

CS **CREATIVE**
SURFACES INC
PORTFOLIO

SIOUX FALLS & RAPID CITY



Bender
COMMERCIAL

EXCLUSIVE OFFERING MEMORANDUM
\$13,500,000

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PRICE: \$13,500,000

6.65% Going-In CAP Rate

ABSOLUTE NET LEASE STRUCTURE

- A well-performing, owner-managed investment portfolio, anchored by Creative Surfaces occupying approximately 90% 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.

DIVERSIFIED INCOME WITH VALUE-ADD POTENTIAL

- One building includes approximately 15,000 SF of multi-tenant office space, currently owner-managed, providing additional income diversification.
- Multiple office tenants reduce reliance on a single income source and provide near-term opportunities for rent growth through renewals and future leasing activity.
- 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 on Creative Surfaces.
- Office tenants have below-market rents offering upside, value-add for buyer.

LEASE TERMS

- 10-year initial lease term with one (1) five-year renewal option for the primary tenant.
- Annual rent increases as detailed in the rent roll.
- 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 two production facilities in South Dakota, one 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	5% / 3%	\$ 153,761
1609 N Industrial Ave	Sioux Falls, SD	22,000 SF	\$ 6.08	5% / 2%	\$ 133,705
1701 N F Ave	Sioux Falls, SD	64,000 SF	\$ 6.08	5% / 2%	\$ 388,962
1501 Centre St Creative Surfaces Office Tenants	Rapid City, SD	32,644 SF 15,726 SF	\$ 4.54 Varies	4% Varies	\$ 148,360 \$ 72,947
159,670 SF					\$ 897,735

PRICE: \$13,500,000 • TOTAL SF: 159,670 • \$79.57/SF • 6.65% GOING-IN CAP RATE

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





1501 NORTH INDUSTRIAL AVENUE • SIOUX FALLS

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)
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 (\$153,761 annually) 3% annual escalators



1609 NORTH INDUSTRIAL AVENUE • SIOUX FALLS

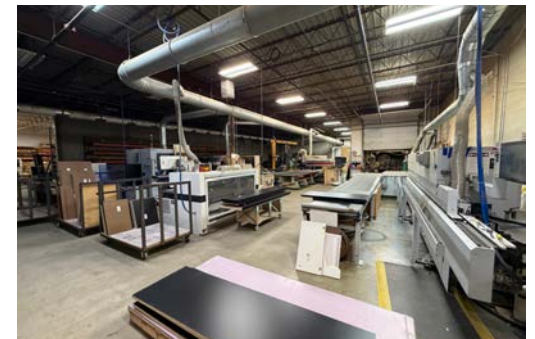
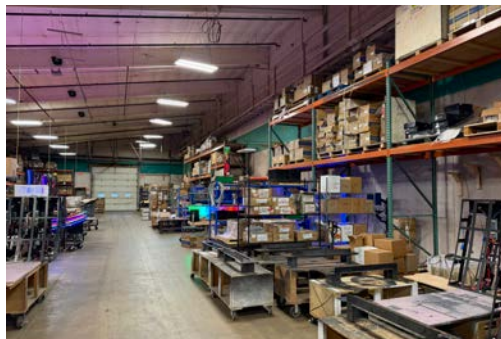
PROPERTY DETAILS

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 (\$133,705 annually) 2% annual escalators



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 (\$388,962 annually) 2% annual escalators



1501 CENTRE STREET • RAPID CITY

PROPERTY DETAILS

PROPERTY ADDRESS	1501 Centre Street Rapid City, South Dakota
BUILDING SIZE	48,370 SF
LOT SIZE	4.37 AC
YEAR BUILT	1977
ZONING	LI Light Industrial
REAL ESTATE TAXES	\$30,982.68 (2025 payable 2026)
TENANT	Creative Surfaces, Inc.
LEASE TERMS	Ten (10) years commencing August 1, 2023 One 5-year renewal option
LEASE RATE	\$4.54/SF NNN - based on 32,644 SF (\$148,360 annually) 5% annual escalators
OFFICE TENANTS	AFLAC, KCTT, DOCS, 605 Therapy, Word of Wisdom, Kirby Health, DRD, Gina Fiferman, Century Business, Kantar Media, State of South Dakota
CURRENT NET RENT	15,362 SF - \$72,947 annually
TOTAL NET RENT	\$221,295



1501 CENTRE STREET RENT ROLL & EXPENSES

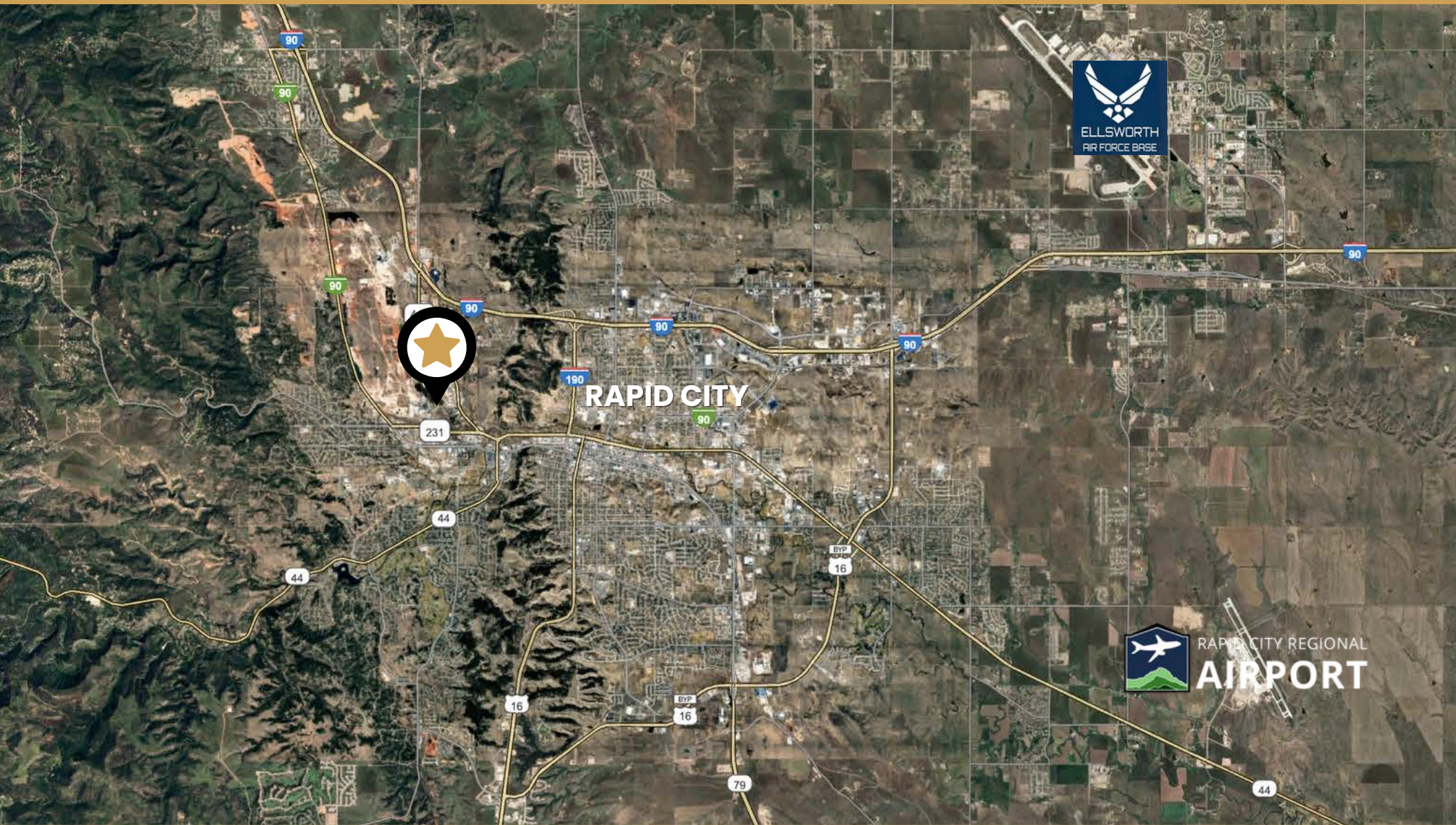
GROSS INCOME

TENANT	SQUARE FOOTAGE	RENTAL RATE	ANNUAL ESCALATOR	ANNUAL RENT	EXPENSE RECOVERIES	LEASE EXPIRATION	RENEWAL OPTIONS
Creative Surfaces	32,644 SF	\$4.54/SF	3%	\$ 148,350.00	\$ 75,666.00	7/31/2033	One (1) 5-Year
605 Therapy	Varies	\$4.92/SF	Varies	\$ 6,030.00	—	Varies	Varies
AFLAC	Varies	\$4.33/SF	Varies	\$ 5,306.00	—	Varies	Varies
DOCS	Varies	\$2.41/SF	Varies	\$ 2,955.00	—	Varies	Varies
KCTT	Varies	\$3.98	Varies	\$ 4,884.00	—	Varies	Varies
DRD	Varies	\$4.28	Varies	\$ 5,246.00	—	Varies	Varies
Vacant	Varies	\$3.93	Varies	\$ 3,600.00	—	Varies	Varies
Kirby Healthcare	Varies	\$3.83	Varies	\$4,703.00	—	Varies	Varies
Word of Wisdom	Varies	\$5.45	Varies	\$ 6,681.00	—	Varies	Varies
Century Business	Varies	\$14.75	Varies	\$ 18,090.00	—	Varies	Varies
State of SD	Varies	\$18.83	Varies	\$ 43,526.00	—	Varies	Varies
Fiferman	Varies	\$19.66	Varies	\$ 24,120.00	—	Varies	Varies
Kantar/Competitive Media	Varies	\$3.18	Varies	\$ 3,899.00	—	Varies	Varies
TOTAL				\$ 277,389.00	\$ 75,666.00		
GROSS INCOME				\$ 353,055.00			
Less: Expenses							
Real Estate Taxes				\$ 31,357.00			
Management Fee (% of EGI)				\$ 20,486.00			
Other Expenses				\$ 79,917.00			
TOTAL EXPENSES				\$ 131,760.00			
NET OPERATING INCOME				\$ 221,295.00			

LOCATION HIGHLIGHTS • SIOUX FALLS



LOCATION HIGHLIGHTS • RAPID CITY



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

DISCLAIMER & CONFIDENTIALITY

DISCLAIMER

The information provided in this Offering Memorandum has been derived from sources deemed reliable. However, it is subject to errors, omissions, price change and/or withdrawal, and no warranty is made as to the accuracy. Further, no warranties or representation shall be made by Bender Commercial or its agents, representatives, or affiliates regarding oral statements that have been made in the discussion of the property. This presentation prepared by Bender Commercial was sent to the recipient under the assumption that s/he is a buying principal. Any potential purchaser is advised that s/he should either have the abstract covering the real estate which is the subject of the contract examined by an attorney of his/her selection or be furnished a policy of title insurance.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Bender Commercial or any of the affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

CONFIDENTIALITY

This Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purchase or made available to any other person without the written consent of Seller or Bender Commercial.

By acknowledging your receipt of the Offering Memorandum for the Property, you agree:

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.

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