Offering Memorandum

U.S. Customs and Border Protection

312 MN-11 | International Falls, MN 56649

Accelerating success.

Disclaimer

Colliers International Brokerage Company ("Broker") has been retained as the exclusive advisor and broker for this offering.

This Offering Memorandum has been prepared by Broker for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective Buyers may need or desire. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Seller and therefore are subject to variation. No representation is made by Broker or the Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, the Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective Buyer.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective Buyers.

By accepting the Offering Memorandum, you agree to indemnify, defend, protect and hold Seller and Broker and any affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney's fees, collectively "Claims") arising, directly or indirectly from any actions or omissions of Buyer, its employees, officers, directors or agents.

Buyer shall indemnify and hold Seller and Broker harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney's fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker's fees or finder's fees in relation to or in connection with the Property to the extent claimed, through or under Seller.

The Seller and Broker each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller and its legal counsel, and any conditions to the Seller's obligation thereunder have been satisfied or waived.

The Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of the Seller or Broker, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Broker.

No employee of seller or at the Subject Property is to be contacted without the written approval of the listing agents and doing so would be a violation of this confidentiality agreement.

Broker has created cash flow projections for the Property using Argus Financial Software. Neither Broker nor the Seller make any representation, warranty or guaranty of the economic value of the Property through the cash flow projections contained in this Offering or the associated Argus computer files.

Broker and their prospective buyers agree not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Landlord.

Exclusive Investment Advisory Team:

Geoff Ficke
Executive Vice President
+1 972 759 7814
geoff.ficke@colliers.com

Zack Ficke
Vice President
+1 972 759 7854
zack.ficke@colliers.com

Debra Vander Weit
Vice President
+1 847 987 1265
debra.vanderweit@colliers.com

Sydney Gonzalez
Sr. Client Services Specialist
+1 972 759 7840
sydney.gonzalez@colliers.com

Rokas Samas
Marketing Specialist
+1 972 759 7824
rokas.samas@colliers.com

Nash Corcoran
Financial Analyst
+1 214 217 9366
nash.corcoran@colliers.com

Debt & Structured Finance:

Shawn Givens
Vice Chairman
+1 214 217 4868
shawn.givens@colliers.com

Will Givens
Senior Vice President
+1 214 217 4869
william.givens@colliers.com

Robert Siddall
Vice President
+1 214 217 4870
robert.siddall@colliers.com

Ken Higgins
Chief Transaction Analyst
+1 214 217 4871
ken.higgins@colliers.com

Bryce Finley
Financial Analyst
+1 214 217 1214
bryce.finley@colliers.com

Offering Summary

312 MN-11

International Falls, MN 56649

The Ficke Team of Colliers is pleased to present to qualified investors the opportunity to acquire the U.S. Customs and Border Protection facility located at 312 MN-11, International Falls, MN.

Built in 2009, the building comprises 33,000 rentable square feet on 10.5 acres. It is currently 100% occupied by the U.S. Customs and Border Protection (USCBP). The USCBP occupies the space under a Modified Gross lease structure with a 20-year term.

The U.S. Customs and Border Protection (CBP) is a federal agency within the Department of Homeland Security responsible for safeguarding America's borders while facilitating lawful international trade and travel. CBP enforces customs, immigration, and agricultural laws at over 300 ports of entry and along the nation's borders; collects import duties and tariffs; and protects the U.S. economy by preventing illegal goods, narcotics, and counterfeit products from entering the country. The agency also plays a critical role in national security by screening travelers and cargo for potential threats and administering programs such as Global Entry and Trusted Traveler to expedite lawful travel.

CBP field offices and border stations provide a broad range of inspection and enforcement services for travelers and cargo. Services include: customs clearance, immigration processing, agricultural inspections, trade compliance, cargo security screening, and traveler facilitation programs. Officers conduct inspections to verify documentation, assess duties, and enforce compliance with U.S. laws. Individuals requiring secondary review or enforcement action are processed, detained if necessary, and either admitted, refused entry, or referred to appropriate authorities.

International Falls hosts one of the busiest land ports of entry in Minnesota, directly across the border from Fort Frances, Ontario. This port is open 24 hours a day, seven days a week, and handles significant volumes of passenger and commercial traffic via Highway 53 and the International Bridge. It supports multiple facilities, including the Falls International Airport, which serves as an international airport and port of entry for general aviation and commercial flights, and the Rainer rail cargo processing center, which manages cross-border freight. The port also oversees agricultural inspections, NEXUS enrollment services, and seasonal seaplane bases in the region. Due to its high traffic and strategic importance, the International Falls port is undergoing a major modernization and expansion project, increasing its footprint from 1.6 acres to 20 acres and upgrading facilities to accommodate CBP, USDA, and FDA operations, improve security, and streamline trade and travel. This project, with an estimated cost of \$243–\$297 million, is currently in the design phase, with construction planned to begin in 2026.

Mission Critical Location
Significant federal investment underscores the critical role of the International Falls land port of entry

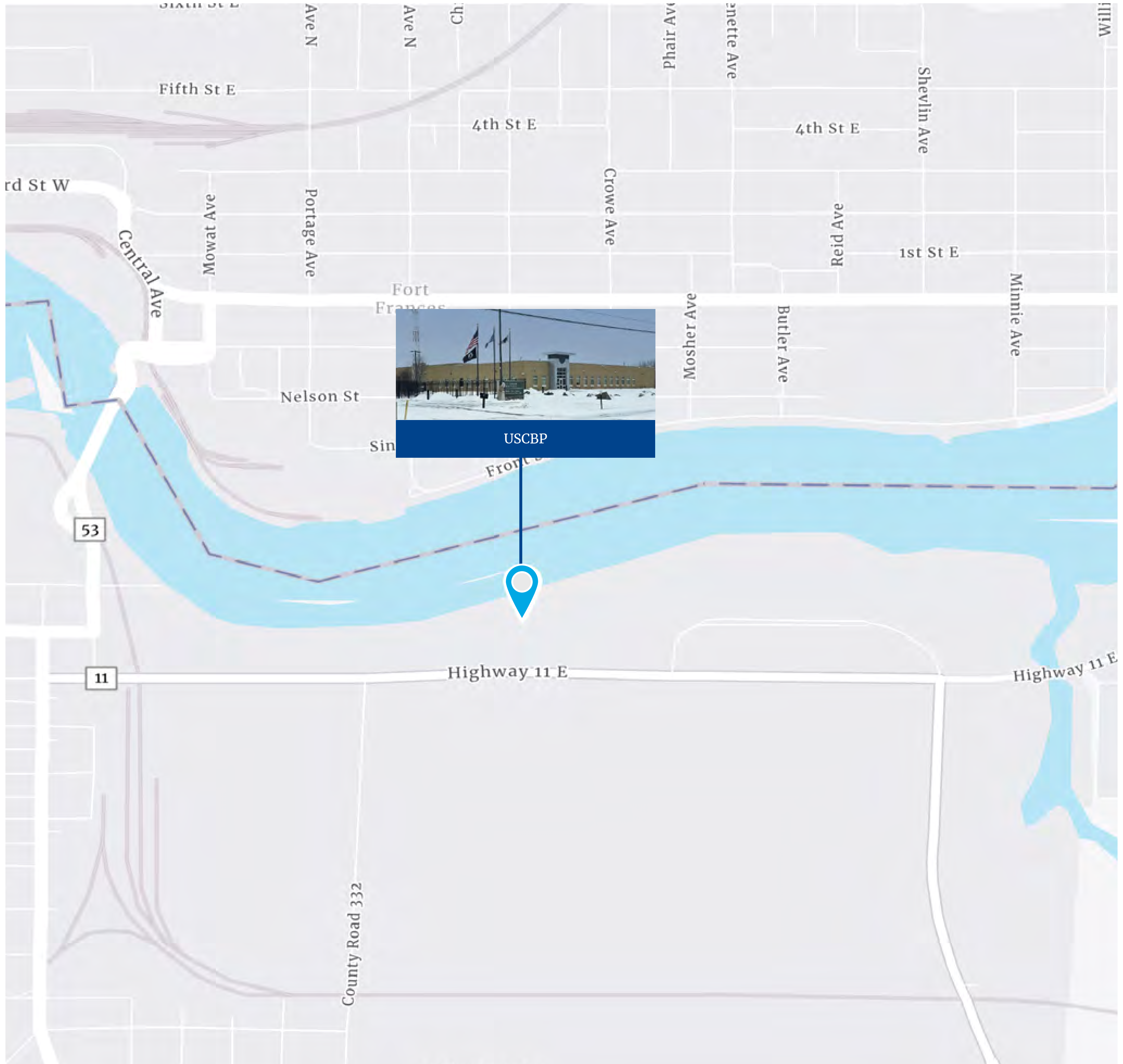
Federal Credit Tenant
U.S. Customs and Border Protections – S&P AA+ rating

20-Year Lease
Long-term lease providing stable cash flow

Strategic Location
Located in one of the busiest land ports of entry in Minnesota

Property Profile

Property Address	312 Highway 11 East, International Falls, Minnesota 56649-8802
Rentable Square Feet (RSF)	33,000
Lot Size (Acres)	10.5
FAR	0.07
Year Built/Renovated	2009
Building Class	A
County	Koochiching
APN	92-060-00310
Ownership Type	Fee Simple



Aerial Overview

Demographics

International Falls, Minnesota, often called the "Icebox of the Nation," is a border city in Koochiching County. Located on the Rainy River directly across from Fort Frances, Ontario, it serves as a major U.S. port of entry and gateway to Canada. The city is known for its extremely cold winters, making it a hub for cold-weather product testing, and it hosts the annual Icebox Days festival celebrating its frosty reputation. International Falls' economy is driven by paper manufacturing, cross-border trade, and tourism, with nearby Voyageurs National Park offering abundant outdoor recreation. Its rich history includes Native American heritage, early logging and paper industries, and a strong sense of community rooted in its international location and natural beauty.

Demographics in a 5-Mile Radius

$90,144
Average Household Income

$157,812
Median Home Value

7,496
Current Total Population

3,607
Current Total Households

22%
Bachelor's/Graduate/Prof Degree

40%
Undergraduate enrollment

482
Total Businesses

4,888
Total Employees

Tenant Overview

United States Customs and Border Protections

The U.S. Customs and Border Protection (CBP) is a federal agency within the Department of Homeland Security responsible for safeguarding America's borders while facilitating lawful international trade and travel. CBP enforces customs, immigration, and agricultural laws at over 300 ports of entry and along the nation's borders; collects import duties and tariffs; and protects the U.S. economy by preventing illegal goods, narcotics, and counterfeit products from entering the country. The agency also plays a critical role in national security by screening travelers and cargo for potential threats and administering programs such as Global Entry and Trusted Traveler to expedite lawful travel.

CBP field offices and border stations provide a broad range of inspection and enforcement services for travelers and cargo. Services include: customs clearance, immigration processing, agricultural inspections, trade compliance, cargo security screening, and traveler facilitation programs. Officers conduct inspections to verify documentation, assess duties, and enforce compliance with U.S. laws. Individuals requiring secondary review or enforcement action are processed, detained if necessary, and either admitted, refused entry, or referred to appropriate authorities.

Lease Information | United States Customs and Border Protections	
Lease Type	Modified Gross
Rentable Square Feet (RSF)	33,000
ANSI/BOMA Occupant Area (ABOA) Square Feet	31,386
% Share of SF	100.00%
Lease Commencement	4/1/2026 *(anticipated commencement date)*
Firm Term Expiration	3/31/2044
Lease Expiration	3/31/2046
Lease Firm Term	18.01
Lease Initial Total Term	20.01
Real Estate Taxes	The Government shall pay its share of any increases and shall receive its share of any decreases in the Real Estate Taxes for the Property, such share of Increases or decreases to be referred as a tax adjustment based on an established tax base.
Operating Expense	Government shall pay annual incremental adjusted rent for changes in costs for cleaning services, supplies, materials, maintenance, trash removal, landscaping, water, sewer charges, heating, electricity, and certain administrative expenses attributable to occupancy.
Shell Rental Rate/SF	$28.91
Operating Expense Rent/SF	$9.65
Tenant Improvement Rent/SF	$1.43
Total Rent Amount/SF	$39.99
Real Estate Tax Base	$108,263.00
Termination Notice	The Government may terminate this Lease, in whole or in parts, at any time effective after the Firm Term of this Lease, by providing not less than 90 days' prior written notice to the Lessor.

Commencement: 4/01/2026 | Expiration: 3/31/2046	**04/01/2026 - 03/31/2044 (Firm)**			**04/01/2044 - 03/31/2046 (Soft)**		
	$/SF	**Annual**	**Monthly**	**$/SF**	**Annual**	**Monthly**
Base Rent	$28.91	$954,030.00	$79,502.50	$28.91	$954,030.00	$79,502.50
OpEx Rent	$9.65	$318,564.15	$26,547.01	$9.65	$318,564.15	$26,547.01
Tenant Improvement Rent	$1.43	$47,079.00	$3,923.25	$1.43	$47,079.00	$3,923.25
Total	**$39.99**	**$1,319,673.15**	**$109,972.76**	**$39.99**	**$1,319,673.15**	**$109,972.76**

[1] Real Estate Tax Base reset in most recent extension. Tax Base illustrated above is assumed

Pro Forma Cash Flow

For the Years Ending [1]			Year 1 Apr-2026	Year 2 Apr-2027	Year 3 Apr-2028	Year 4 Apr-2029	Year 5 Apr-2030	Year 6 Apr-2031	Year 7 Apr-2032	Year 8 Apr-2033	Year 9 Apr-2034	Year 10 Apr-2035	Year 11 Apr-2036	Total
Rental Revenue		**$/SF**												
USCBP - Base Rent		*$28.91*	954,030	954,030	954,030	954,030	954,030	954,030	954,030	954,030	954,030	954,030	954,030	10,494,330
Total Rental Revenue		***$28.91***	**954,030**	**954,030**	**954,030**	**954,030**	**954,030**	**954,030**	**954,030**	**954,030**	**954,030**	**954,030**	**954,030**	**10,494,330**
Other Tenant Revenue														
USCBP - OpEx Rent	[2]	*$9.65*	318,564	328,121	337,965	348,104	358,547	369,303	380,382	391,794	403,548	415,654	428,124	4,080,105
USCBP - TI Rent	[3]	*$1.43*	47,079	47,079	47,079	47,079	47,079	47,079	47,079	47,079	47,079	47,079	47,079	517,869
USCBP - RE Tax Reimbursement	[4]	*$0.00*	-	3,248	6,593	10,039	13,588	17,243	21,009	24,887	28,881	32,996	37,233	195,717
Total Other Tenant Revenue		***$11.08***	**365,643**	**378,448**	**391,637**	**405,222**	**419,214**	**433,626**	**448,470**	**463,760**	**479,508**	**495,729**	**512,436**	**4,793,691**
Effective Gross Revenue		***$39.99***	**1,319,673**	**1,332,478**	**1,345,667**	**1,359,252**	**1,373,244**	**1,387,656**	**1,402,500**	**1,417,790**	**1,433,538**	**1,449,759**	**1,466,466**	**15,288,021**
Operating Expenses	[5]													
R&M		*$0.83*	27,500	28,325	29,175	30,050	30,951	31,880	32,836	33,822	34,836	35,881	36,958	352,214
HVAC Repairs		*$0.77*	25,570	26,337	27,127	27,941	28,779	29,643	30,532	31,448	32,391	33,363	34,364	327,495
Pest Control		*$0.12*	3,822	3,937	4,055	4,176	4,302	4,431	4,564	4,701	4,842	4,987	5,136	48,951
Fire Prevention		*$0.14*	4,500	4,635	4,774	4,917	5,065	5,217	5,373	5,534	5,700	5,871	6,048	57,635
Building Maintenance		*$0.98*	32,400	33,372	34,373	35,404	36,466	37,560	38,687	39,848	41,043	42,275	43,543	414,973
Management Fee	[6]	*$0.80*	26,393	26,650	26,913	27,185	27,465	27,753	28,050	28,356	28,671	28,995	29,329	305,760
Landscaping		*$1.07*	35,356	36,417	37,509	38,634	39,793	40,987	42,217	43,483	44,788	46,132	47,516	452,832
Utilities		*$1.71*	56,360	58,051	59,792	61,586	63,434	65,337	67,297	69,316	71,395	73,537	75,743	721,847
Real Estate Tax	[7]	*$3.28*	108,263	111,511	114,856	118,302	121,851	125,506	129,272	133,150	137,144	141,259	145,496	1,386,610
Insurance		*$0.69*	22,841	23,526	24,232	24,959	25,708	26,479	27,273	28,092	28,934	29,802	30,696	292,543
Janitorial & Trash		*$1.13*	37,440	38,563	39,720	40,912	42,139	43,403	44,705	46,046	47,428	48,851	50,316	479,524
Total Operating Expenses		***$11.53***	**380,445**	**391,323**	**402,527**	**414,067**	**425,954**	**438,196**	**450,807**	**463,795**	**477,173**	**490,953**	**505,146**	**4,840,386**
Net Operating Income		***$28.46***	**939,228**	**941,155**	**943,140**	**945,184**	**947,290**	**949,459**	**951,693**	**953,994**	**956,365**	**958,806**	**961,320**	**10,447,635**

Notes to Cash Flow

1. Analysis start date begins on April 1, 2026.
2. USCBP OpEx Base is $318,564.15/annum - Subject to CPI Increases, figure illustrated above is the base and will have an annual increase after 1 Year Anniversary of Commencement Date. Future CPI growth schedule is assumed: 3.0% Y-o-Y.
3. USCBP Tenant Improvements of $941,580 are amortized at a rate of 0 percent per annum over 20 years.
4. USCBP has a assumed real estate tax base of $108,263.00/annum - Landlord is reimbursed any overage above this amount or covers any shortfall on behalf of the Government.
5. Operating expense source: Ownership provided property yearly financial packages - Analysis assumes 3.0% YoY growth every calendar year.
6. Management Fee is assumed to be 2.0% effective gross revenue (EGR).
7. Real Estate Tax assumed per Koochiching County Proposed Taxes 2025.

Pricing

Sale Price

Price Unstated

A Formal Call for Offers Date will be Established on a Date to be Determined.

Please contact our Investment Sales Team for questions or more information.

Offering Instructions

Offers should be submitted via email to:
Geoff.Ficke@colliers.com, **Zack.Ficke@colliers.com**, &
Debra.VanderWeit@colliers.com

Please include the following:

1. Purchase price
2. Source of debt and equity
3. Earnest money deposit
4. Due diligence and closing timelines
5. Detailed list of contingencies including investment committee, appraisal, and/or Lender approval that may be required
6. Detailed list of closing cost responsibilities

Reach out to get started.

Geoff Ficke
Executive Vice President
+1 972 759 7814
geoff.ficke@colliers.com

Zack Ficke
Vice President
+1 972 759 7854
zack.ficke@colliers.com

Debra Vander Weit
Vice President
+1 847 987 1265
debra.vanderweit@colliers.com

Sydney Gonzalez
Sr. Client Services Specialist
+1 972 759 7840
sydney.gonzalez@colliers.com

Rokas Samas
Marketing Specialist
+1 972 759 7824
rokas.samas@colliers.com

Nash Corcoran
Financial Analyst
+1 214 217 9366
nash.corcoran@colliers.com

colliers.com