



SIOUX FALLS



Bender
COMMERCIAL

EXCLUSIVE OFFERING MEMORANDUM
\$10,000,000

PRICE: \$10,000,000

6.76% Going-In Cap Rate

ABSOLUTE NET LEASE STRUCTURE

- A well-performing, owner-managed investment portfolio, anchored by Creative Surfaces occupying approximately 100% of the portfolio under an absolute net lease structure.
- Creative Surfaces is responsible for property taxes, insurance, common area maintenance, and major repairs and capital replacements, including roof, structure, and parking lot.
- The absolute net lease structure provides predictable cash flow with minimal landlord involvement, an attractive opportunity for private capital investors seeking stable income.

INCOME WITH VALUE-ADD POTENTIAL

- A buyer may elect to continue owner-management or transition to third-party management, offering flexibility based on investment strategy.

EMBEDDED GROWTH OPPORTUNITY

Fair market lease rates across the portfolio.

LEASE TERMS

- 10-year initial lease term with one (1) five-year renewal option for the primary tenant.
- Annual rent increases.
- Long-term lease structure supports durable income and inflation protection.



TENANT SUMMARY



Creative Surfaces, Inc. is a premier American manufacturer and installer of high-end commercial interior fixtures, operating four production facilities in South Dakota, three in Sioux Falls and one in Rapid City.

The company serves as a comprehensive one-stop solution, housing multiple specialized divisions under one roof including glass, signage, metalworking, countertops, casework, and millwork. This integrated approach enables superior quality control across all custom-designed projects, which are created using state-of-the-art computer software and precision manufacturing by experienced American craftsmen.

The company has established itself as a leading national provider of commercial cabinetry, fixtures, and casino gaming signage, serving prominent clients across multiple industries. Their commercial cabinetry portfolio includes major brands such as Gold's Gym, TopGolf, Walser Automotive, luxury automotive dealers (Rolls Royce, Chevrolet, Toyota, Infinity), national fitness chains (Retro Fitness, Chuze Fitness, VASA Fitness), and restaurant groups like Gloria's Latin Cuisine.

Additionally, Creative Surfaces serves the casino gaming industry with specialized signage for industry leaders including IGT (International Gaming Technology), Novomatic, Everi, and Light & Wonder, demonstrating their expertise in both commercial retail and gaming sectors.

RENT ROLL

PROPERTY ADDRESS	LOCATION	BUILDING SIZE (SQUARE FEET)	BASE RENT (\$/SF)	ANNUAL ESCALATOR	NET OPERATING INCOME
1501 N Industrial Ave	Sioux Falls, SD	25,300 SF	\$ 6.08	3%	\$ 153,761
1609 N Industrial Ave	Sioux Falls, SD	22,000 SF	\$ 6.08	2%	\$ 133,705
1701 N F Ave	Sioux Falls, SD	64,000 SF	\$ 6.08	2%	\$ 388,962
111,300 SF					\$ 676,428

PRICE: \$10,000,000 • TOTAL SF: 111,300 • \$89.85/SF • 6.76% GOING-IN CAP RATE

Price per square foot to the buildings well below replacement cost.

1501 NORTH INDUSTRIAL AVENUE



1609 NORTH INDUSTRIAL AVENUE



1701 NORTH F AVENUE



1501 NORTH INDUSTRIAL AVENUE

PROPERTY DETAILS

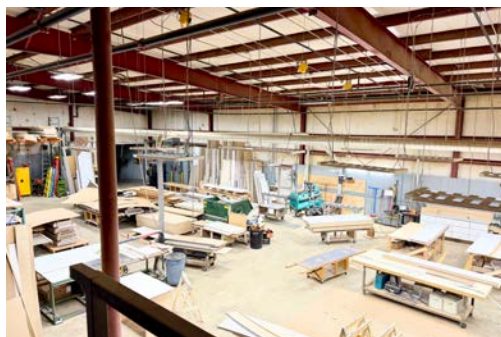
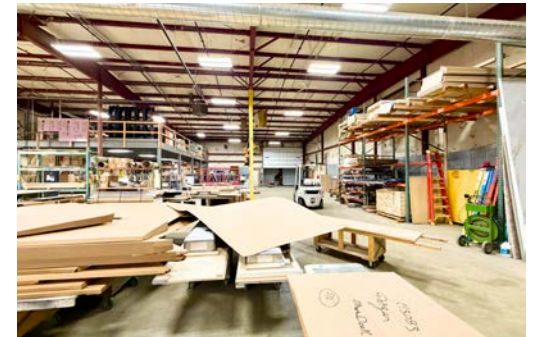
PROPERTY ADDRESS	1501 North Industrial Avenue Sioux Falls, South Dakota
BUILDING SIZE	25,300 SF
LOT SIZE	1.10 AC
YEAR BUILT	1964 1972 - Addition 2026 - Office Remodel
ZONING	I-1 Light Industrial
REAL ESTATE TAXES	\$20,487.80 (2025 payable 2026)
TENANT	Creative Surfaces, Inc.
LEASE TERMS	Ten (10) years commencing August 1, 2023 One 5-year renewal option
LEASE RATE	Current: \$6.08/SF NNN - based on 25,300 SF (\$153,761 annually) 3% annual escalators, including renewal option



1609 NORTH INDUSTRIAL AVENUE

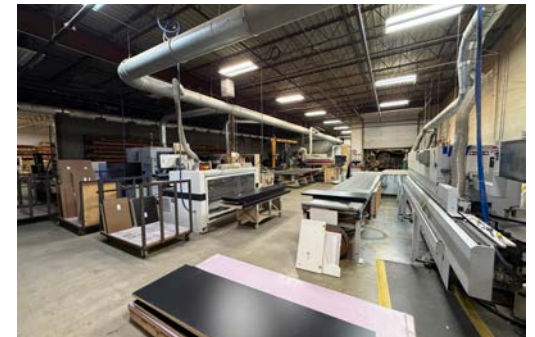
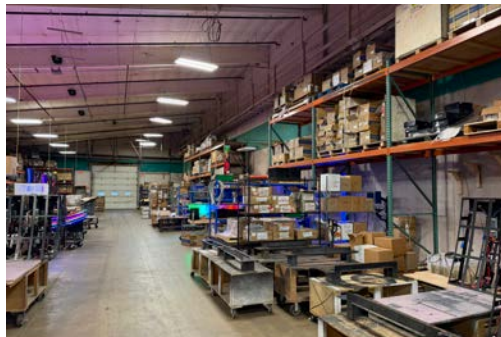
PROPERTY DETAILS

PROPERTY ADDRESS	1609 North Industrial Avenue Sioux Falls, South Dakota
BUILDING SIZE	22,000 SF
LOT SIZE	1.60 AC
YEAR BUILT	1973 2016 - Addition
ZONING	I-1 Light Industrial
REAL ESTATE TAXES	\$18,636.22 (2025 payable 2026)
TENANT	Creative Surfaces, Inc.
LEASE TERMS	Ten (10) years commencing August 1, 2023 One 5-year renewal option
LEASE RATE	Current: \$6.08/SF NNN - based on 22,000 SF (\$133,705 annually) 2% annual escalators, including renewal option

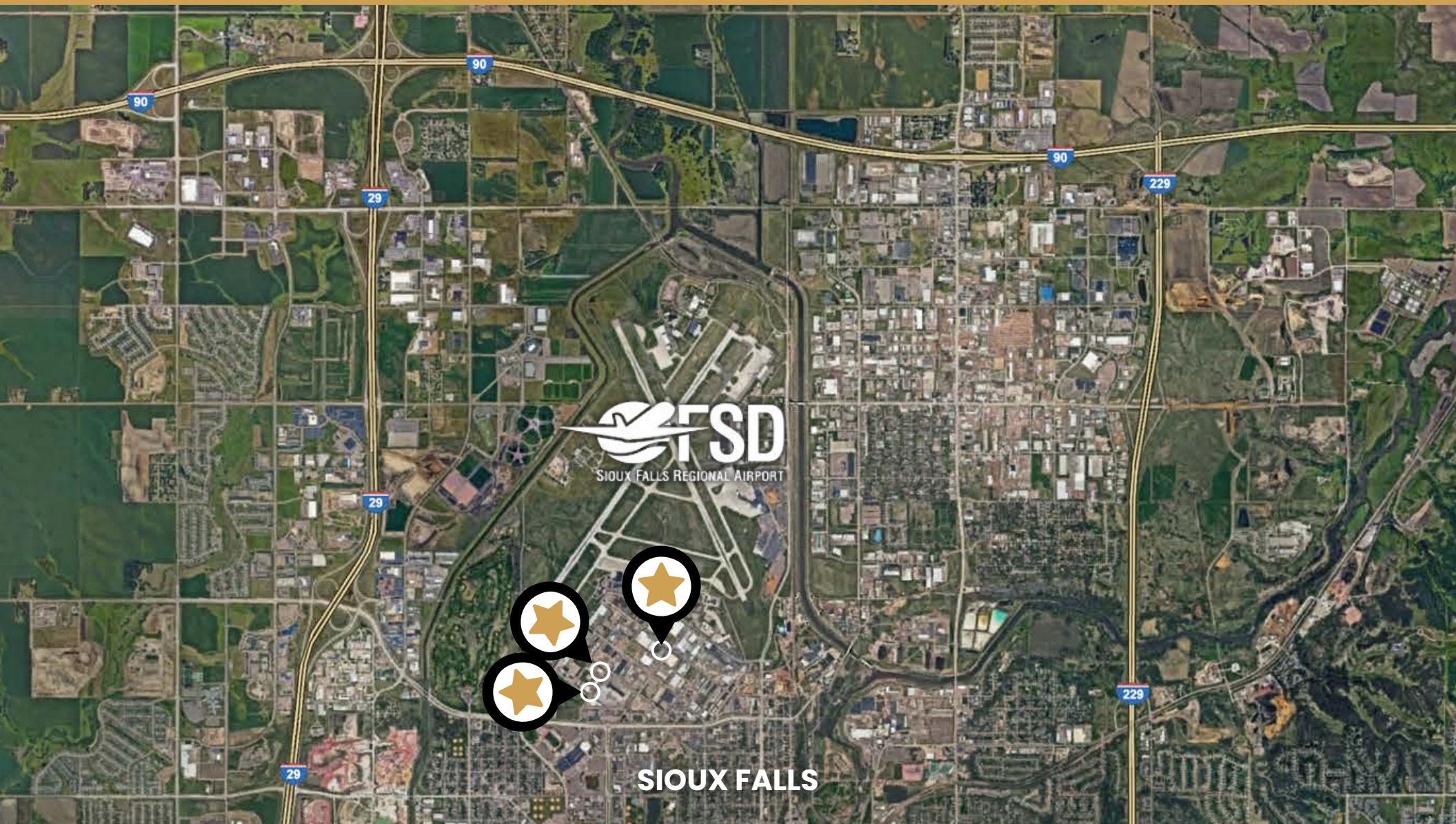


PROPERTY DETAILS

PROPERTY ADDRESS	1701 North F Avenue Sioux Falls, South Dakota
BUILDING SIZE	64,000 SF
LOT SIZE	3.18 AC
YEAR BUILT	1960 1974 & 2014 - Additions
ZONING	I-1 Light Industrial
REAL ESTATE TAXES	\$42,251.32 (2025 payable 2026)
TENANT	Creative Surfaces, Inc.
LEASE TERMS	Ten (10) years commencing August 1, 2023 One 5-year renewal option
LEASE RATE	Current: \$6.08/SF NNN - based on 64,000 SF (\$388,962 annually) 2% annual escalators, including renewal option



LOCATION HIGHLIGHTS



ABOUT BENDER COMMERCIAL



Bender Commercial, a regional commercial real estate company based in Sioux Falls, South Dakota, provides top quality services in the areas of commercial leasing and sales of office, retail, industrial, land, and investment properties, as well as full-service property management in conjunction with Bender Midwest Properties.



1997
FOUNDED



69.1M
SQ FT SOLD/LEASED



16
BROKERS



\$2B+
SOLD/LEASED

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DISCLAIMER

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1. The Offering Memorandum and its contents are confidential.
2. The information contained herein shall be held and treated with the strictest of confidence.
3. Whether directly or indirectly, you will not disclose this Offering Memorandum in a manner detrimental to the interest of the Seller.

Should you elect to not pursue negotiations in the acquisition of the Property or in the future you discontinue such negotiations, you then agree to purge all materials relating to this Property including this Offering Memorandum.

FOR MORE INFORMATION, CONTACT:



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