

DEER CREEK SPEEDWAY AND CAMPGROUND

25262 US HIGHWAY 63
SPRING VALLEY, MN 55975

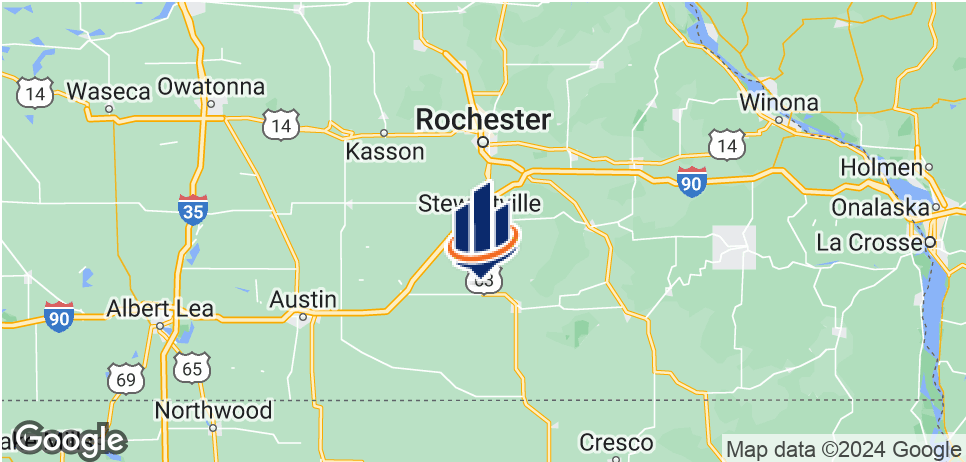
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Property Summary



OFFERING SUMMARY

Sale Price:	\$2,600,000
Cap Rate:	11.74%
NOI (2016-2018 Average):	\$305,252
Property Size:	62.3 Acres
Zoning:	Commercial/Industrial, Residential Non-Homestead, Non-Homestead Vacant Land

PROPERTY OVERVIEW

SVN | Northco is pleased to present for sale Deer Creek Speedway & Campground in Grand Meadow, MN ["Property"]. The Property is a family-run race track and campground which is located roughly 15 miles south of Rochester, MN. This is a very well-known regional speedway and has been consistently profitable for nearly 20 years.

PROPERTY HIGHLIGHTS

- Listed at a 15.27% cap rate and consistently profitable
- The Property is one of the most state-of-the-art racing complexes in the country and it has hosted some of the biggest [dirt track] events in the country
- The Property has been upgraded consistently and now features a 3/8 mile high banked racetrack, a grandstand for 4000 guests, 24 VIP suites, 44 VIP decks, upgraded lighting which allows for night racing, and more
- The campground includes living quarters [with shower house] for a manager and has 49 developed sites with hookups and 76 primitive sites which can expand up to 200 temporary campsites
- There is a waiting list for the VIP suites and decks

Sale Highlights

SALE HIGHLIGHTS

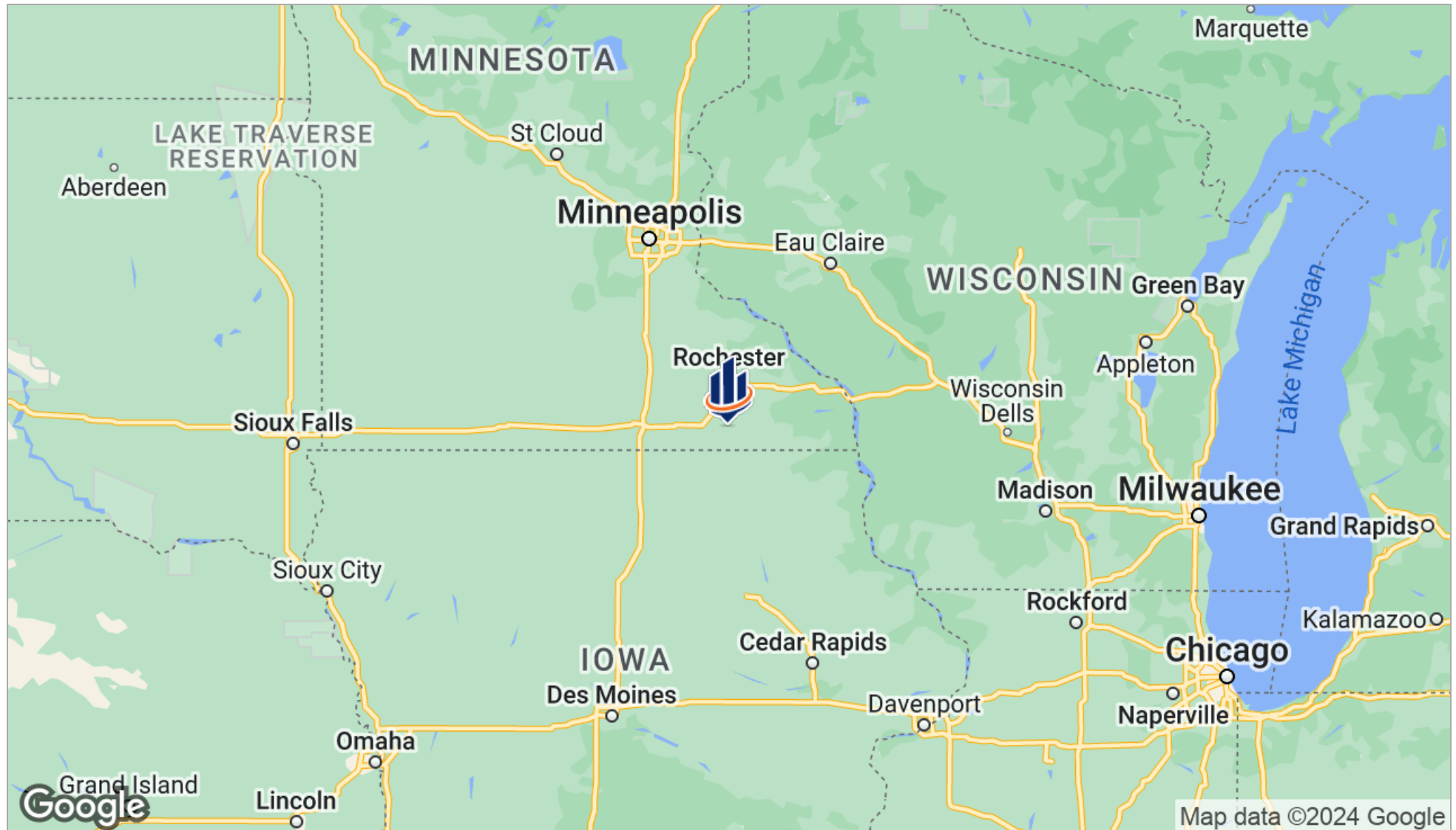
- Family owned and operated since 2001; construction began in 1996
- Listed at a 15.27% cap rate and consistently profitable
- Situated on approximately 62 acres
- Schedules an average of 30 events per year
- The Property is one of the most state-of-the-art racing complexes in the country and it has hosted some of the biggest [dirt track] events in the country
- The Property has been upgraded consistently and now features a 3/8 mile high banked racetrack, a grandstand for 4000 guests, 24 VIP suites, 44 VIP decks, upgraded lighting which allows for night racing, and more
- The campground includes living quarters [with shower house] for a manager and has 49 developed sites with hookups and 76 primitive sites which can expand up to 200 temporary campsites
- The race season is from April to October, and the rest of the year entails driver schools, banquets, car shows, trade shows, vacation shows, benefits, and more
- 864 square foot clubhouse
- One and a half story 3,868 square foot dwelling/office area
- Organizations raised over \$85,000 for their causes while at the Deer Creek Speedway facility in 2018
- There is a waiting list for the VIP suites and decks
- There are numerous additional opportunities for growth and profitability, which are provided in the Offering Memorandum



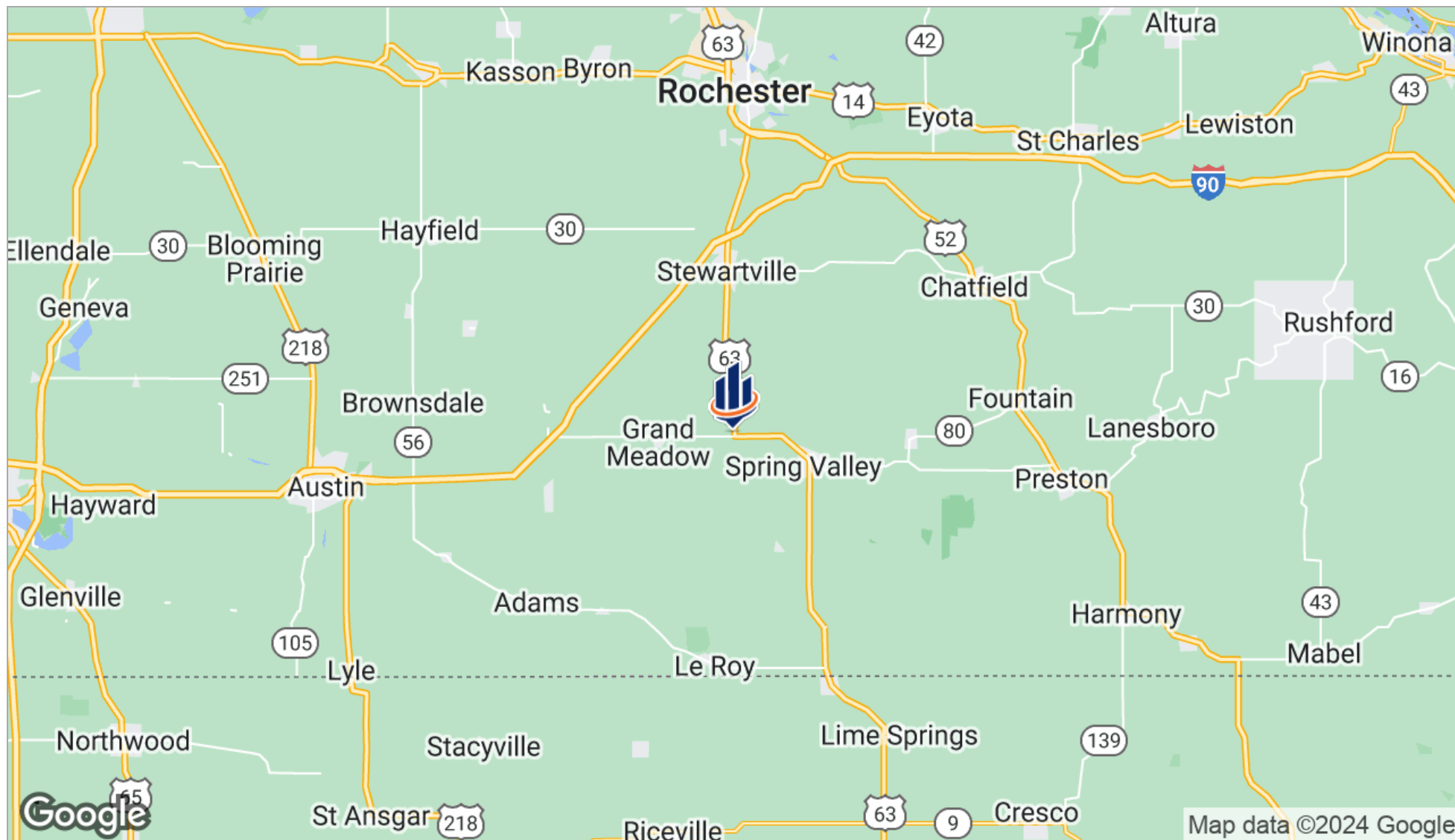
Additional Photos



Regional Map



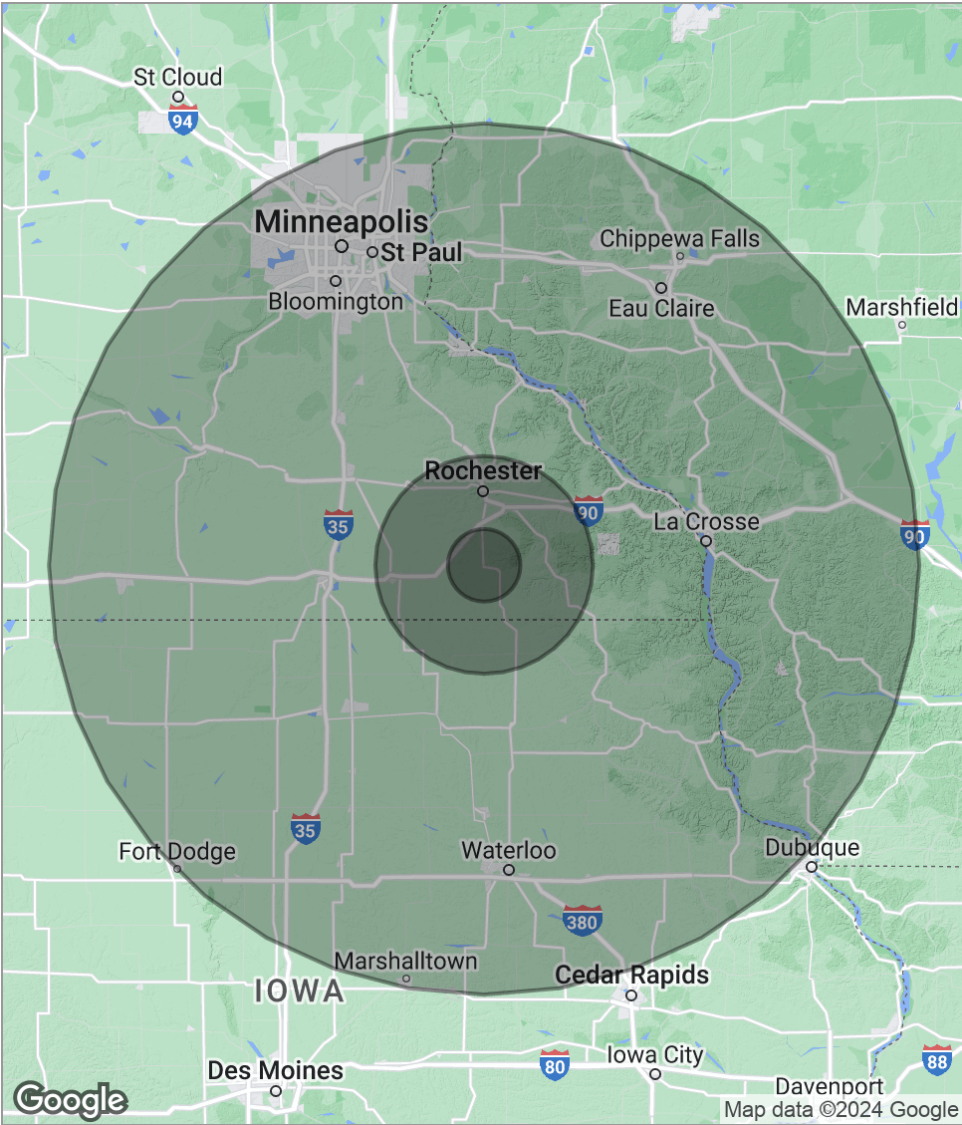
Location Map



Aerial Map



Demographics Report



POPULATION	10 MILES	30 MILES	120 MILES
Total population	13,864	233,658	6,239,502
Median age	38.5	37.7	36.6
Median age [Male]	39.3	36.6	35.6
Median age [Female]	37.3	38.2	37.5
HOUSEHOLDS & INCOME	10 MILES	30 MILES	120 MILES
Total households	5,436	92,587	2,448,854
# of persons per HH	2.6	2.5	2.5
Average HH income	\$63,060	\$78,104	\$75,052
Average house value	\$170,102	\$205,845	\$239,558

* Demographic data derived from 2020 ACS - US Census