



Gander Mountain

701 East Texas Expressway | Killeen, TX | 76541

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

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

*In cooperation with MSG Management, Inc. a TX State Licensed Broker

50 South 6th Street | Suite 1418

Minneapolis, MN | 55402

www.nnnsales.com

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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.

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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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PRICE: \$11,500,000

CAP: 6.25%

NOI: \$717,963.78

- Gander Mountain is the nation's largest retail network of outdoor specialty stores for shooting sports, hunting, fishing, camping, marine, apparel, footwear and outdoor lifestyle, and operates 130 Stores in 24 States.
- New 15-year NNN Lease with 10% rent increases every 5 years.
- Located near Kohl's, Lowe's, Wal-Mart, HEB, Chick-fil-A, Jack in the Box, O'Reilly Auto Parts, PetSmart, Toys R Us, Academy Sports and additional national retailers.
- High visibility from U.S. Highway 190 where traffic counts average 90,000 vehicles per day.
- Fort Hood is based in Killeen, TX and is one of the largest U.S. military installations with 45,000 soldiers.
- 5-Mile Population of 172,881.

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INVESTMENT SUMMARY

PRICE	\$11,500,000
CAP	6.25%
NOI	\$717,963.78
RENT/SF	\$13.80
PRICE/SF	\$221.15
RENT ADJUSTMENTS	
YEARS 1-5	\$717,963.78
YEARS 6-10	\$789,760.15
YEARS 11-15	\$868,736.17
10% increases every 5 years	

LEASE INFORMATION

LEASE TYPE	NNN
LEASE TERM	15 YEARS
RENEWAL OPTIONS	Four 5-Year with 8% increases
LEASE COMMENCEMENT	3/12/2015
LEASE EXPIRATION	2/28/2030



LEASE NOTES:

Net. Net. Net, No landlord responsibilities (See Lease).

PROPERTY INFORMATION

ADDRESS	701 East Texas Expressway, Killeen, TX
BUILDING SIZE	52,000 SQ FT
LOT SIZE	4.80 ACRES
COUNTY	Bell
YEAR BUILT	2015

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2015 POPULATION	12,220	93,921	172,881
2020 POPULATION	12,691	99,498	186,791
2015 MEDIAN HOUSEHOLD INCOME	\$43,274	\$42,833	\$47,603
2015 AVERAGE HOUSEHOLD INCOME	\$56,347	\$53,257	\$58,159

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2015 and 2020.

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TENANT	GANDER MOUNTAIN
GUARANTOR	GANDER MOUNTAIN COMPANY
REVENUES	PRIVATE
NET WORTH	PRIVATE
S&P RATING	NON-RATED



Overview

Gander Mountain is the nation's largest retail network of outdoor specialty stores for shooting sports, hunting, fishing, camping, marine, apparel, footwear and outdoor lifestyle which makes us the most convenient outdoor retailer. By being America's Premier Shooting Sports Destination we provide the best selection of new and used firearms, ammunition and equipment from beginner to expert. Gander offers the best selection of national and specialty brands at competitive prices and great values including The North Face, Under Armour, Columbia, Guide Series, GSX, Carhartt, Merrell, Keen, New Balance, Reebok, Rocky and many more.

Gander Mountain travels the globe searching for the best-quality, high-performance gear, as well as the latest product innovations. Their employees are passionate outdoor enthusiasts eager to share their expert knowledge to make sure customers properly prepare for their next outdoor adventure.

Operations

Gander Mountain Company operates the nation's largest retail network of stores for hunting, fishing, camping, and marine products and accessories. Established in 1960, Gander Mountain offers the best assortment of outdoor equipment, firearms, camping supplies, fishing and marine products, technical and rugged outdoor apparel, and technical and casual footwear, as well as gunsmith and archery services. There are over one hundred conveniently located Gander Mountain outdoor lifestyle stores providing approximately 6.9 million square feet of retail space in 24 states.

The company operates nearly 130 outdoor sporting goods stores focused on a variety of outdoor activities. The sporting goods chain has opened a handful of new stores during the past couple of years despite the economic downturn and has expanded its retail footprint in Alabama, Indiana, North Carolina, Minnesota, Florida, and Georgia in 2012. In 2013 Gander Mountain has expanded its presence in Texas, Alabama, Georgia, and Virginia. Also its partnership includes the Warrior Dash, the world's largest obstacle race series that is held on more than 50 of the world's challenging and rugged terrains.

Strategy

Gander Mountain is a fully integrated multi-channel retailer offering retail, catalog and internet sales. Its Overton's subsidiary (acquired in 2007 for \$70 million) is a catalog and Internet marketing company that targets recreational boaters. In 2008 Overton's mailed out its new parent company's first catalog (containing Overton's, Gander Mountain, and merchandise from other vendors) in 12 years, marking Gander Mountain's return to its roots in direct marketing. Their direct marketing segment, based in Greenville, NC, includes internet and catalog operations under the brands Gander Mountain, Overton's.

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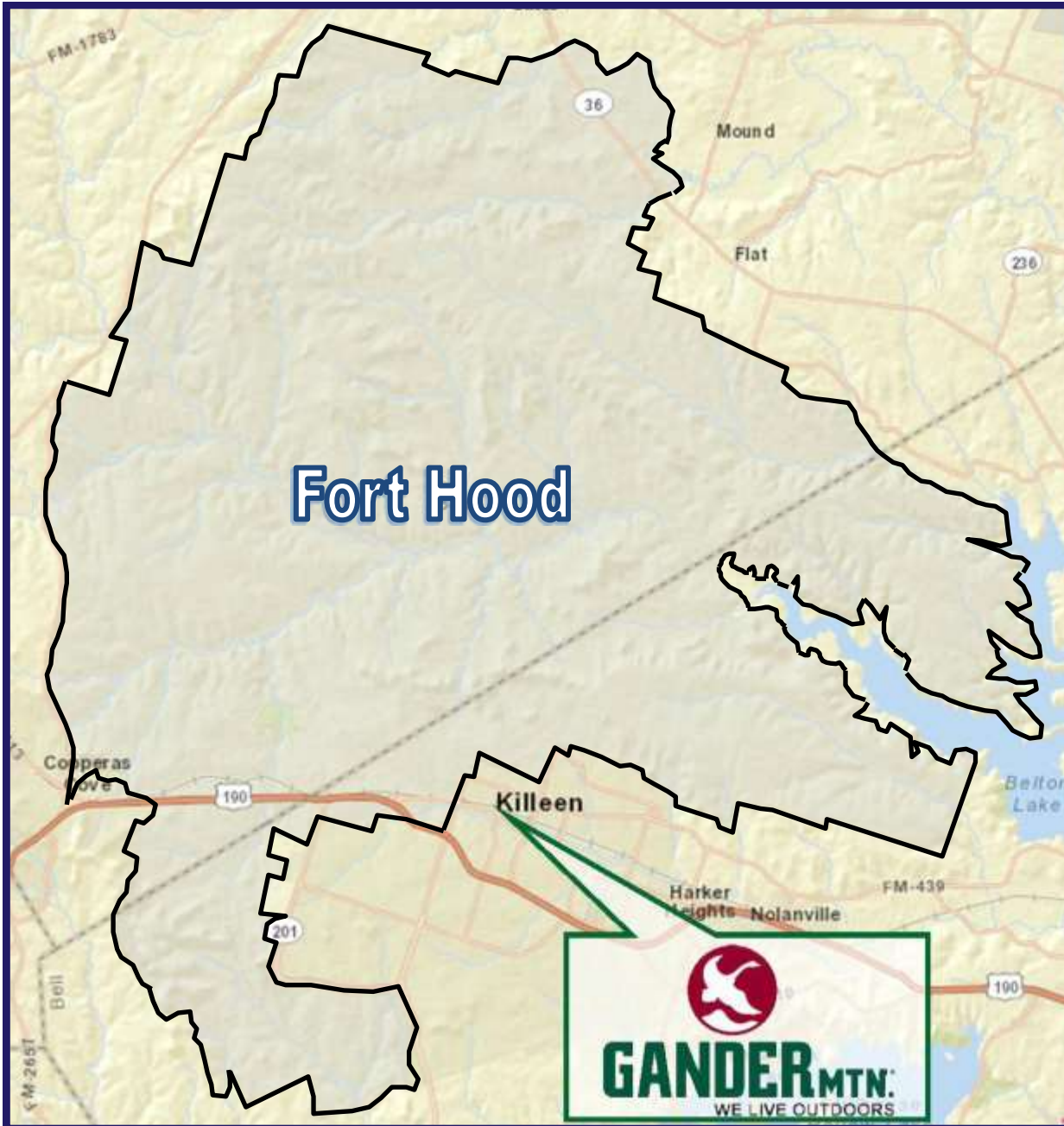
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Fort Hood

- Fort Hood is one of the largest United States military installations in the world, and is the home of III Corps, 1st Cavalry Division, 13th Sustainment Command, First Army Division West, 3rd Armored Cavalry Regiment, 41st Fires Brigade and many other Forces Command and other units.
- Fort Hood is now the largest active duty armored post in the U.S. Armed Services. It is home to two full divisions.
- 45,414 assigned soldiers and 8,900 civilian employees with Fort Hood covering 214,000 acres.

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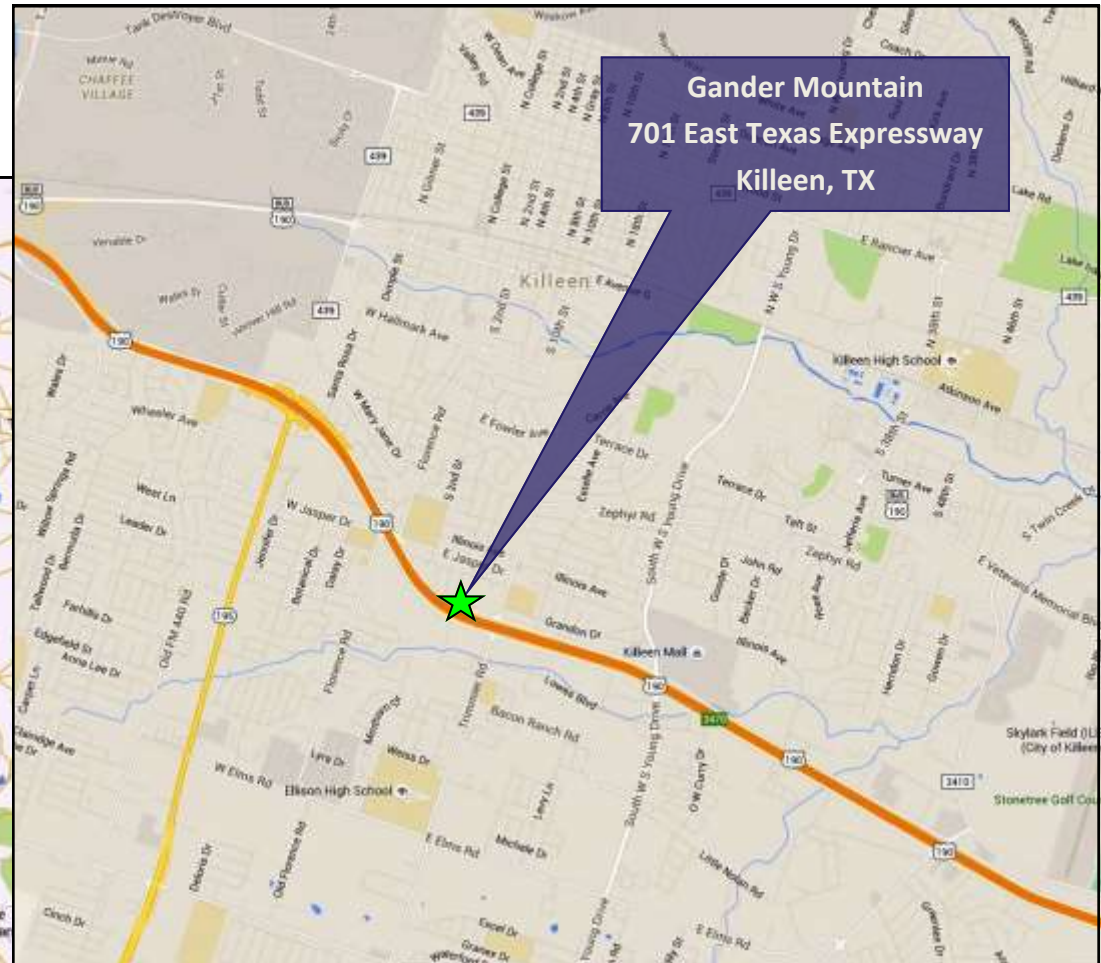
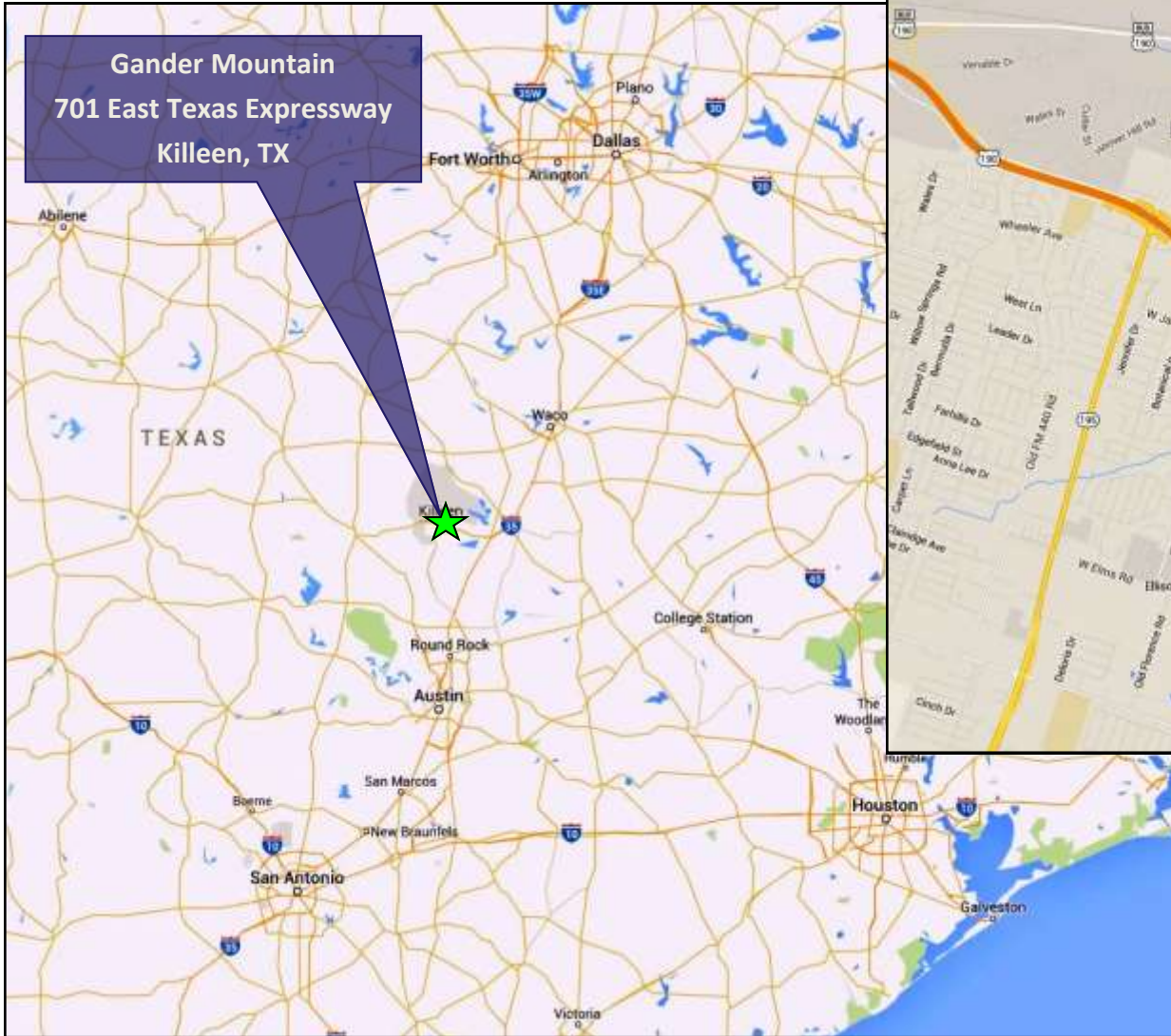
This Gander Mountain is located on the East Texas Expressway in Killeen, Texas. On-off ramps to U.S. Highway-190 are located directly east of the property. Traffic Counts on Highway-190 average 90,000 vehicles per day. The 100 store 557,000 square foot Killeen Mall is located one miles east of the property. Killeen Mall is anchored by Dillard's, Sears, JCPenny and Burlington Coat Factory. In addition, there are several other national retailers in close proximity including Walmart, HEB, Lowe's, Home Depot, Walgreens, Staples, Best Buy, Kohl's, Office Max, Office Depot, Academy Sports, PetSmart and many others.

Killeen is a city in Bell County, Texas, located halfway between Austin and Waco, about 60 miles from each. It is the 21st most populous city in the state of Texas, and the "principal city" of the Killeen–Temple–Fort Hood Metropolitan Statistical Area. Killeen is directly adjacent to the main cantonment of Fort Hood, and as such its economy heavily depends on the post and the soldiers (and their families) stationed there. Fort Hood employs upwards of 58,000 people; one of the largest United States military installations in the world. Today, Fort Hood has nearly 65,000 soldiers and family members. Killeen is also home to both Central Texas College (25,000 students) and Texas A&M University–Central Texas (2,417 students). Killeen was ranked #29 on citydata.com's list of "Top 100 fastest growing cities from 2000 to 2008."

In 2013 The Milken Institute named the Killeen-Temple-Fort Hood MSA the ninth best performing MSA in Texas and 51st best performing MSA in the nation. The Killeen-Temple-Fort Hood MSA ranked third in the nation for five-year wages and salaries growth and eighth in the nation for five-year job growth. Also, Out of 380 MSAs "Area Development Magazine" ranked Killeen-Temple-Fort Hood 36th for "Recession-Busting Cities," 61st for "Year-Over-Year Growth," 83rd for "Prime Work Force," and 90th for "Economic Strength."



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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

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PROVEN SUCCESS RECORD

- Completed in excess of 600 net leased sales transactions totaling over \$1.7 billion
- Combined sales experience of over 55 years
- Specialized in NNN investment market for more than 19 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



L to R: Anna Blake ; Amanda Leathers; Keith Sturm, CCIM; Deb Vannelli, CCIM, Katie Serakos