

**FOR IMMEDIATE RELEASE**

January | 23 | 2020

**FOR MORE INFORMATION**

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**SOLD: FAIRVIEW CLINIC  
@ 6.45% CAP RATE  
IN NORTH BRANCH, MINNESOTA**

**North Branch, Minnesota** – January 2020 – Upland Real Estate Group, Inc., has arranged for the sale of the Fairview Clinic Net Lease Investment property located in North Branch, Minnesota. The property had over 8 years remaining on the lease and also included 10% rent increases every 5 years.

Fairview Health Services has an investment grade Moody's rating of A2 with year-end December 2019 Revenues of \$5.7 billion and employees 34,000 people with more than 5,000 affiliated physician providers.

The facility includes well check and urgent care exam rooms, large procedure rooms, a physical therapy gym, a drive-through pharmacy and optical center. The clinic is in a great location with traffic counts averaging nearly 21,000 vehicles per day. In addition, the property is two blocks from Interstate 35, a direct route into the Minneapolis-St. Paul metro area with traffic counts over 35,500 vehicles per day.

Please visit our website at [www.nnnsales.com](http://www.nnnsales.com) to view the additional net lease investment properties available for sale or contact us at (612) 332-6600.



(Pictured: Fairview Clinic, North Branch Minnesota)

**About Upland Real Estate Group, Inc:**

**Upland Real Estate Group, Inc.** 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.

Since its inception in 1995, Upland has completed in excess of 825 net lease sales transactions totaling over \$2.1 billion in sales. Our team has a combined sales experience of more than 60 years and has specialized in NNN investment market for more than 20 years.

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

**Look Upland. Where Properties and People Unite.**

*Certain matters discussed within this press release may be deemed to be forward looking statements. Although The Upland Real Estate Group, Inc. believes the expectations reflected in such forward looking statements are based on reasonable assumptions, it can give no assurance that the investment and/or assumptions will perform and/or maintain its current operating position. The Upland Real Estate Group, Inc. urges all potential investors to seek individual legal and accounting counsel prior to making an investment.*

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