

INVESTMENT SUMMARY

PRICE	\$2,258,070
CAP	8.00%
NOI	\$180,645.48
RENT/SF	\$16.03
PRICE/SF	\$200.36

RENT ADJUSTMENTS: 2.75% Annually

1/1/26-12/31/26	\$180,645.48
1/1/27-12/31/27	\$186,064.84
1/1/28-12/31/28	\$191,181.63
1/1/29-12/31/29	\$196,439.12
1/1/30-12/31/30	\$201,841.20

LEASE INFORMATION

LEASE TYPE	NNN
LEASE TERM	4 Years, 5 Months
RENT COMMENCEMENT	11/14/2011
LEASE EXPIRATION	12/31/2030
RENEWAL OPTIONS	None

- Behavioral Health Clinic has operated as an outpatient opiate treatment center providing narcotic replacement therapy.
- Lease guaranteed by Behavioral Health Group which operates 115 locations in 21 states, BHG has more than 1,900 employees who serve more than 42,000 patients.
- The building was extensively remodeled in 2012 at a cost of \$750,000, including a new lobby, elevator, 1st floor remodel & 2nd floor build out.
- The Metro Transit light rail system passes directly in front of Alliance Clinic, and carries over 14 million passengers per year.
- Behavioral Health Clinic is located near the University of Minnesota campus which has over 52,300 students.
- Portfolio of 3 properties, available for portfolio or individual acquisition.

LEASE NOTES:

Operates as an outpatient opiate treatment clinic.

Annual rent increases of 2.75% annually.

The Metro Transit light rail system passes directly in front of Behavioral Health Group , and carries over 14 million passengers per year.

PROPERTY INFORMATION

ADDRESS	3329 University Ave SE Minneapolis, MN 55414
BUILDING SIZE	11,270 SQ. FT.
LOT SIZE	0.49 Acres
COUNTY	Hennepin
YEAR BUILT	1958
YEAR RENOVATED	2012

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2026 POPULATION	23,793	208,255	537,525
2031 POPULATION	24,646	213,065	546,702
2026 MEDIAN HOUSEHOLD INCOME	\$55,085	\$70,779	\$78,845
2026 AVERAGE HOUSEHOLD INCOME	\$87,696	\$105,744	\$113,438

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

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BEHAVIORAL HEALTH GROUP

PROPERTY	Behavioral Health Group
TENANT	Alliance Clinic, LLC
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-Rated

The tenant on the lease is Alliance Clinic, LLC (a Minnesota LLC). Guarantor is BHG Holdings, LLC.

Alliance Clinic, Alliance Methadone Maintenance Clinic, is an opiate treatment program and outpatient clinic serving the greater Minneapolis/St. Paul metro area, and beyond. Alliance Clinic provides narcotic replacement therapy services using methadone maintenance as a medication in conjunction with behavioral health treatment services for opiate addiction. They provide ethical and responsible chemical and mental health services in serving a broad spectrum of individuals suffering from opiate addiction. Alliance serves adult men and women age 18 and older from a variety of cultures who may also struggle with mental illness. They address each person's culture and lifestyle which are factors that play an important role in reaching recovery. The Methadone Maintenance Clinic also provides chemical health assessments by appointment in order to determine a diagnosis and set forth a customized, recommended treatment path. Assessments also include additional referrals for individuals who have concerns regarding their substance use and/or chemical dependency.

With 115 locations in 21 states, BHG has more than 1,900 employees who serve more than 42,000 patients.

Behavioral Health Group (BHG) is the largest network of Joint Commission-accredited outpatient opioid treatment and recovery centers in the U.S., delivering comprehensive, personalized evidence-based medical and behavioral therapies for individuals with opioid use disorder (OUD). BHG is committed to a mission of real recovery that goes beyond treatment to include long term solutions for healthier living. Each treatment center is staffed with experienced addiction physicians, counselors, and nurses. Treatment utilizes all three FDA-approved medications for OUD, counseling and behavioral therapy, and low-cost drug testing designed to help manage medication dosage and ensure compliance with treatment. Integral to the BHG recovery program is comprehensive counseling and behavioral therapy.

99% of BHG patients report improved quality of life since admission

98% of BHG patients are satisfied with their treatment

60% of BHG patients obtain employment after one year of treatment

BHG recovery programs perform **60% better** than the industry benchmark for patients testing positive for opioids after one year of treatment.

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

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