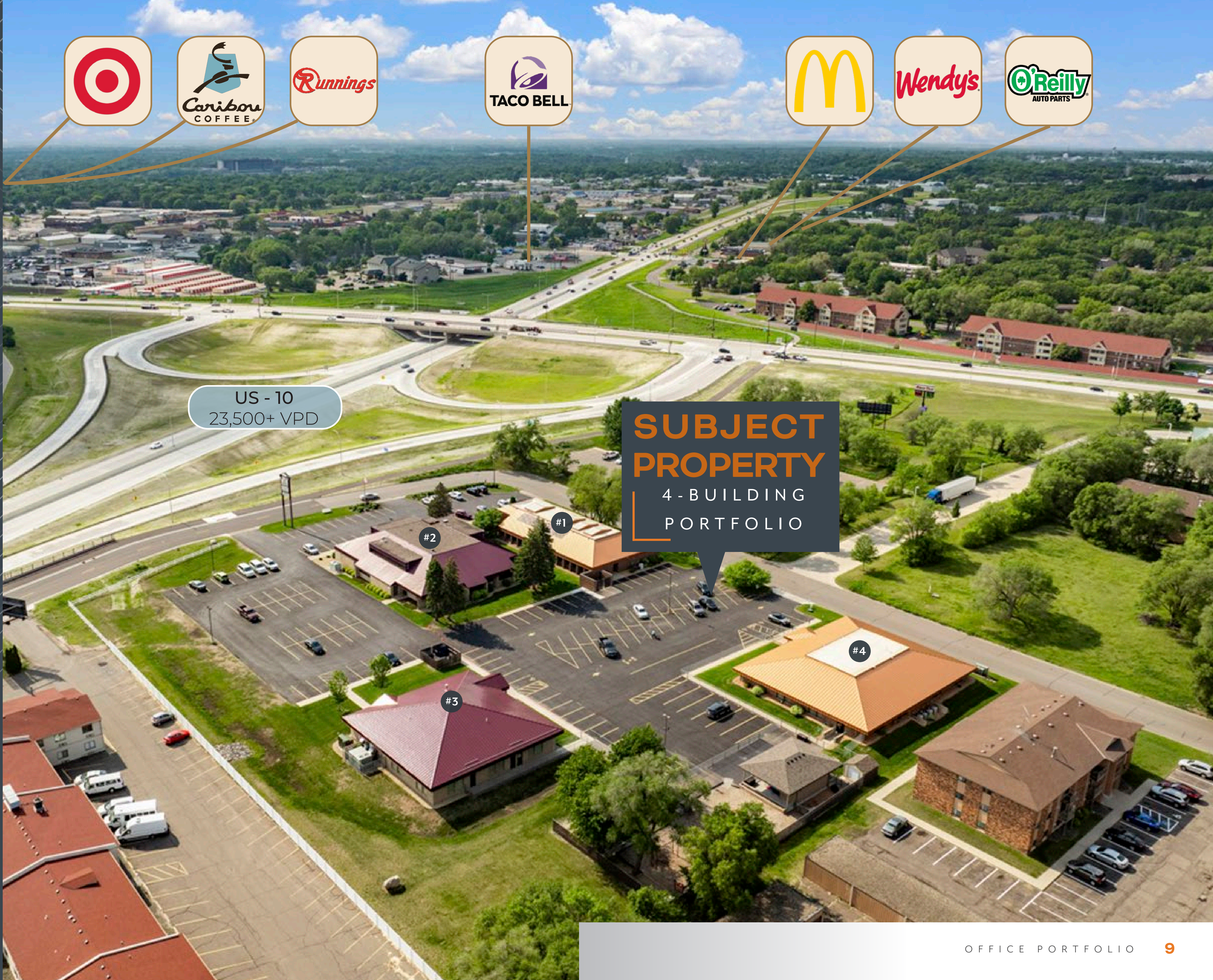
GROWING METRO AREA
POPULATION OF 72,000, OVER 200,000 IN THE BROADER METRO AREA

HIGHWAY ACCESS
65 MILES NORTHWEST OF MINNEAPOLIS WITH CONVENIENT ACCESS TO BOTH I-94 AND HWY-10

CHILD DEVELOPMENT, EDUCATION & OFFICE SPACE

4-BUILDING PORTFOLIO

Child development and office space available


TACO BELL
US - 10
23,500+ VPD
SUBJECT PROPERTY
4-BUILDING PORTFOLIO
#1
#2
#3
#4


Culver's
DQ
Kwik Trip
CASH WISE
CLINIC PHARMACY
SUBJECT PROPERTY
4-BUILDING
PORTFOLIO


Reach-Up Head Start
Duffy Engineering


NO PARKING

TENANT HIGHLIGHT

Reach-Up Head Start is a program that provides comprehensive early childhood education and family support services to low-income families with children ages birth to five years old. Reach-Up provides free programming to prepare children for success in kindergarten as well as support parents in their role as their children's first and most important teacher. Their goal is to "enhance parenting skills and provide early child development education to create brighter futures." Reach-Up Head Start is one of the only programs that partners with families from pregnancy to pre-K to support their children and lay the foundation for a successful future.

CHILDHOOD EDUCATION, & FAMILY SUPPORT SERVICES

0-5

SUPPORTED AGES

1998

YEAR ESTABLISHED

Early Head Start for ages Birth-Three:

In late 1997, the State of Minnesota funded a small program for families with children, birth-three and pregnant women. The program began in 1998 and served over 20 families with year-round services. In 1999, the federal level awarded Early Head Start funds to 32 families. Today, the funded enrollment for Early Head Start is 86, which is funded by Federal and State sources, and other grants and donations.

Head Start for ages Three-Five:

Today, we serve 278 children with federal and state sources, and other grants and donations.

Kindergarten Transition Services:

The United Way of Central Minnesota provided funds to start this program in 1995 and continues to fund this program today. Head Start funds also support this program. Staff continues the work with Head Start families as their children move into kindergarten successfully.

Full-Day Services:

In 2001, Reach-Up Inc. converted 34 Head Start slots to work with families who need full-day/full-year care. Today, both Early Head Start and Head Start families are served with full-day programs.

Reach-Up
Head Start
Early Head Start

ST. CLOUD PORTFOLIO

4-BUILDING PORTFOLIO

FINANCIAL **OVERVIEW**

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RENT ROLL

TENANT	BUILDING	SIZE (SF)	% OF GLA	INITIAL LEASE START	LEASE EXPIRATION	ANNUAL RENTS	RENT/SF	LEASE TYPE	YEAR	INCREASES
Reach - Up Inc.	1250 Johnson	8,000	24.38%	9/24/2004	7/31/2033	$135,000	$16.88	Net	YEAR	INCREASES
									8/01/26 - 7/31/27	$131,820
							(Underwritten)		8/01/27 - 7/31/28	$135,000
									8/01/28 - 6/30/29	$139,044
									7/01/29 - 6/30/30	$143,220
									7/01/30 - 6/30/31	$147,516
									7/01/31 - 6/30/32	$151,944
									7/01/32 - 7/31/33	$156,504
Breakthrough Therapy	340 Highway 10 S	7,660	23.35%	10/1/2024	12/31/2029	$83,034	$10.84	Net	YEAR	INCREASES
									1/1/26 - 12/31/26	$78,974
							(Underwritten)		1/1/27 - 12/31/27	$83,034
									1/1/28 - 12/31/28	$87,170
									1/1/29 - 12/31/29	$91,537
Reach - Up Inc.	350 Highway 10 S	8,720	26.58%	1/1/2020	6/30/2033	$95,400	$10.94	Net	YEAR	INCREASES
									6/1/27 - 6/30/27	$93,120
							(Underwritten)		7/1/27 - 6/30/28	$95,400
									7/1/28 - 6/30/29	$98,256
									7/1/29 - 6/30/30	$101,208
									7/1/30 - 6/30/31	$104,244
									7/1/31 - 7/31/32	$107,376
									7/1/32 - 7/31/33	$110,604
Duffy Engineering & Associates Inc.	350 Highway 10 S	3,050	9.30%	2/1/2020	1/31/2030	$29,280	$9.60	Net	YEAR	INCREASES
									2/1/26 - 1/31/27	$28,428
							(Underwritten)		2/1/27 - 1/31/28	$29,280
									2/1/28 - 1/31/29	$30,156
									2/1/28 - 1/31/30	$31,044
Reach - Up Inc.	358 Highway 10 S	5,378	16.39%	1/1/2020	7/31/2033	$98,800	$18.37	Net	YEAR	INCREASES
									6/1/24 - 3/31/27	$96,000
							(Underwritten)		4/1/27 - 6/30/28	$98,880
									7/1/28 - 6/30/29	$101,844
									7/1/29 - 6/30/30	$104,904
									7/1/30 - 6/30/31	$108,048
									7/1/31 - 6/30/32	$111,288
									7/1/32 - 7/31/33	$114,624
Totals		**32,808**	**100%**			**$441,514**	**$13.46**			

RETAIL FINANCIAL SUMMARY

ANNUALIZED OPERATING DATA

	CURRENT	PER SF
Base Rent	$441,514	$13.46
Other Leased Income	$0	$0
Expense Reimbursements		
Real Estate Taxes	$88,260	$2.69
Insurance	$15,716	$0.48
CAM	$108,613	$3.31
Management Fee	$25,600	$0.78
Total Expense Reimbursements	$238,189	$7.26
Effective Gross Income	**$679,703**	**$20.72**
Total Expenses	$238,189	$7.26
Net Operating Income	**$441,514**	**$13.46**

EXPENSES

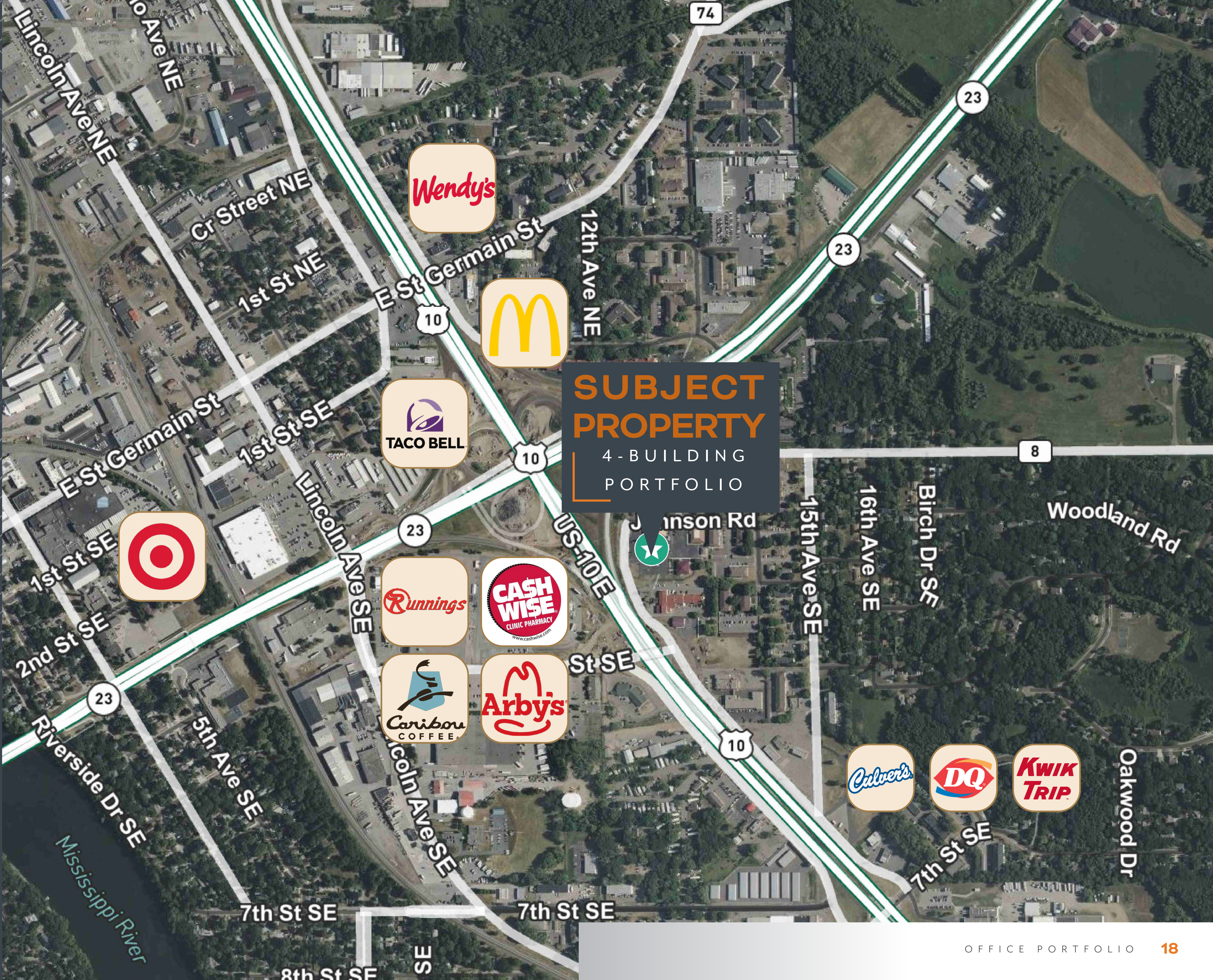
	CURRENT	PER SF
RE Tax	$88,260	$2.69
INSURANCE	$15,716	$0.48
CAM		
Electricity	$16,091	$0.49
Water/Sewer	$15,319	$0.47
Gas Total	$9,708	$0.30
Exterior Maintenance	$22,000	$0.67
Elevator Maintenance	$3,861	$0.12
HVAC Maintenance	$6,835	$0.21
Snow Removal	$6,675	$0.20
Landscaping/Grounds	$14,039	$0.43
Total CAM	**$94,528**	**$2.88**
Mangement Fee/Admin	$25,600	$0.78
Total Expenses	**$224,104**	**$6.83**

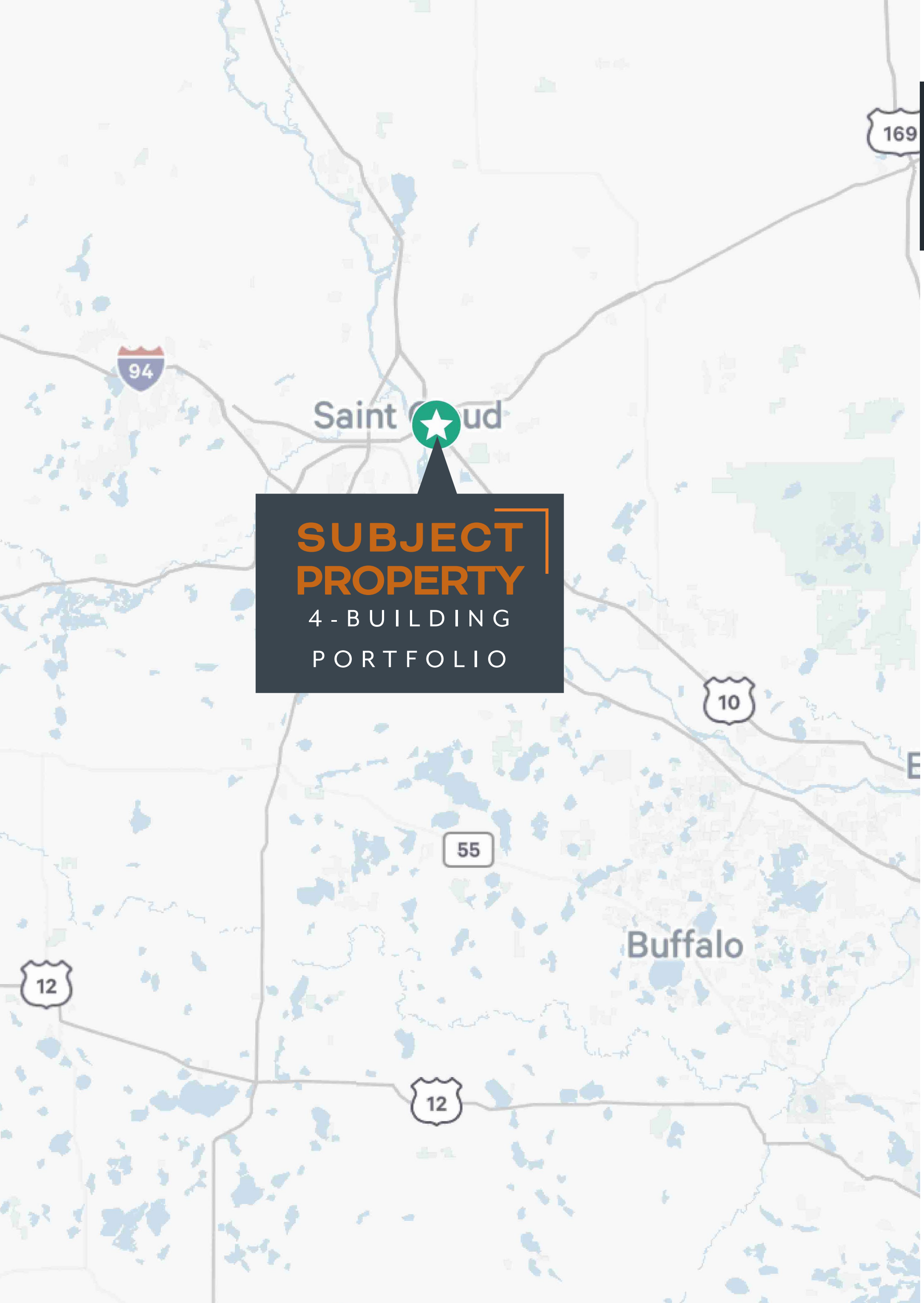
ST. CLOUD PORTFOLIO

4-BUILDING PORTFOLIO

LOCATION
OVERVIEW

04


SUBJECT PROPERTY
4-BUILDING PORTFOLIO
Wendy's
TACO BELL
Runnings
CASH WISE CLINIC PHARMACY
Caribou COFFEE
Arby's
Culver's
DQ
Kwik Trip
Lincoln Ave NE
Cr Street NE
1st St NE
E St Germain St
12th Ave NE
1st St SE
Lincoln Ave SE
2nd St SE
Riverside Dr SE
5th Ave SE
US-10 E
Johnson Rd
15th Ave SE
16th Ave SE
Birch Dr SE
Woodland Rd
Oakwood Dr
7th St SE
8th St SE
Mississippi River
74
23
10
8



DEMOGRAPHICS

ST. CLOUD	1 MILE	3 MILES	5 MILES
POPULATION			
2010 Population	9,330	50,906	87,688
2020 Population	8,533	51,754	92,807
2026 Current Year Estimate	8,723	52,564	95,416
HOUSEHOLDS			
2010 Households	3,486	19,615	34,515
2020 Households	3,576	20,305	37,112
2026 Current Year Estimate	3,644	20,838	38,608
HOUSEHOLD INCOME			
Average Household Income	$67,098	$75,373	$81,591
Median Household Income	$48,417	$58,676	$62,367
EDUCATION			
HS and Associates Degrees	59.7%	64.0%	62.7%
Bachelor's Degree or Higher	28.8%	28.0%	29.6%

ST. CLOUD PORTFOLIO

FOUR BUILDINGS

ST. CLOUD, MN

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