



THE HOME DEPOT

Net Lease Investment

6701 BOONE AVE. N.
BROOKLYN PARK, MN 55428

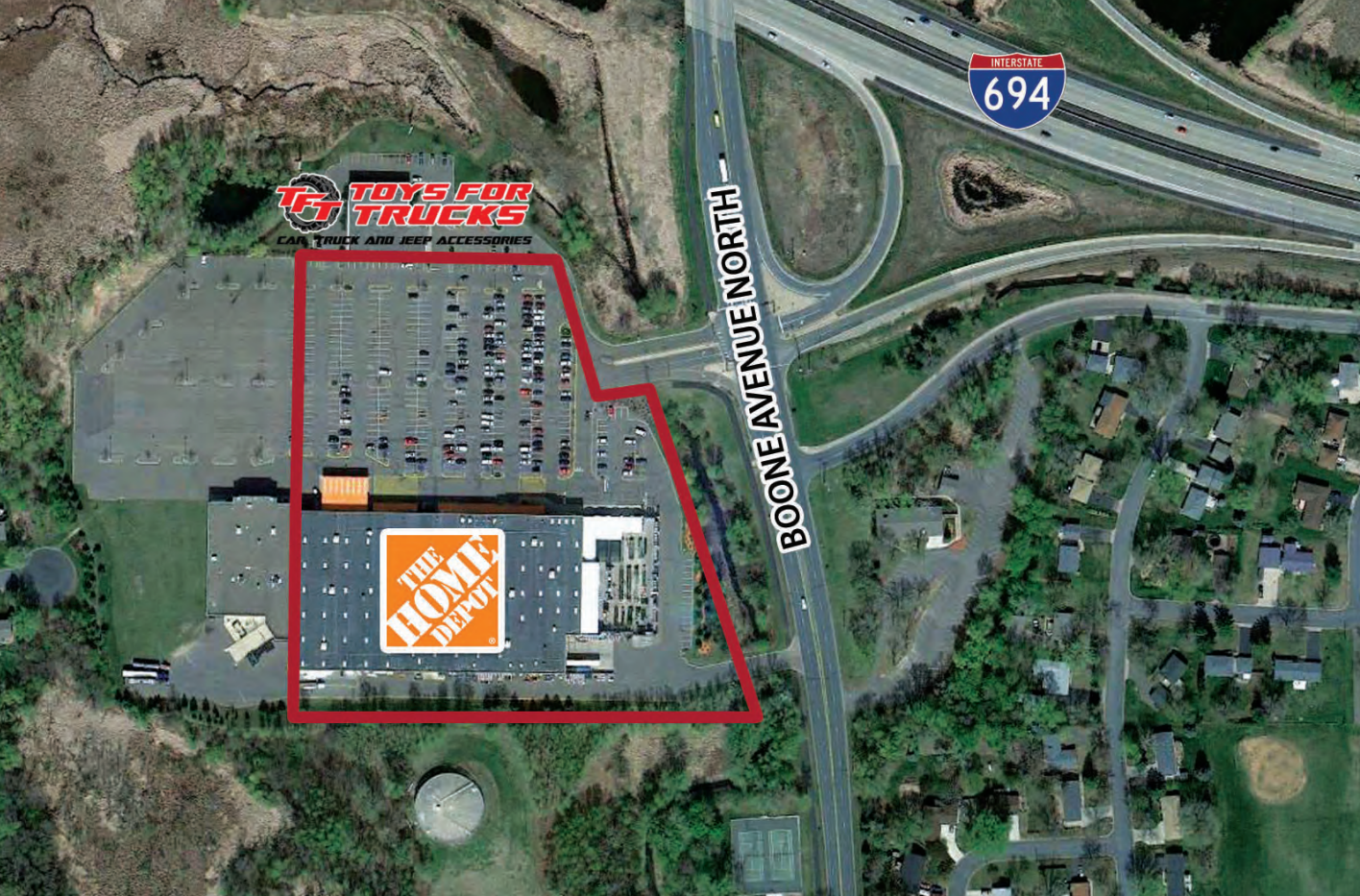
±115,227-SF BIG-BOX STORE

OFFERED EXCLUSIVELY BY

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INVESTMENT HIGHLIGHTS

- **Absolute NNN Ground Lease:** Lease is structured to be incredibly passive with no landlord responsibilities.
- **Recent Lease Extension:** Tenant executed a five-year extension through August 31, 2032, showing commitment to the site.
- **Large, Growing Suburb:** With a population of more than 82,000 people, Brooklyn Park is the eighth-largest city in Minnesota and the fourth-largest in the Twin Cities metropolitan area.
- **Prime Location:** With strong demographics, the subject property benefits from high visibility from Interstate 94/694 with over 111,000 vehicles per day. It is easily accessible at the Boone Avenue exit just east of U.S. 169. The store serves as the busy anchor of Park Place Centre, a rising shopping center featuring popular Toys For Trucks.

PURCHASE PRICE	\$27,750,500
CAP RATE	6.0%
RENT	\$1,665,030
LEASE EXPIRATION	AUGUST 31, 2032
LEASE TYPE	GROUND LEASE

INVESTMENT OVERVIEW

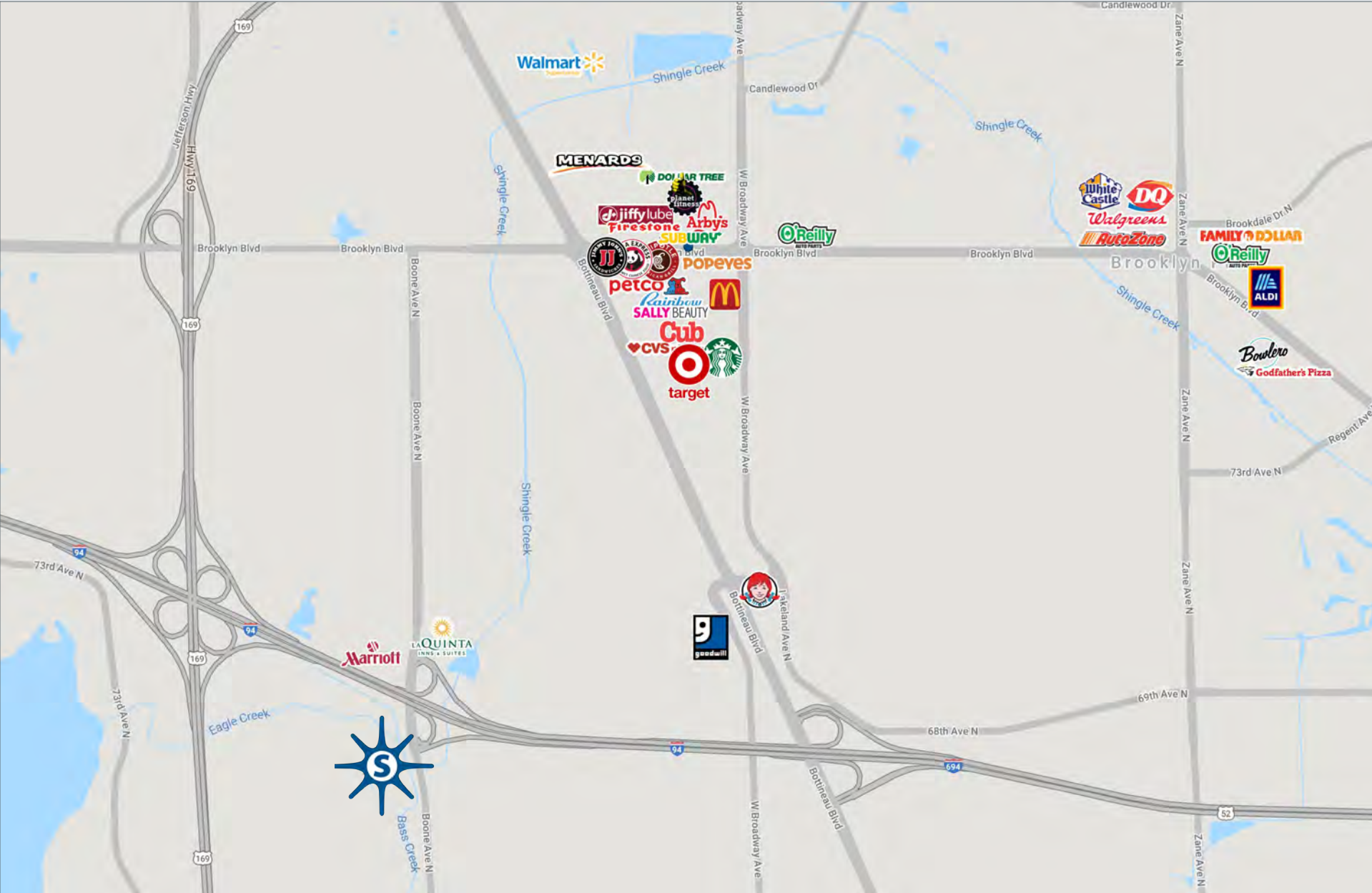


LEASE ABSTRACT

TENANT	The Home Depot, Inc.
ADDRESS	6701 Boone Ave. N. Brooklyn Park, MN 55428
LAND OWNERSHIP	Fee
PROPERTY TYPE	Retail
LAND	±9.95 Acres
BUILDING SIZE	±115,227 Square Feet
YEAR BUILT	1997
ANNUAL RENT	\$1,665,030
LEASE COMMENCEMENT	July 5, 1996

LEASE EXPIRATION	August 31, 2032
LEASE TERM REMAINING	6+ Years
OPTIONS	Two Five-Year Options
INCREASES	\$1.00 PSF Every Five-Year Option Period
UTILITIES	Tenant Responsibility
REPAIR AND/OR MAINTENANCE OF ROOF, STRUCTURE, AND PARKING LOT	Tenant Responsibility
TAXES	Tenant Responsibility
INSURANCE	Tenant Responsibility

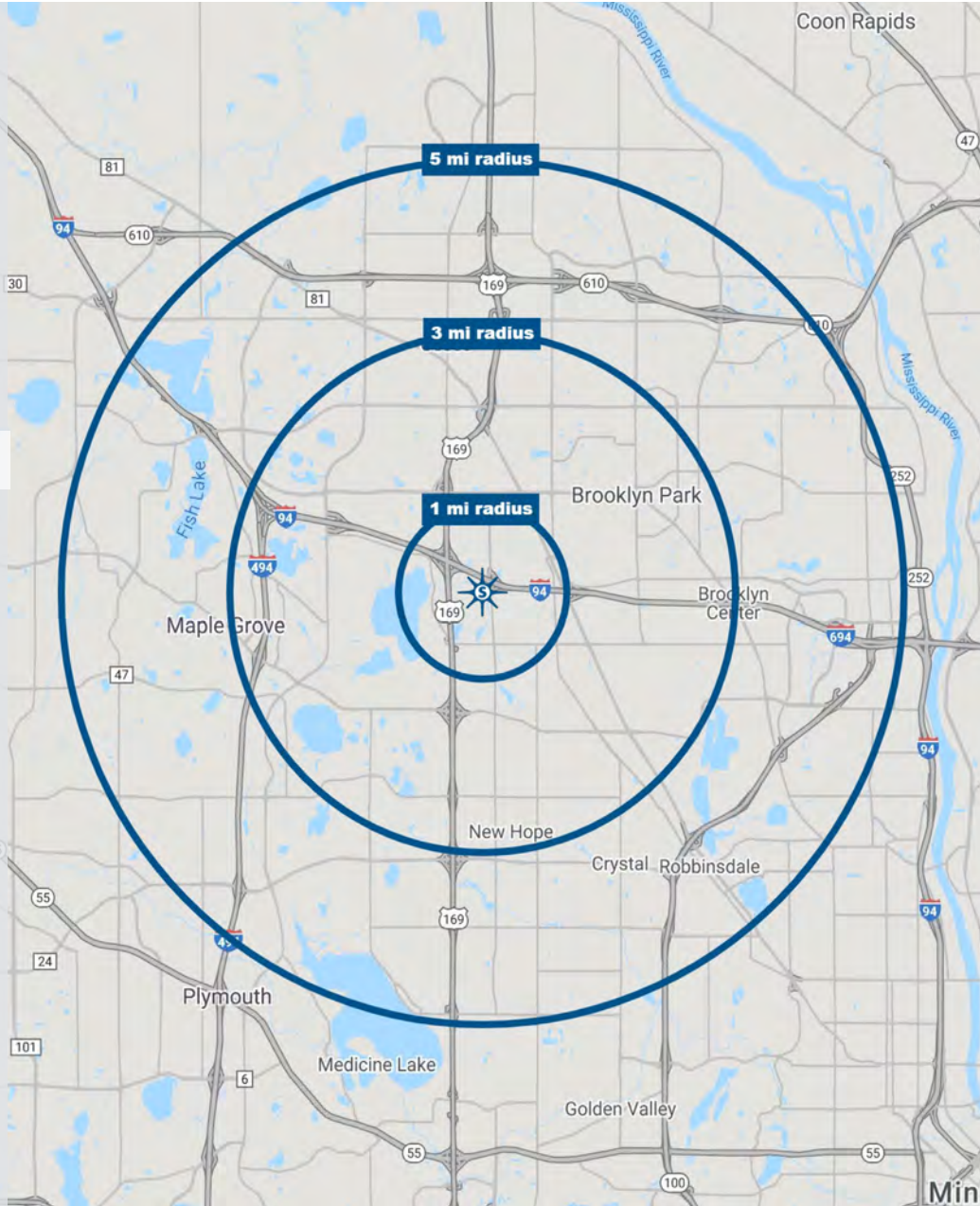
LOCATION



MARKET DEMOGRAPHICS

BROOKLYN PARK, MN

With the adoption of the Brooklyn Park 2025 Plan, the city created a vision of a community with a thriving economy, among other goals. Success means residents enjoy financial stability and support an abundance of retail establishments, as well as a business environment that inspires private investment and job growth. A renewed focus on modern infrastructure and quality recreation amenities will create attractive destinations for residents and visitors alike.



	1 MILE	3 MILES	5 MILES
POPULATION			
2025	5,800	86,630	235,385
HOUSEHOLDS			
2025	2,233	33,823	89,978
AVERAGE HOUSEHOLD INCOME			
2025	\$100,759	\$110,240	\$129,857
2030	\$100,351	\$111,125	\$130,238
DAYTIME POPULATION			
2025	8,772	70,351	147,141



THE HOME DEPOT	
NUMBER OF LOCATIONS	2,356
CREDIT RATING	A/Stable (Moody's)
STOCK SYMBOL	NYSE: HD
TOTAL REVENUE	\$159.5 Billion
MARKET CAP	\$388.99 Billion
TENANT BUSINESS	Home Improvement Retail/Trade
HEADQUARTERS	Atlanta, GA
WEBSITE	homedepot.com

THE HOME DEPOT

The Home Depot, Inc. (NYSE: HD) is the world's largest home improvement retailer. Founded in 1978, the first stores stocked 25,000 products, much more than the average hardware store at that time. Today, with over 2,300 stores and 470,000 associates across North America, the typical store averages 105,000 square feet of indoor retail space, interconnected with an e-commerce business that offers more than one million products for DIY customers and professional contractors, plus the industry's largest installation business for Do-It-For-Me customers.

On December 31, 2024, The Home Depot reported total revenue of \$159.5 billion, net income of \$14.8 billion, and a market cap of \$346.2 billion. The Home Depot's stock is traded on the New York Stock Exchange and is included in the Dow Jones Industrial Average and Standard & Poor's 500 Index. The Home Depot currently holds a Moody's credit rating of A/Stable.

TENANT OVERVIEW

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