

The Bakken Overview

Oppidan is working diligently to ease the overwhelming need for retail development and housing to the cities that are rapidly growing due to the recent oil growth in North Dakota. The Oil growth is bringing in so many more workers and travelers that these towns don't have enough of anything to accommodate all these people.

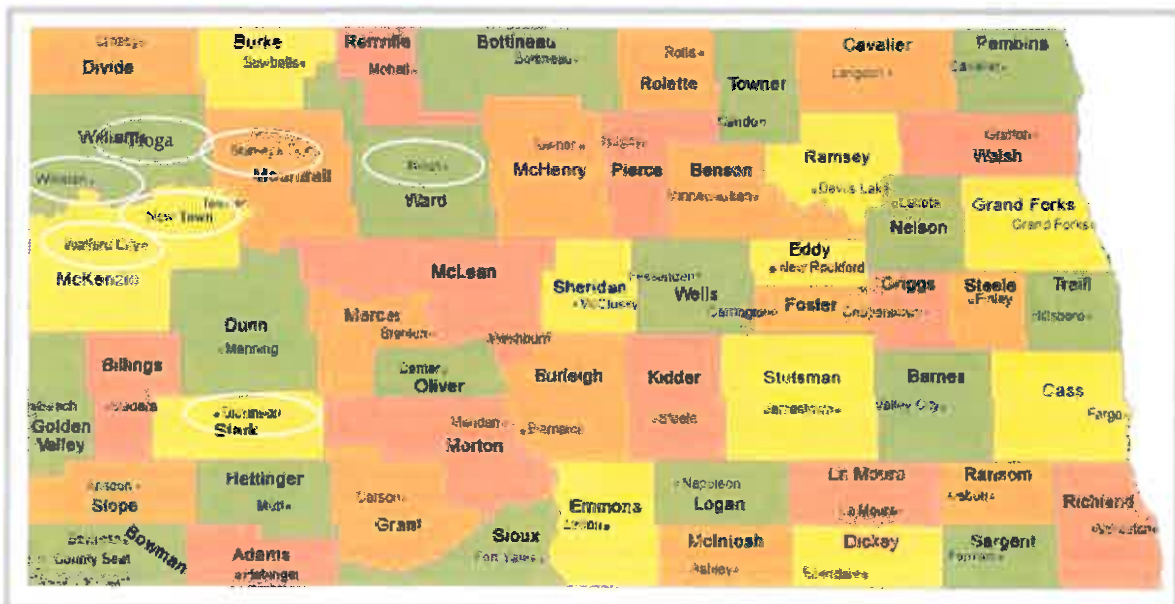
These cities are in desperate need of hotels, apartments and housing. They are also in need of retail such as food, hair, phone service, laundry, dentist, etc.

More concerning is the lack of space in schools because so many new families are moving to the Bakken area. There aren't enough hospitals, doctors, and dental office either. These facilities are important for growing families.

City workers are working around the clock to get permits approved and back out to developers, they are so behind because of all the permits they receive daily and they only have so many employees and no room to grow because of building size.

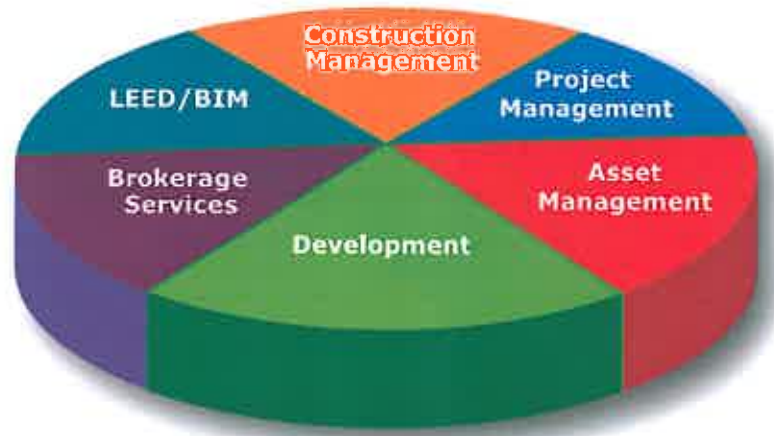
With all these new workers and travelers the infrastructures are deteriorating every day. These cities are in desperate need of new infrastructures.

Oppidan is currently working with these cities to improve their towns. Watford City, Minot, Tioga, Dickinson, Stanley, Williston and New Town. We are builder of towns and creators of value. We hope to help these cities grow quickly so they are all accommodated for.



Oppidan Overview

Twin Cities-based Oppidan Investment Company is a national property development firm offering a full range of real estate services, including asset management, construction and project management, and brokerage services. Since our founding in 1991, we have successfully developed more than 300 projects valued at more than \$1.5 billion spanning more than nine million-square feet of property in 26 states. Currently, we hold more than \$400 million in real estate assets in our portfolio.



Oppidan works with a wide range of clients covering a vast array of markets including banking, recreation, medical, office, industrial, nonprofit, residential, and more. But we are most notably recognized for our work with industry-leading retailers such as Cub Foods, Carl's Jr., Camping World, Coborn's, Econofoods, Goodwill, Orchard Supply, Verizon Wireless, and Gander Mountain to name a few. Among our retail development highlights: we are credited with helping to develop more than 80 percent of all Gander Mountain retail stores in the United States; developing the nation's first LEED Gold certified national chain grocery store for Cub Foods; and developing the first LEED certified Goodwill in Minnesota.

At Oppidan, we have a reputation for being fast, flexible and value-oriented while meeting our clients' needs and exceeding their expectations. In fact, we have not missed a deadline nor gone over budget in our 22-year history. We also have a reputation for offering broad thinking and an unprecedented depth of experience that defies our size. We believe it is our ability to live up to this reputation that has led every single Oppidan client over the past 22 years to become a repeat client.

Today, Oppidan remains at the forefront of the ever-changing real estate industry, helping clients find the right properties in the right locations at the right price so they can grow their business.

Commercial Development

Tioga, ND



With the oil growth booming, Tioga, North Dakota, located in the heart of the Bakken Formation, has an overwhelming need for commercial development. Currently the Tioga area is home to 50 oil related firms, a number that is continuously growing. Oppidan is currently developing a 36,052 SF grocery store to satisfy the needs of new and current Tioga residents. This will also create more job opportunities for the growing city.



Project type: Commercial
Project details: 36,052 SF Cash Wise Foods on 2.5 acres
Tenants: Cash Wise Foods and Cash Wise Liquor



Commercial Development

Watford City, ND



Project type: Commercial

Project details: 120,000SF shopping center on 12 acres

Tenants: Cash Wise Foods and Cash Wise Liquor, Alco, Z Wireless, Happy Rice Buffet, Red Wing Shoes, and Oppidan Office



Oppidan has begun to make its mark in Watford City, North Dakota as well. Another growing city due to the effects of the technological advancements in the oil industry, Watford City faces similar needs of food and retail. That is what Oppidan hopes to provide with their new 120,000 square foot commercial development. Not only will this development contain a grocery store but other tenants include gas, phone services, and a fast food restaurant. Oppidan is excited to be creating jobs and providing needed services to the residents of Watford City.



Commercial Development

Minot, ND



With some parts of the city still recovering from the flood of 2011, and the large growth spurred by the oil boom the City of Minot, North Dakota has seen recent changes in many ways. From housing and retail additions, to population changes, growth is taking place. Oppidan is developing a 180,000 square foot commercial development on 19 acres of land and bringing grocery and retail stores to the area.



Project type: Commercial
Project details: 180,000 SF commercial development on 19 acres
Tenants: Cash Wise Foods and Cash Wise Liquor, Petco, Shoe Carnival, Gordman's, Great Clips, and Fancy Nails

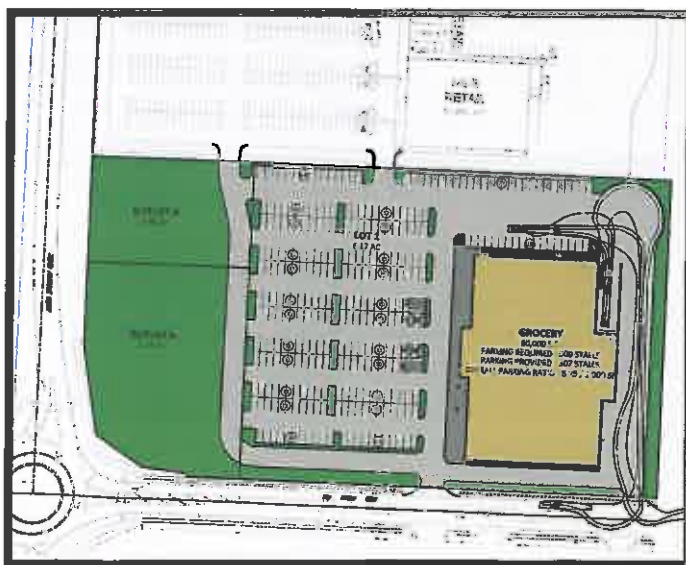
Commercial Development

Williston, ND



Project type: Commercial
Project details: 60,000 SF Grocer within the 200 acres Sand Creek Development

Located on the North Western border of North Dakota, Williston sits in the middle of the Bakken Formation. Experts here estimate that the population has risen by over 12,000 people in the last five years alone, creating housing and retail shortages. Oppidan is working on a commercial developments within the Sand Creek Development. Oppidan's development site will be home to a 60,000 square foot grocery development within the 200 acre Sand Creek Development.

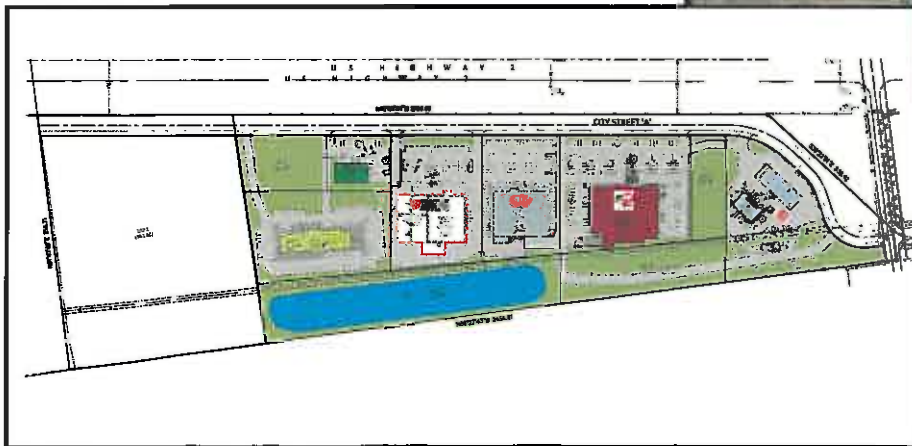


Commercial Development

Stanley, ND



Located directly between Williston and Minot is the small town of Stanley. This town, of about 1,500 people, until the oil boom began to take off, finds itself in a situation similar to their Bakken neighbors. With people camped out on the land the city has added hotels to house them and now Oppidan is developing a 150,000 square foot commercial shopping center on 20 acres of land. They hope to bring food, fuel and retail to the area.



Project type: Commercial

Project details: 150,000-square foot commercial development on 20 acres

Tenants: Cash Wise Foods and Cash Wise Liquor, O'Reilly's Auto Parts, Tractor Supply Company, Alco, MainStay Suites and Holiday Gas Station

Residential Development

Watford City, ND

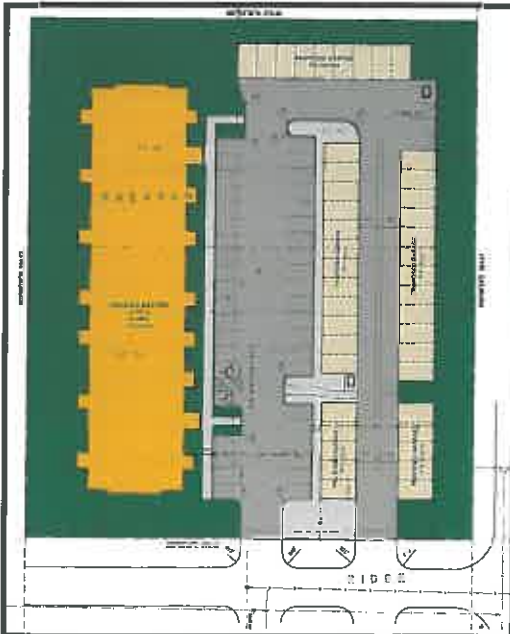


Project type: Residential

Project detail: Two 42-unit apartment buildings on eight acres

Building details: 3-story apartment with 1, 2 & 3 bedrooms

We are developing two three-story apartment complex in Watford City, North Dakota. The apartment complexes consist of two 3 bedroom, eight 2 bedrooms and four 1 bedrooms on each floor. Each apartment complex will consist of 48,000 SF of rentable apartments.



Commercial Development

Dickinson, ND



Project type: Commercial
Project details: 500,000 SF commercial development on 55 acres
Tenants: Cash Wise Foods and Cash Wise Liquor, Petco, Dollar Tree, and Red Wing Shoes

Located two and a half hours south of Williston, Dickinson, North Dakota is experiencing similar booms in population and growth opportunity. Again, Op-pidan has stepped in and began working on a 500,000 square foot commercial development located on 55 acres of land along Interstate 94. The goal is to provide food, retail and more to meet the needs of those in the area.



Residential Development

Williston, ND



Project type: Residential

Project detail: Two 36-unit apartment buildings on a total of 5 acres

Located on the North Western border of North Dakota, Williston also sits in the middle of the Bakken Formation. Experts here estimate that the population has risen over 12,000 people in the last five years alone, creating huge housing shortages. Workers who have moved to Williston from all over the country are living in temporary housing set ups such as motor homes and “man camps”. There is also a need for commercial real estate development to keep up with the growing needs of the growing population. Oppidan is currently in the process of developing two – three story 1, 2 and 3 bedroom apartment complexes. The first apartment complex opened to tenants October 2012 and the second opened to tenants in February 2013.



Residential Development

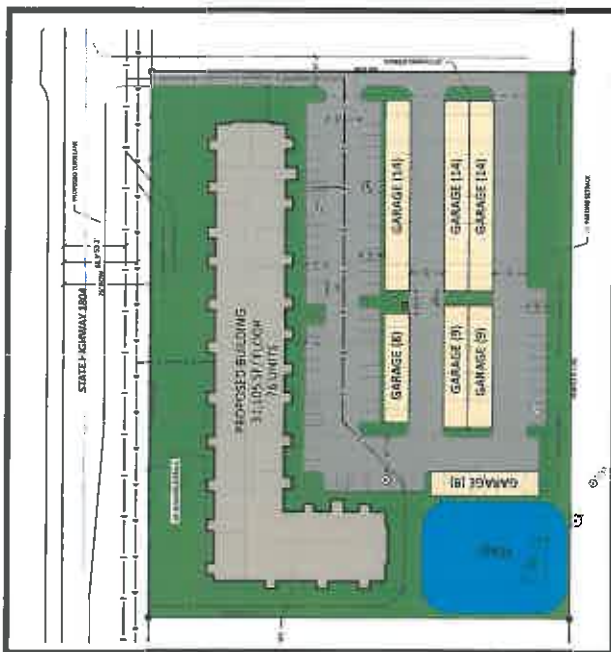
New Town, ND



Project type: Residential

Project details: 93,315 SF apartment complex on 4 acres

Building details: One 3-story apartment complex with 76 units



Oppidan recently began work on a residential development in New Town, North Dakota. Like other cities in the Bakken region, New Town is facing the effects of a dramatic population influx brought on by advancements in oil technology and the new opportunity it presents to the area. Oppidan will construct a 76-unit, 93,315 square foot apartment complex to house some of the many people who are without. Oppidan is excited to provide this new housing unit to the residents of New Town.

