

**UPLAND**  
REAL ESTATE GROUP, INC.



# UNITED STATES POST OFFICE

Midwest Three Property Portfolio

Deborah K. Vannelli, CCIM | 612.376.4475 | deb@upland.com

Keith A. Sturm, CCIM | 612.376.4488 | keith@upland.com

Amanda C. Leathers | 612.436.0045 | amanda@upland.com

50 South 6th Street | Suite 1418

Minneapolis, MN | 55402

[www.nnnsales.com](http://www.nnnsales.com)

*Look Upland. Where Properties & People Unite!*

**NET LEASED DISCLAIMER**

Upland Real Estate Group, Inc. hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

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PORTFOLIO PRICE: \$577,093

CAP: 7.50%

NOI: \$43,281.98

- Portfolio of three United States Post Offices located in the Midwest.
- The USPS manages a retail network of 34,000 post offices and 140,875 collection boxes providing 164.4 million delivery points nationwide in 2020.
- The Postal Service had \$73.1 billion in operating revenue in 2020.
- The Postal Service provides a vital public service that is a part of the nation's critical infrastructure.

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INVESTMENT SUMMARY	
PRICE	\$577,093.00
CAP	7.50%
NOI	\$43,281

LEASE INFORMATION	
LEASE TYPE	NN
LEASE COMMENCEMENT	Varies
LEASE EXPIRATION	Varies

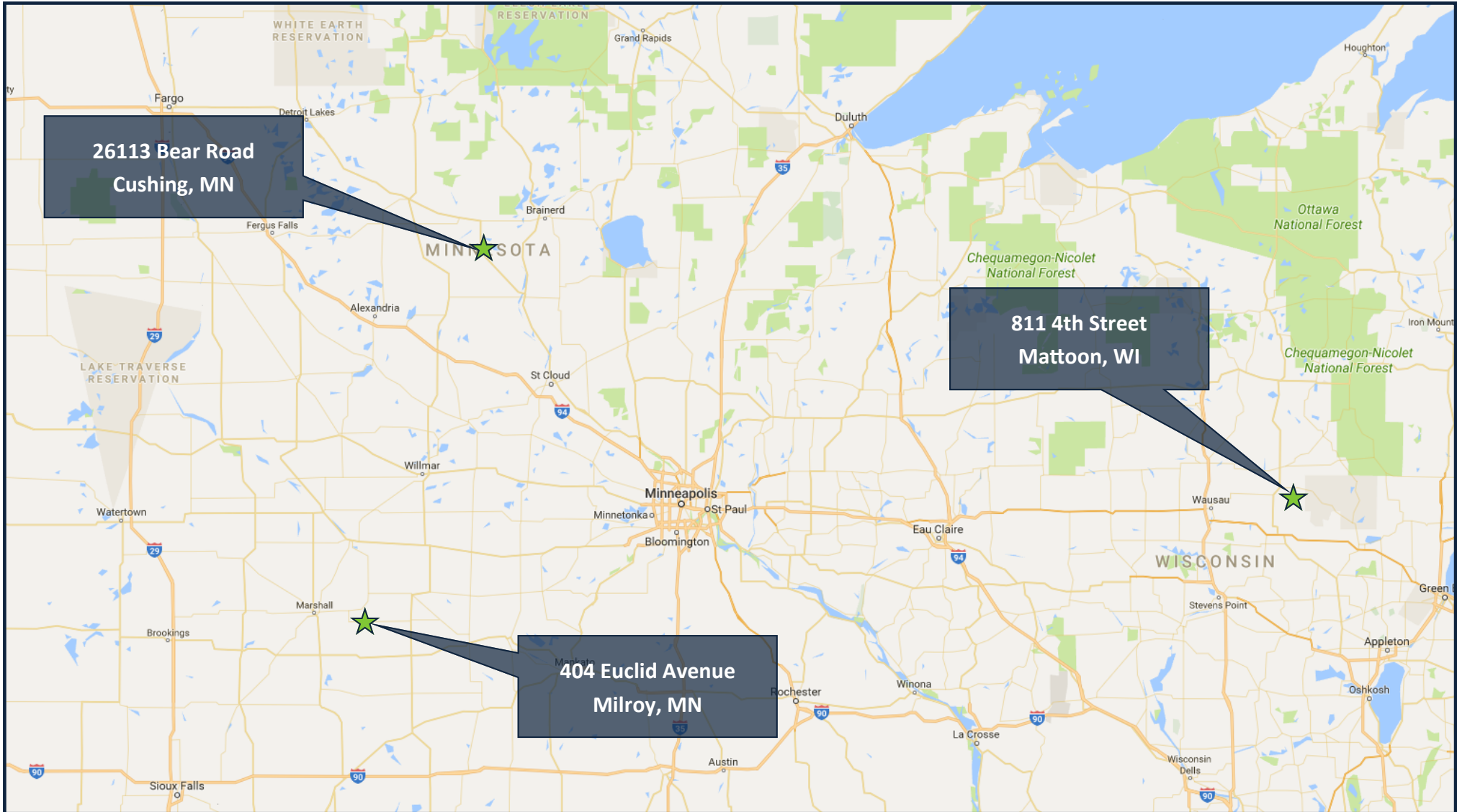


**LEASE NOTES:**

Net, Net. Landlord responsible for roof and structure.

PROPERTY INFORMATION						
ADDRESS	PRICE	NOI	CAP RATE	LEASE EXPIRATION	2021 30-MILE POPULATION	2021 30-MILE AVERAGE HH INCOME
26113 Bear Rd Cushing, MN 56443	\$205,133	\$15,385.00	7.50%	7/31/2023	113,848	\$74,188
811 4th St Mattoon, WI 54450	\$186,333	\$13,975.00	7.50%	9/30/2027	141,008	\$71,810
404 Euclid Ave Milroy, MN 56263	\$185,627	\$13,922.00	7.50%	7/31/2024	54,384	\$74,365

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**INVESTMENT SUMMARY**

<b>PRICE</b>	\$205,133
<b>CAP</b>	7.50%
<b>NOI</b>	\$15,385.00
<b>RENT/SF</b>	\$16.58
<b>PRICE/SF</b>	\$221.05
<b>RENT ADJUSTMENTS</b>	
<b>8/1/18 - 7/31/2023</b>	\$15,385.00

**LEASE INFORMATION**

<b>LEASE TYPE</b>	NN
<b>LEASE COMMENCEMENT</b>	Current
<b>LEASE EXPIRATION</b>	July 31, 2023



**LEASE NOTES:**

Net, Net. Landlord responsible for roof and structure.

**PROPERTY INFORMATION**

<b>ADDRESS</b>	26113 Bear Road Cushing, MN 56443
<b>BUILDING SIZE</b>	928 SQ FT
<b>LOT SIZE</b>	2.00 ACRES
<b>COUNTY</b>	Morrison
<b>YEAR BUILT</b>	1998

**DEMOGRAPHIC INFORMATION**

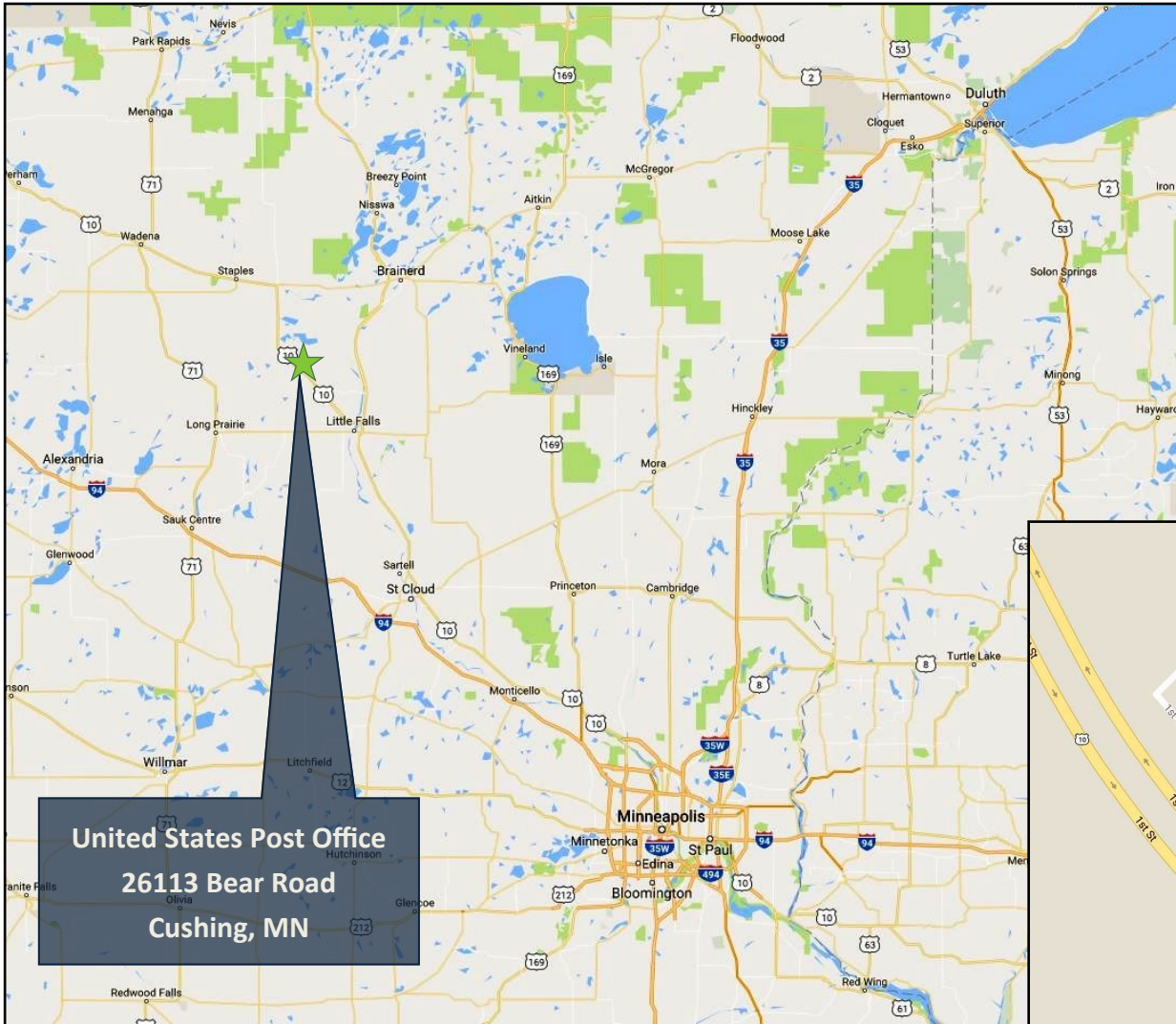
	1-MILE RADIUS	15-MILE RADIUS	30-MILE RADIUS
<b>2021 POPULATION</b>	84	17,832	113,848
<b>2026 POPULATION</b>	87	18,318	117,162
<b>2021 MEDIAN HOUSEHOLD INCOME</b>	\$55,591	\$58,043	\$58,059
<b>2021 AVERAGE HOUSEHOLD INCOME</b>	\$73,367	\$73,436	\$74,188

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2020 and 2025.

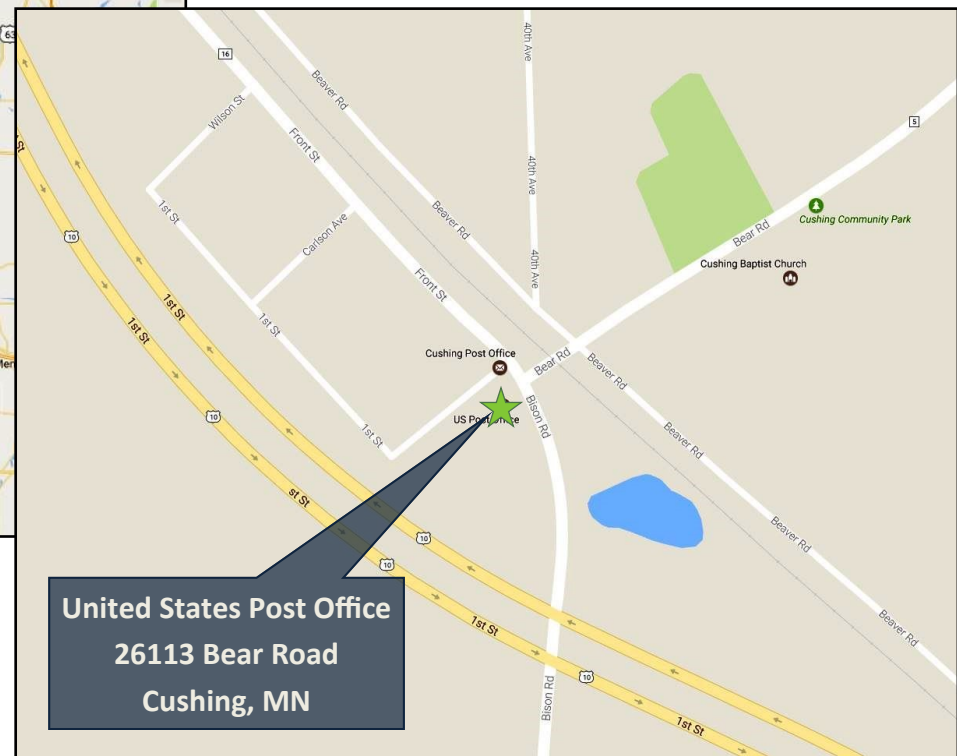
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**United States Post Office**  
**26113 Bear Road**  
**Cushing, MN**



**United States Post Office**  
**26113 Bear Road**  
**Cushing, MN**

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**INVESTMENT SUMMARY**

<b>PRICE</b>	\$186,333
<b>CAP</b>	7.50%
<b>NOI</b>	\$13,975.00
<b>RENT/SF</b>	\$16.03
<b>PRICE/SF</b>	\$213.68
<b>RENT ADJUSTMENTS</b>	
<b>CURRENT - 9/30/2027</b>	\$13,975.00

**LEASE INFORMATION**

<b>LEASE TYPE</b>	NN
<b>RENEWAL OPTIONS</b>	Two 5-Year with 5% Inc.
<b>LEASE COMMENCEMENT</b>	Oct 1, 2017
<b>LEASE EXPIRATION</b>	Sep 30, 2027



**LEASE NOTES:**

Net, Net. Landlord responsible for roof and structure.

**PROPERTY INFORMATION**

<b>ADDRESS</b>	811 4th Street Mattoon, WI 54450
<b>BUILDING SIZE</b>	872 SQ FT
<b>LOT SIZE</b>	0.11 ACRES
<b>COUNTY</b>	Shawano
<b>YEAR BUILT</b>	2000

**DEMOGRAPHIC INFORMATION**

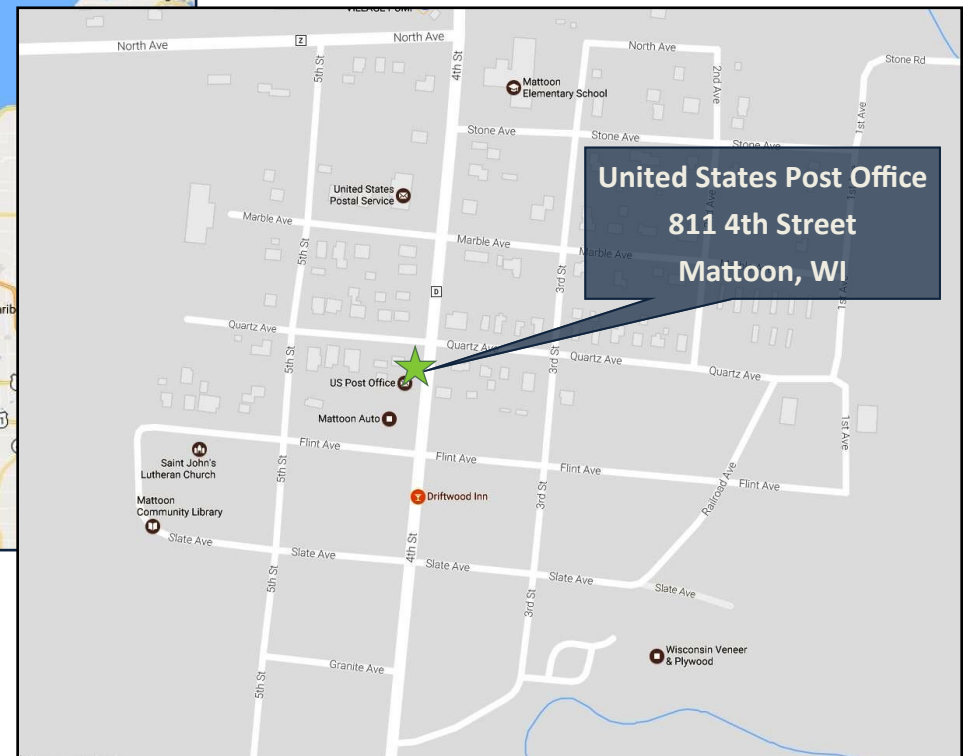
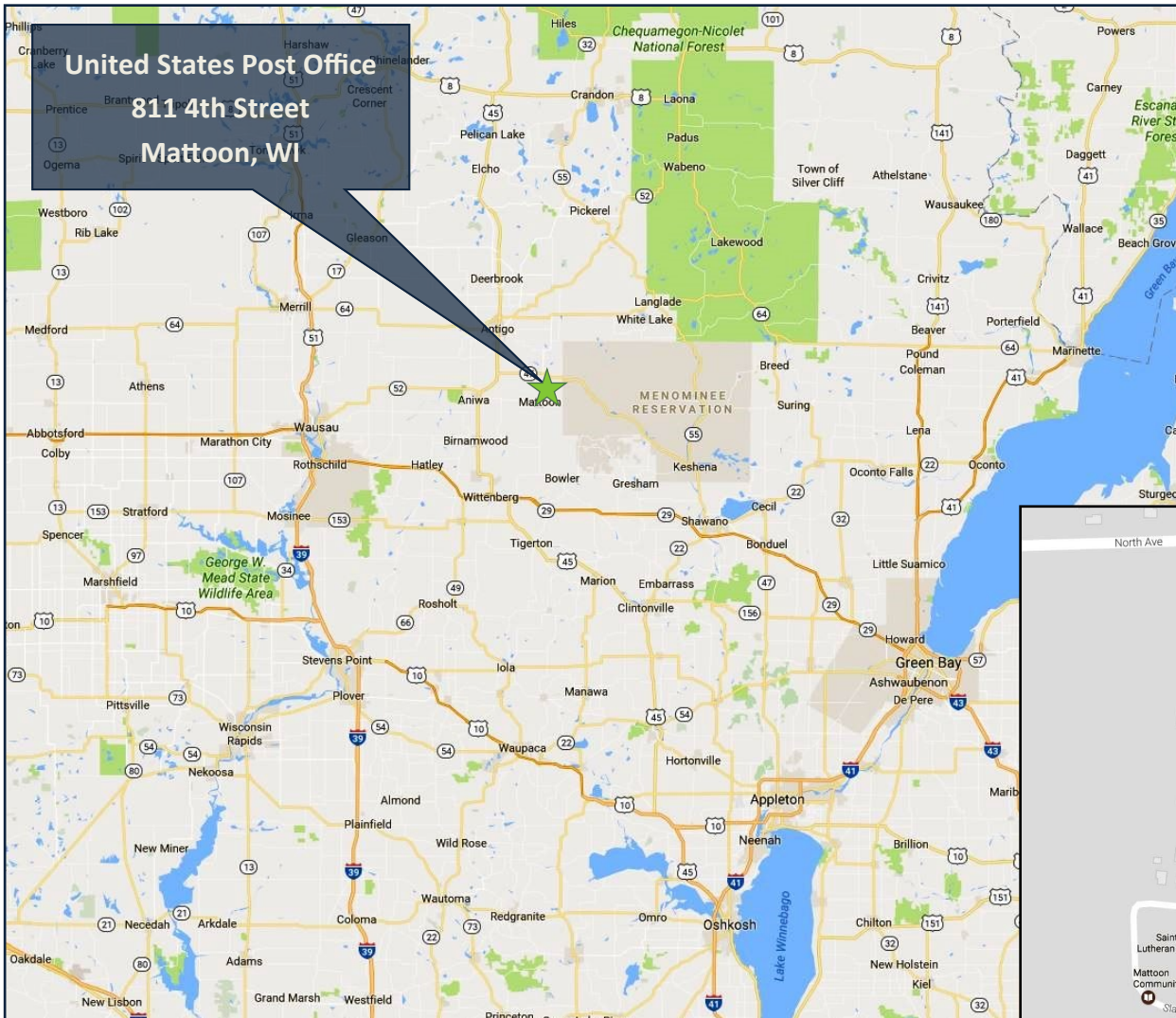
	1-MILE RADIUS	15-MILE RADIUS	30-MILE RADIUS
<b>2021 POPULATION</b>	462	24,557	141,008
<b>2026 POPULATION</b>	460	24,687	141,191
<b>2021 MEDIAN HOUSEHOLD INCOME</b>	\$53,769	\$52,365	\$55,410
<b>2021 AVERAGE HOUSEHOLD INCOME</b>	\$71,270	\$64,932	\$71,810

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2020 and 2025.

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INVESTMENT SUMMARY	
PRICE	\$185,627
CAP	7.50%
NOI	\$13,922.00
RENT/SF	\$19.03
PRICE/SF	\$322.87
<b>RENT ADJUSTMENTS</b>	
8/1/2019-7/31/2024	\$13,922.00

LEASE INFORMATION	
LEASE TYPE	NN
LEASE COMMENCEMENT	Aug 1, 2014
LEASE EXPIRATION	July 31, 2024



**LEASE NOTES:**

Net, Net. Landlord responsible for roof and structure.

The Postal Service exercised its option to renew for a 5 year term from 8/1/2019 through 7/31/2024, at \$13,922.00 annual rent.

PROPERTY INFORMATION	
ADDRESS	404 Euclid Avenue Milroy, MN 56263
BUILDING SIZE	616 SQ FT
LOT SIZE	0.15 ACRES
COUNTY	Redwood
YEAR BUILT	1989

DEMOGRAPHIC INFORMATION			
	1-MILE RADIUS	15-MILE RADIUS	30-MILE RADIUS
<b>2021 POPULATION</b>	266	23,494	54,384
<b>2026 POPULATION</b>	258	23,577	53,945
<b>2021 MEDIAN HOUSEHOLD INCOME</b>	\$60,984	\$57,825	\$59,730
<b>2021 AVERAGE HOUSEHOLD INCOME</b>	\$72,297	\$72,563	\$74,365

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2020 and 2025.

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<b>PROPERTY</b>	United States Post Office
<b>TENANT</b>	United States Postal Service
<b>REVENUES</b>	\$73.1 billion (2020)
<b>NET WORTH</b>	(\$80.7) billion (2020)



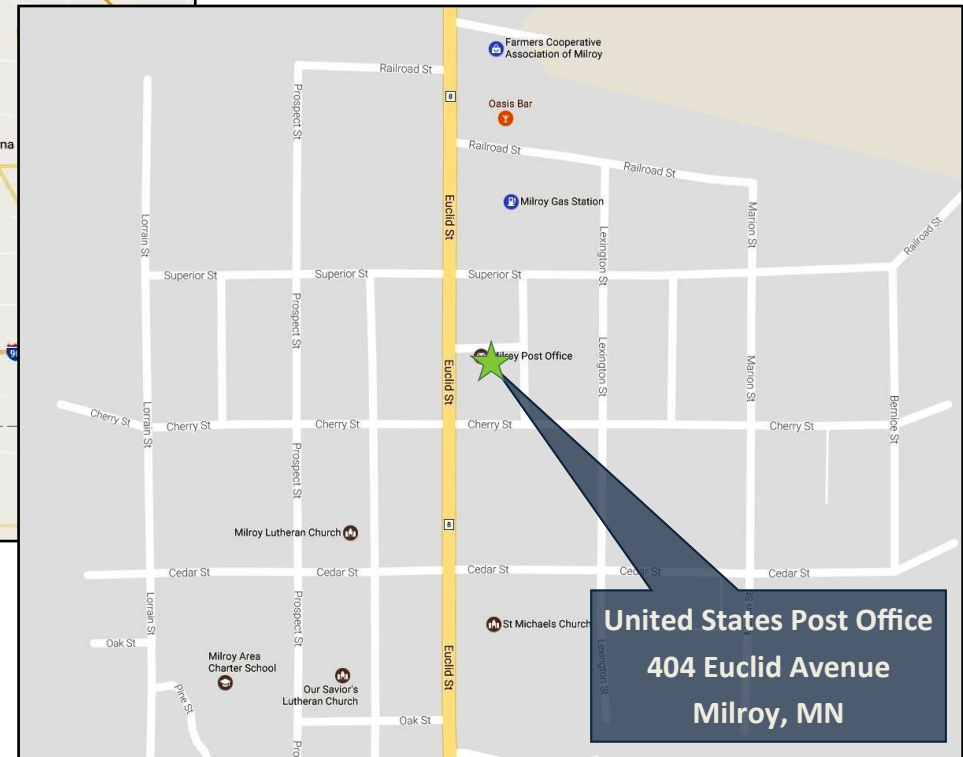
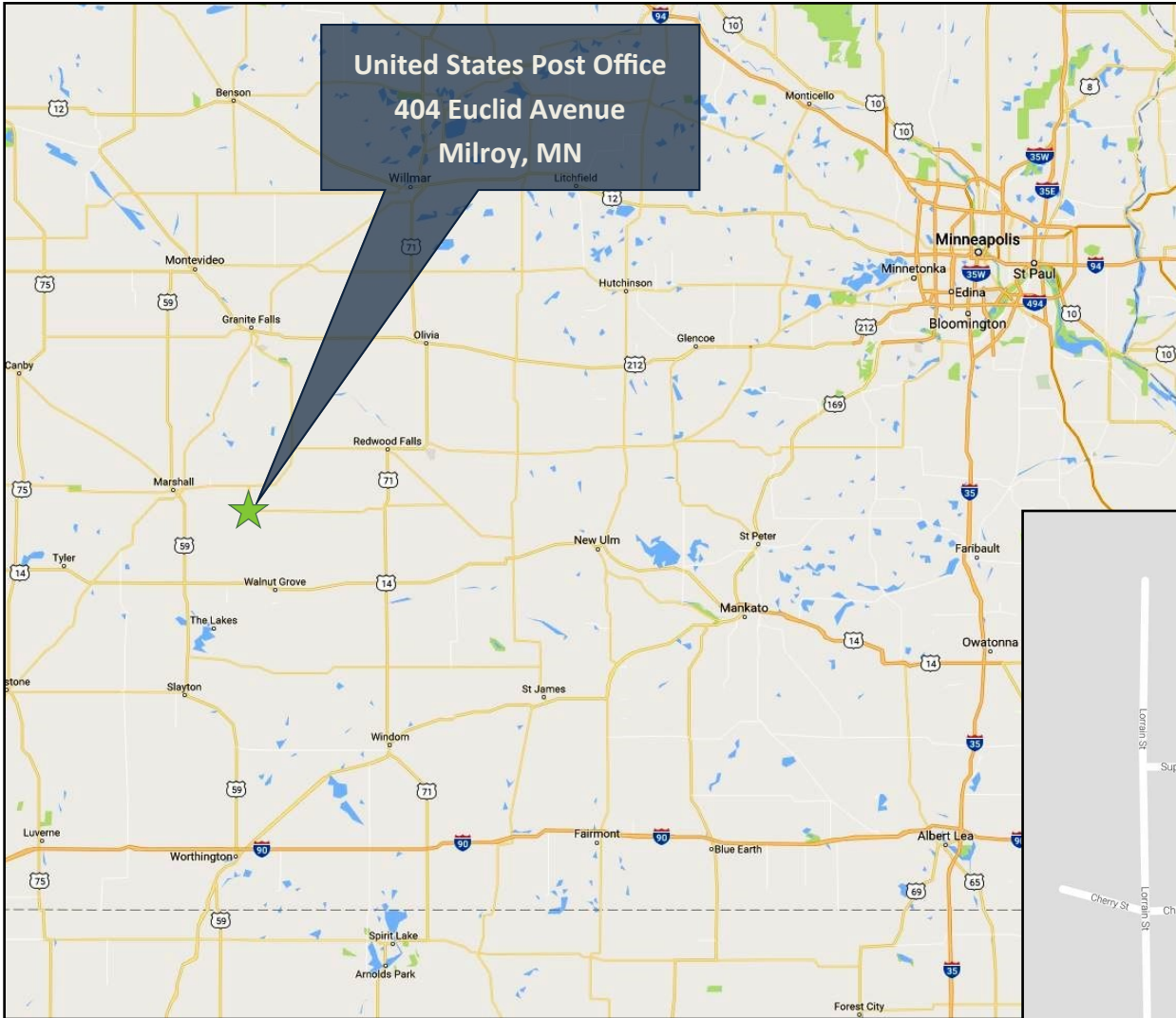
**The United States Postal Service** (USPS) handles cards, letters, marketing materials, and packages delivering about 470 million pieces of mail per day. The U.S. Postal service is the only delivery service that reaches every address in the nation: 160 million residences, businesses and Post Office Boxes. The Postal Services receives no tax dollars for operating expenses and relies on the sale of postage, products and services to fund its operations. With more than 34,000 retail locations and one of the most frequently visited websites in the federal government, usps.com, the Postal Service has an annual operating revenue of more than \$71 billion and delivers 48% of the world’s mail. With more than 630,000 employees, it is also one of the nation’s largest employers. Though it has a monopoly on delivering the mail, the USPS faces competition for services such as package delivery. The US president appoints nine of the 11 members of the board who oversee the USPS. The presidential appointees select the postmaster general, and together they name the deputy postmaster general; the two also serve on the board.

**Operations**

Mailing Services accounts for about 67% of USPS revenue, and Shipping Services contributes 22%. In Mailing Services the major product group is First-Class Mail, which itself represents about 41% of the agency's revenue. First-Class Mail is available for postcards, letters, advertisements, and flat merchandise that weighs less than 13 ounces.

The next largest category is Standard Mail, which contributes to 26% of the agency's revenue. Available for items weighing less than 16 ounces, Standard Mail is generally used for direct advertisements delivered to multiple addresses. Periodicals account for 2% of revenue. Other Mailing Services contributes 5%, while International earns 4%.

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**THE UPLAND ADVANTAGE**

Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate, brokerage, and investment company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

**BENEFITS OF WORKING WITH UPLAND**

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

[www.nnnsales.com](http://www.nnnsales.com)



**PROVEN SUCCESS RECORD**

- Completed in excess of 800 net leased sales transactions totaling over \$2.1 billion
- Combined sales experience of over 60 years
- Specialized in NNN investment market for more than 20 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

- |                       |                            |                     |
|-----------------------|----------------------------|---------------------|
| 7-Eleven              | Dollar General             | O'Reilly Auto Parts |
| Advance Auto          | Family Dollar              | Petco               |
| Applebee's            | Gander Mountain            | Sherwin Williams    |
| Arby's                | Goodwill                   | Starbucks           |
| BJ's Wholesale        | Jack in the Box            | Taco Bell           |
| Bridgestone/Firestone | Jiffy Lube                 | Tires Plus          |
| Buffalo Wild Wings    | KinderCare Learning Center | Tractor Supply      |
| Burger King           | Kohl's                     | Trader Joe's        |
| Camping World         | McDonald's                 | Valvoline           |
| CVS Pharmacy          | National Tire & Battery    | Walgreens           |



Front L to R: Amanda Leathers, Keith Sturm, Deb Vannelli, Back L to R: Emily Marsh & Larissa Jackson