

INVESTMENT SUMMARY

PRICE	\$8,167,174
CAP	7.00%
NOI	\$571,702.16
RENT/SF	\$27.36
PRICE/SF	\$390.82
RENT ADJUSTMENTS: Annual Rent Increases Greater of 3% or CPI	
1/1/26-12/31/26	\$571,702.16
1/1/27-12/31/27	\$588,853.22
1/1/28-12/31/28	\$606,518.82
1/1/29-12/31/29	\$624,714.39
1/1/30-12/31/30	\$643,455.82
1/1/31-12/31/31	\$662,759.49
1/1/32-12/31/32	\$682,642.28
1/1/33-12/31/33	\$703,121.54

PROPERTY INFORMATION

ADDRESS	1706 University Ave W St. Paul, MN 55104
TOTAL	11,140 SQ. FT.
LOT SIZE	0.18 Acres
COUNTY	Ramsey
YEAR BUILT	1965

PROPERTY INFORMATION

ADDRESS	463 Aldine St. St. Paul, MN 55104
TOTAL	9,757 SQ. FT.
LOT SIZE	0.12 Acres
COUNTY	Ramsey
YEAR BUILT	1975

LEASE NOTES:

Annual rent increases, the greater of 3% or CPI, 5% cap per year, but any excess carries over. NOI shown with minimum increases of 3% annually.

51-Bed Residential Chemical Dependency Treatment Facility. Two buildings: Three story dormitory building, plus basement; and administration building, two stories plus basement. A tunnel connects the two buildings.

This property includes five parcels: Client Building, Admin Building, Yard & Parking, Garage, and Parking Lot.

Operated as a chemical dependency center for 50 years.

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

Total Building Size of 20,897 SQ. FT with a Total Lot Size of 0.66 Acres.

LEASE INFORMATION

LEASE TYPE	NNN
LEASE TERM	7 Years, 6 Months
RENT COMMENCEMENT	1/1/2014
LEASE EXPIRATION	1/31/2034
RENEWAL OPTIONS	None

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2026 POPULATION	23,639	181,895	461,313
2031 POPULATION	24,379	184,443	469,470
2026 MEDIAN HOUSEHOLD INCOME	\$71,365	\$80,188	\$76,266
2026 AVERAGE HOUSEHOLD INCOME	\$100,539	\$120,543	\$109,752

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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TWIN TOWN

ENTITY	EOSIS Behavioral Health, LLC
PARENT	Renovus Capital
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-Rated

EOSIS (Formerly Meridian Behavioral Health), LLC was purchased by Renovus Capital in October 2023.

Based in the Twin Cities area of Minneapolis-St. Paul, EOSIS Behavioral Health is one of the fastest growing, leading behavioral health platforms in the country. Currently, there are 21 EOSIS and New Beginnings properties. The facilities span as far north as East Grand Forks and as south as Rochester. EOSIS provides substance use disorder treatment services across a broad continuum of care, including in-patient, residential, and out-patient treatment. For more than 25 years, EOSIS has developed and refined an innovative, evidence-based care model focused on positive patient impact. EOSIS also owns New Beginnings which has 10 locations. Today, the 1,100 employees of EOSIS's network serve countless patients at multiple facilities. At this time of national crisis, EOSIS continues to invest in new campuses and programs to better meet the needs of its patients.

EOSIS BEHAVIORAL HEALTH
MEN

Bridge Recovery - Sauk Rapids, MN
Oakridge - Rochester, MN
Lake Shore - Mahtomedi, MN
Cedar Ridge - Stillwater, MN
Twin Town - Saint Paul, MN
Douglas Place Mens - East Grand Forks, MN

WOMEN

Douglas Place Womens - East Grand Forks, MN
Tapestry - Saint Paul, MN
Meadow Creek - Pine City, MN

CO-ED

Anchorage Recovery - Moorhead, MN
Beauttere Recovery Institute - Owatonna, MN

NEW BEGINNINGS
INPATIENT

New Beginnings at Waverly (Men's)
New Beginnings at Waverly (Women's)

OUTPATIENT

New Beginnings, St. Anthony Park
New Beginnings, Eagan
New Beginnings, Stillwater
New Beginnings, Minnetonka
New Beginnings, Elk River
New Beginnings, Litchfield
New Beginnings, St. Peter
New Beginnings, Olivia

New Beginnings focuses on addiction recovery within its 10 locations in Minnesota (2 inpatient, 8 outpatient). All of EOSIS Behavioral Health outpatient locations are now part of New Beginnings Minnesota. New Beginnings has been providing exceptional service for over 35 years using its 12 step program, individual customized treatment plans, and more. In inpatient programs its recovery program offers individual, group and family education sessions, peer support meetings, social activities, exercise and more. In outpatient programs they strive to help individuals maintain family, work, and personal commitments while attending treatment and pursuing their personal recovery goals.

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

Keith A. Sturm, CCIM
 keith@upland.com
 (612) 376-4488

Deborah K. Vannelli, CCIM
 deb@upland.com
 (612) 376-4475

Amanda C. Leathers
 amanda@upland.com
 (612) 436-0045

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TWIN TOWN TREATMENT CENTER

PROPERTY	Twin Town Treatment Center
TENANT	Twin Town Treatment Center, LLC
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-Rated

The tenant on the lease is Twin Town Treatment Center, LLC (a Minnesota LLC). Guarantor is EOSIS (Formerly Meridian Behavioral Health), LLC (a Delaware LLC).

Twin Town is a men's MI/CD licensed residential treatment program, treating men 18-years-old and over for chemical dependency issues, along with co-occurring mental health needs. Conveniently located in St. Paul, Minnesota, Twin Town has an extensive history of helping men find recovery from alcohol and drug addiction as one of the longest-standing treatment centers in the state. Serving men since the 1960s, today, patients are coached in new ways of thinking to reduce thoughts about alcohol, drug abuse and other self-injuries through the Health Realization Model. Each individual who enters Twin Town will work closely with a dedicated counselor as well as in groups to determine an evidence-based treatment plan to meet their personal needs and goals. Committed to treating the whole person, we offer the men who walk through our doors the opportunity to live a life of healing and purpose.

PARENT	Renvous Capital
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-Rated

On October 1, 2023, Renovus Capital, a Philadelphia, Pennsylvania-based multi-disciplinary private equity firm acquired EOSIS Behavioral Health, based out of Minnesota. Renovus Capital Partners is a private equity firm that invests in small and mid-sized businesses in the education and training, healthcare services, technology services, and professional services sectors. Renovus Capital Partners is based in the Philadelphia area and manages over \$2 billion across its sector focused funds and other strategies. Renovus typically partners with founder-led businesses, leveraging its experience within the industry and access to debt and equity capital to make operational improvements, recruit top talent, pursue add-on acquisitions, and oversee strategic growth initiatives. This is Renovus Capital's 1st transaction in the Healthcare Services sector, 36th transaction in the United States and 2nd transaction in Minnesota.

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(612) 436-0045

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