

Information below is computer generated. Please pardon the typos.

1 Holt, MO 64048



Price	\$1,328,154	Property Notes
Building Size	9,026 SF	
Cap Rate	6.50%	
Property Sub-type	Free Standing Bldg	
Status	Active	

Property Description

- Brand New 15 Year Absolute NNN Lease- Five (5 Yr) Options | 10% Bumps- Corporate Guarantee "BBB".

2 Kansas City, MO 64110



Price	\$1,990,805	Property Notes
Building Size	9,002 SF	
Cap Rate	6.20%	
Property Sub-type	Free Standing Bldg	
Status	Active	

Property Description

- New 15 Year Absolute NNN Lease- Five (Five Yr) Options | 10% Bumps- Brick Construction- Corporate Guarantee "BBB".

3 Saint Peters, MO 63376



Price	\$1,420,440	Property Notes
Building Size	3,738 SF	
Cap Rate	6.32%	
Property Sub-type	Free Standing Bldg	
Status	Active	

Property Description

T-Mobile investment opportunity located at 330 Mid Rivers Mall Drive in St. Peters, Missouri. The subject property is a free-standing, 2014 build, 3,728-square foot building situated on a 0.35 acre lot. T-Mobile is currently operating under a seven year, double-net lease that commenced on September 30, 2014. Built into the lease is a ten percent increase in year six of the initial term, and in each option period. The asset benefits from its ideal location less than half a mile away from the Mid Rivers Mall, which houses over 1,000,000-square feet of retail space. In addition, the property receives excellent exposure with traffic counts exceeding 36,000 vehicles per day on Mid Rivers Mall Drive. Retailers in the immediate area include Starbucks, CVS Pharmacy, Hardees, PNC Bank, Schnucks, Jiffy Lube, Aldi and Red Robin Burgers.

4 Slater, MO 65349



Price	\$1,298,000	Property Notes
Building Size	9,026 SF	
Cap Rate	6.50%	
Property Sub-type	Free Standing Bldg	
Status	Active	

Property Description

Dollar General in Slater, Missouri.

5 Wood Heights, MO 64024



Price	\$1,275,024
Building Size	9,026 SF
Cap Rate	6.35%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Part of Three property portfolio - available individually NNN Lease with no Landlord responsibilities 14 years remaining four, 5 year options.

6 Independence, MO 64057



Price	\$2,655,172
Building Size	4,297 SF
Cap Rate	4.35%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Absolute Triple Net Ground Lease with 7.5 Years Remaining on Long-Term Lease Kansas City MSA Above Average Median Household Income.

7 Florissant, MO 63031



Price	\$4,526,316
Building Size	13,225 SF
Cap Rate	4.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Single tenant CVS ground lease located within the St. Louis MSA. The CVS property is currently under construction and is located within a densely populated area of St. Louis County. The property is located along Lindbergh Boulevard which is a primary north-south thoroughfare in St. Louis County. The new CVS ground lease is for twenty-five years and expires January 31, 2042.

8 Saint Robert, MO 65584



Price	\$1,970,000
Building Size	6,157 SF
Cap Rate	6.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

IDEAL 1031 EXCHANGE OPPORTUNITY- Stable income stream with brand new 20-year lease signed at the close of escrow- Bond-able NNN investment; tenant is responsible for all maintenance including roof and structure- Provides the opportunity for an investor to take advantage of historically low interest rates
ATTRACTIVE LEASE HIGHLIGHTS / LONG TERM STABILITY- Brand new 20 year absolute NNN lease to be signed at close of escrow Zero Landlord Responsibilities- Year 1 NOI \$123,125- 7.50% increases every 5 years Strong hedge against inflation- Three (3) Five (5) year options- Personal Guarantee- Franchisee has been in operations since 1999 STRONG NATIONAL BRAND- 100% leased to Jam Food, Inc., franchisee for national tenant, Denny's (NASDAQ: DENN)- Denny's Inc. (NASDAQ: DENN) is one of the largest full service restaurants operating in over 11 countries and has over 1,500 sites domestically.- Franchisee currently operates 7 Denny's, 5 Taco Bell's and 1 KFC- Healthy 8% occupancy/sales ratio provides for long term security and healthy operating margins.

9 Edgar Springs, MO 65462



Price	\$1,151,946
Building Size	9,002 SF
Cap Rate	6.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Single-tenant Dollar General property located in Edgar County, Missouri. The property is currently under construction and is slated for early 2016 completion. At the time of completion, the property will be operating under a brand new, 15 year absolute triple-net lease with no landlord maintenance responsibilities. Dollar General is an investment grade tenant with a Standard & Poor' s BBB credit rating.

10 Winona, MO 65588



Price	\$1,151,946
Building Size	9,100 SF
Cap Rate	6.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Single-tenant Dollar General property located in Winona, Missouri. The property is currently under construction and is slated for early 2016 completion. At the time of completion, the property will be operating under a brand new, 15 year absolute triple-net lease with no landlord maintenance responsibilities. Dollar General is an investment grade tenant with a Standard & Poor' s BBB credit rating. The property is located directly on Highway 19, less than a mile from its intersection with Interstate 60.

11 Arnold, MO 63010



Price	\$2,575,000
Building Size	5,888 SF
Cap Rate	4.90%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Subject property includes an approximately 1.7 AC parcel of land. Improvements on the property consist of a 5,440 sf, single story, free-standing casual dining property, built for & occupied by Applebee's. The building recently underwent a full remodel to the tenants modern prototype, indicating the tenants commitment to the location. Offering is for fee simple interest of the ground. Property is secured by an absolute NNN corporate & franchisee guaranteed ground lease with zero LL maintenance responsibilities. Tenant's current lease began in 2011 & has just under 11 years remaining on the initial term, with a 7.5% rent increase in 2021. There are four 5 year extension options each also with 7.5% rental increases. The subject property is situated immediately off of I-55 in the premium retail trade area of the St. Louis MSA, surrounded by major national tenants & lying between 3 hotels. This offering affords an investor the very rare opportunity to acquire a maintenance free, passive NNN leased investment guaranteed by a best in class tenant, paying significantly below market rent, with tremendous intrinsic land value that lends itself to significant long term value-add potential.

12 Forsyth, MO 65653



Price	\$1,125,000
Building Size	1,830 SF
Cap Rate	6.51%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Sonic Drive-In occupies the property under a 15 year NNN Lease which commenced on 3/1/2010 and expires on 2/28/2025. The tenant pays base rent equal to \$6,100 per month. Additionally, the lease includes a percentage rent clause calling for the tenant to pay six percent of gross sales for any month where that amount exceeds the base rent amount. While the tenant is currently not paying the percentage rent amount, the inclusion of this clause provides the landlord with a hedge against future inflation. The lease includes two five (5) year options to renew. The tenant is responsible for all property taxes, insurance, common area maintenance, and roof and structure. There are no landlord responsibilities. The 1,830 SF property was built in July of 2000 and substantially renovated in 2015. The property benefits from excellent visibility provided by US HWY 160 and is surrounded by numerous national retailers such as McDonald's, Save-A-Lot, Peoples Bank, Country Mart, and Family Dollar.

13 Hollister, MO 65673



Price	\$1,292,000
Building Size	1,830 SF
Cap Rate	6.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Sonic Drive-In occupies the property under a 15 year NNN Lease which commenced on 3/1/2010 and expires on 2/28/2025. The tenant pays base rent equal to \$5,300 per month, unless six percent of gross sales exceed the base rent amount, in which the tenant would pay six percent of gross sales as base rent. This sales at the store consistently exceed the six percent breakpoint, resulting in approximately \$1,700 / month of additional income beyond the base rent amount. The lease includes two five (5) year options to renew. The tenant is responsible for all property taxes, insurance, common area maintenance, and roof and structure. There are no landlord responsibilities. The 1,830 SF property was built in July of 2000 and substantially renovated in 2015. The property benefits from excellent visibility provided by Interstate 65, and is a pad site to Lowes Home Improvement.

14 Independence, MO 64057



Price	\$1,626,240
Building Size	3,200 SF
Cap Rate	6.25%
Property Sub-type	Vehicle Related
Status	Active

Property Notes

Property Description

Absolute Net Lease Jiffy Lube, Zero Landlord Responsibilities. Attractive 10% rent increase in 2019 Tenant is Heartland Automotive the largest Jiffy Lube franchisee in the world with over 540 locations Great 1031 Exchange Opportunity.

15 Independence, MO 64055



Price	\$1,015,000
Building Size	2,820 SF
Cap Rate	6.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

The subject property consists of a 2,820 square foot freestanding KFC Restaurant with drive thru located in Independence, MO. The tenant has agreed to sign a new 20 year lease at the close of escrow*. Additionally, a portion of the proceeds from the sale will be used to complete a total building remodel. Neighboring national retailers along Noland Road include Taco Bell, Pizza Hut, McDonald's, Autozone and numerous car dealerships. Supportive single family residences lie in all directions.

16 Independence, MO 64057



Price	\$2,845,000
Building Size	6,500 SF
Cap Rate	5.20%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The Offering consists of a 5,600 sq. ft. freestanding On The Border building. There is a new 15 year corporate NNN lease in place with annual 1% increases. The site is approximately 1.7 acres and is located directly off of the I-70 and is about 10 minutes from Arrowhead and Kauffman Stadium (Home of the Chiefs and Royals). The asset is located in the heart of one of metropolitan Kansas City's most established and successful retail corridors. Other retailers in the area include Costco, World Market, Bed Bath and Beyond, Macy's, Sears, Dillards and many more.

17 Bridgeton, MO 63044



Price	\$7,500,000
Building Size	134,623 SF
Cap Rate	6.29%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject property is a 134,683-square foot ground lease investment opportunity in Bridgeton, Missouri. The current tenant is At Home, and the lease is guaranteed by Wal-Mart Stores, Inc. and is structured as a ground lease with two years of firm term remaining. At Home is a privately held home décor retail chain based in Plano, Texas. Owned and operated by At Home Group Inc. the store is a big box specialty retailer of home décor products with more than 50,000 unique items across broad product categories, including furniture, garden, home textiles, and housewares. At Home has 83 stores and plans to grow to 200 by the end of the decade. There is also an opportunity to purchase the adjacent, vacant office building for redevelopment next to the subject property for \$1,000,000.

18 Florissant, MO 63031



Price	\$6,429,906
Building Size	15,067 SF
Cap Rate	5.35%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Newly extended 12-year lease from Walgreen's Outstanding reported store sales well above the national average for Walgreen's Rite Aid does not do business in the state of Missouri meaning the merger will have zero effect on these assets Over 38,000 cars pass per day Average incomes in the 5-mile radius exceed \$65,000.

19 Saint Louis, MO 63129



Price	\$6,271,028
Building Size	15,123 SF
Cap Rate	5.35%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Newly extended 12-year lease from Walgreen's Outstanding reported store sales well above the national average for Walgreen's Prototypical Walgreens format standalone building with a drive-thru located on a hard, signalized corner Walgreen's recently renovated the store to fit the new national Wellness concept (updated exterior façade and interior Rite Aid does not do business in the state of Missouri meaning the merger will have zero effect on these assets.

20 Clayton, MO 63117



Price	\$1,449,000
Building Size	8,025 SF
Cap Rate	6.04%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Rare retail offering of the Porter Paints building located at Clayton Rd and Big Bend Blvd in Clayton, Missouri. The 8,025 sqft building (not including full basement) sits on a 10,393 sqft lot between Walgreen's and the new Qdoba Mexican Grill. Porter Paints has occupied the building for 43 years and has three years remaining on a five year triple net lease. Tenant renews in five year increments each time. Excellent 1031 Exchange replacement property. Highly visible location in an affluent area with easy access to I-64 and 1-170.

21 Cape Girardeau, MO 63703



Price	\$1,285,714
Building Size	2,529 SF
Cap Rate	7%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

The Long John Silver's is located in a busy retail area and offers great visibility. It is situated in the front of the Kmart and Schnucks parking lot across from Walmart and just south of Southeast Health Point Plaza. A new 20 year lease was recently signed with an expiration date of August 31, 2035. Cape Girardeau is a city located in Cape Girardeau County Southeast Missouri. It is located approximately 115 miles southeast of St. Louis and 175 miles north of Memphis. Cape Girardeau boasts a population of nearly 40,000 making it the 16th largest city in Missouri. It is home to Southeast Missouri University with a student population of approximately 12,000 and faculty of approximately 1,250.

22 Saint Louis, MO 63126



Price	\$6,044,000
Building Size	15,012 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

15,012-square-foot freestanding Walgreen's situated on 2.12 acres in a densely developed suburban area of St. Louis' s, Missouri just 16 miles southwest of the city' s CBD. Built in 2001, Walgreen's signed a 20-year absolute NNN lease which has 5.75 years of primary term remaining. The property is ideally positioned on the hard signalized corner intersection of two of the area' s heaviest traveled thoroughfares, Gravois Road and Sappington Road (Combined Traffic Count: 27,869), just 1.2 miles northeast of Interstate 270 (Traffic Count: 150,786 VPD), the loop highway that encircles the western side of St. Louis. Walgreen's is also immediately adjacent to Eckert' s Market, a local farmers market, caddy corner from Conoco and directly across Gravois Road from a proposed 24-hour Circle K. Walgreen's also benefits from its strategic location just 2 miles north of the award-winning 585-bed St. Anthony' s Medical Center, the third largest medical center in the St. Louis MSA, and less than 1 mile north of the Lindbergh High School (Enrollment: 2,300 students).

23 Kansas City, MO 64119



Price	\$13,847,000
Building Size	41,179 SF
Cap Rate	5.20%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Walmart Neighborhood Market is located at 5261 N. Antioch Road in Kansas City, MO. The building is an approximate 41,179-square-foot single tenant building on 6.27 acres of land. There are 19.5 years remaining on the modified triple-net (NNN) lease with the Landlord responsible for the Initial Improvements (including the slab, foundation, and roof that are part of the Initial Improvements). Landlord is also responsible for the insurance covering the improvements. There are sixteen, five year options with 5% increases in each option. Walmart Neighborhood Markets offer fresh produce, meat and dairy products, bakery and deli items, household supplies, health and beauty aids and a pharmacy. Walmart is the world' s largest retailer and employer with over 2.2 million workers worldwide.

24 Grandview, MO 64030



Price	\$7,545,445
Building Size	14,490 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Lease Type: NNN Landlord Responsibilities: None Remaining Term: 14+ years (02/22/2030) Annual Rent: \$415,000 Options: Ten, 5 year options.

25 Saint Peters, MO 63376



Price	\$11,980,235
Building Size	41,921 SF
Cap Rate	5.10%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

100% fee-simple interest in a Walmart Neighborhood Market which includes a Commerce Bank ATM Ground Lease located at 45 Sutters Mill Road, St. Peters (St. Louis), MO (collectively, the Property). St. Peters is part of the St. Louis MSA and the property is located approximately 25 miles from downtown St. Louis. Walmart is leasing a 4.73 acre parcel upon which Seller is currently building a new Walmart Neighborhood Market of approximately 41,921 square feet.

26 Saint Peters, MO 63376



Price	\$13,104,725
Building Size	42,700 SF
Cap Rate	5.10%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

100% fee-simple interest in a Walmart Neighborhood Market to be located at 3031 Mid Rivers Mall Dr., St. Peters, MO (the Property). St. Peters is part of the St. Louis MSA and the property is located approximately 25 miles from downtown St. Louis. Walmart is leasing both a 6.17 acre parcel upon which seller is building a new Walmart Neighborhood Market, and a separate .70 acre parcel which will include a fuel station.

27 Florissant, MO 63031



Price	\$2,975,000
Building Size	5,055 SF
Cap Rate	6.15%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

The subject property is a 5,055 square foot corporate guaranteed freestanding IHOP restaurant. The building was constructed in 2001 and sits on approximately 1.19 acres with 82 parking spaces. The rent increases by 10% every five years with the next scheduled increase to occur in March of 2017. IHOP has been around for almost 60 years. They are known for their world famous pancakes and a wide variety of breakfast, lunch, and dinner items and their all day/all night business hours. They are headquartered in Glendale, CA and a wholly owned subsidiary of DineEquity, Inc.

28 Affton, MO 63123



Price	\$1,535,700
Building Size	2,700 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Verizon is located at 9998 Gravois Road in Affton (St. Louis), Missouri. The subject is a +/- 2,700-square-foot single tenant building on an estimated .56 acres of land. The property is leased on a double-net (NN) basis. The 10-year lease is expected to commence in November 2015. The lease includes 2, 5 year options and ten percent rental increases every five years. Cellular Sales is the largest Verizon Retailer in the U.S. with over 550 locations and growing. The subject property sits in a highly visible location at the signalized intersection of south Rock Hill Road and Gravois Road, a connecting thoroughfare to downtown St. Louis. There are a variety of local and national vendors in the immediate area, including Ace Hardware, Schnucks, Walgreen's, Verizon (new), Citibank, UPS, Saint Louis Bread Company (Panera), Subway and more. Verizon is walking distance from Lutheran High School South (540+ students) and a short drive away from Affton High School (1,900+ students.) There are over 294,600 residents and 131,800 households within a 5-mile radius of the property. The average household income exceeds \$70,000 within a 5-mile radius.

29 Saint Louis, MO 63118



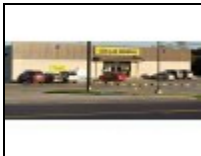
Price	\$4,243,400
Building Size	18,250 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Free Standing NN Walgreens for sale.

30 Old Appleton, MO 63770



Price	\$1,157,647
Building Size	9,100 SF
Cap Rate	6.80%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Old Appleton (Uniontown), MO Offering Summary Price \$1,157,647 Cap 6.80% Base Rent \$78,720 Remaining Term 15 Years Rent Start: 10/1/2015 Base Lease Expiry 9/30/2030 Extension Options (5) 5-year options Rentable Sq Ft 9,100 Lot Size (Acres) 1.65 Year Built 2015 Landlord Responsibilities NONE: Absolute NNN.

31 Alton, MO 65606



Price	\$1,395,022
Building Size	10,640 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

10,640 s.f. building rented by Dollar General. No landlord responsibilities.

32 Kansas City, MO 64111



Price	\$3,854,167
Building Size	3,250 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Raising Cane's is located in Kansas City's core known as "Westport" which is the heart of one of KC's hottest entertainment districts filled with some of the most popular fashion boutiques, restaurants and bars. Westport is walking distance to "The Plaza" which is the premier shopping and dining district in Kansas City. The restaurant is directly across from the dominant grocery-anchored center serving the Westport trade area. It is also surrounded by numerous high profile retailers.

33 Springfield, MO 65804



Price	\$3,555,556
Building Size	6,470 SF
Cap Rate	6.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

*10 years remaining on the initial twenty (20) year lease with three (3) five (5) year options to renew*Absolute NNN lease with zero landlord obligations*100% leased to a national tenant, T.G.I. Fridays*Bistate Bistro Associates has successfully operated at the site for 9+ years and currently operates 12 other T.G.I Friday' s locations*Bistate Bistro is headquartered in Missouri and has been in operations since 1991*Store sales projected to be in the \$2.35 million range.

34 Saint Louis, MO 63136



Price	\$5,794,872
Building Size	14,820 SF
Cap Rate	5.85%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

NLA is pleased to present this single tenant Walgreen's located in St. Louis, MO. This 14,820 square foot building was built in 2008 (built to suit) and is situated on roughly 2.231 acres. The tenant has signed a 75-year absolute net lease, which has over 18 years remaining before the first termination option. Walgreen, Co., which is publicly traded on the NASDAQ under the ticker symbol WBA , has a current BBB credit rating by Standard & Poor's.

35 Moberly, MO 65270



Price	\$1,526,954
Building Size	8,353 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Family Dollar located 624 N Morley Street in Moberly, MO. The property consists of 8,353 square feet of building space and sits on 1.17 acres of land. This Family Dollar is currently being constructed built-to-suit and will be completed in November of 2015. The property is subject to a new 15-Year Triple Net (NNN) lease. The base rent is \$99,2552 with ten percent rental increases every five years starting year eleven. The increases will continue through the six, five-year tenant renewal options. The lease has a full corporate Family Dollar Store, Inc. guarantee.



Price	\$1,531,600
Building Size	8,353 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Family Dollar located at 1205 E Main Street in Linn, MO. The property consists of 8,353 square feet of building space and sits on 1.00 acres of land. This Family Dollar is currently being constructed built-to-suit and will be completed in November of 2015. The property is subject to a new 15-Year Triple Net (NNN) lease. The base rent is \$99,554 with ten percent rental increases every five years starting year eleven. The increases will continue through the six, five-year tenant renewal options. The lease has a full corporate Family Dollar Store, Inc. guarantee.



Price	\$12,950,000
Building Size	88,279 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Kohl's (NYSE: KSS; S&P: BBB; Fortune #151) is the 2nd largest department store by retail sales in the U.S. and #142 on the S&P 500. Kohl's employs more than 140,000 associates and operates out of 1,160 stores in 49 states with recorded annual sales in excess of \$19 billion as of February 2014. Kohl's is actively traded on the New York Stock Exchange with a market cap of \$12.48 billion. 20-year NNN Lease with ±9.33 years of primary lease term remaining and seven 5-year renewal options with 10% rent increases every 10 years throughout the renewal term. The property is ideally situated with excellent frontage on E North Avenue (Traffic Count: 20,910 VPD). Kohl's is one of the anchors of the 350,000-square-foot Belton Towne Center which is also occupied by Target, Home Depot, Dollar Tree, Famous Footwear, Mattress Firm, Applebee's, Longhorn Steakhouse, Ruby Tuesday and Sprint among others.



Price	\$4,831,828
Building Size	9,377 SF
Cap Rate	5.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Red Lobster located at 4328 Noland Road in Independence, Missouri. The property is roughly 9,377 square feet and is situated on approximately 1.86 acres of land. This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 23.75 years remaining on the lease. Current annual rent is \$277,830. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options.



Price	\$1,033,000
Building Size	3,043 SF
Cap Rate	5.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

The subject offering affords investors the rare opportunity to acquire a low-cost ground lease tenanted by the largest Arby's franchisee in the world (United States Beef Corporation "USBC"). Built to suit in 2009, there are just under nine years remaining on a primary term that is complimented by options extending through 2044. Notably, the lease is attractively structured with eight percent rent increases every five years. United States Roast Beef Corporation has been in business since 1969 and has steadily grown to operate 324 units throughout the country. Still in expansion mode, USBC recently announced a development agreement that will expand their footprint to over 400 locations in eight contiguous midwestern and western states by 2020.



Price	\$3,998,000
Building Size	7,495 SF
No. Beds	13
Cap Rate	6.25%
Property Sub-type	Acute Care Hospital
Status	Active

Property Notes

Property Description

The Charleston FMC Clinic is a 2015 build-to-suit kidney dialysis clinic that is 100% leased to Fresenius Medical Care North America (FMC) on a new 15-year lease term expected to commence in July 2015. The lease includes 1.7% annual increases and is guaranteed by Fresenius Medical Care Holdings, Inc (FMCH). All interior tenant finish work, security systems, telephone system, and furnishings for this facility are paid for by the tenant at their own cost, which is approximately \$900,000. This significant investment of tenant funds into the facility reflects their commitment to the location.



Price	\$3,825,000
Building Size	15,000 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Single-tenant retail building located at 1225 Union Boulevard in St. Louis, MO. The subject property consists of a +/-15,000 SF single-tenant retail building 100% occupied by Walgreen's. Walgreen's has successfully operated at this location since 1998 and recently executed an early ten year lease extension demonstrating their commitment to this location. There are over 14 years remaining on the lease, which is set to expire on January 31st, 2029. Additionally, the lease features an attractive option structure with eight, five-year options. The two acre lot is strategically located at the signalized corner of Union Blvd and Page Blvd where daily traffic counts average over 37,500 vehicles per day.

42 Branson, MO 65616



Price	\$1,200,000
Building Size	8,500 SF
Cap Rate	7%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

On the famous 76 Strip. Working Chinese restaurant building. Large building with alot of seating. Large dinning area with two divisible party rooms. Three walk in Freezers, 4 office/storage rooms, gas water heater, water softner, new roof, Auto-Chlor dishwashing machine, three cleaning / large sink areas. Large lot with lots of parking. Building is rented to the current tenants and can be bought as a money investment opportunity or purchased for the property size and location. Don't miss this opportunity.

43 Eureka, MO 63025



Price	\$1,785,000
Building Size	5,000 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

5,000 sq ft Sherwin Williams in Eureka, MO. Sherwin Williams is an investment grade tenant with an A- rating with 8 years left on the initial 15 year NN+ Lease.

44 Kirksville, MO 63501



Price	\$1,346,000
Building Size	9,014 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

9,014 sf ft Dollar General in Kirksville, MO. 1.2 acres. Block and Steel construction along S. Baltimore (Business Hwy 63). Minimal Landlord responsibility. RELOCATION STORE.

45 Kansas City, MO 64127



Price	\$1,648,000
Building Size	6,886 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Newer Store built 7 years ago on previous site of Advance Auto. Land area has room to expand the store and parking lot on the site. Offer price is hard and net to seller. Rent is \$98,824 (%14.35 psf) through 12/31/2022 with 3 five year options, each at 5% increases. No % rent or sales reports. Absolute NNN lease. Pole sign and ground for expansion of building and/or parking on site. 40 car parking.

46 Kansas City, MO 64133



Price	\$3,617,000
Building Size	5,735 SF
Cap Rate	5.80%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Single tenant restaurant investment opportunity located in Kansas City, MO. The property is 5,735 Square Feet in size and sits on 1.51 acres of land The tenant has 12.5 years left on the Absolute Net lease.

47 Kansas City, MO 64132



Price	\$1,817,000
Building Size	2,714 SF
Cap Rate	5.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

The Property offered for sale is a 31,188 square foot tract of land with 2,714 square feet of improvements net lease for FQSR, LLC (franchisee) for the operation of a Taco Bell/KFC restaurant. The 23-year lease term commenced April 1, 2011 and expires march 31, 2034. Taco Bell/KFC has 10 additional years in lease extension options (in 5-year increments).Taco Bell Corp is the nation's leading Mexican-inspired quick service restaurant. Taco Bell and its more than 350 franchise organizations have nearly 6,000 restaurants across the United States that proudly serves more than 40 million customers every week. KFC Corporation is the world's most popular chicken restaurant chain, serving more than 12 million customers each day in more than 17,000 restaurants is 115 countries and territories around the world. The franchisee is FQSR, LC d/b/a/ KBP Foods, LLC. KBP Foods is one of the largest Taco Bell/KFC franchisees in the U.S. The company operates almost 250 KFC, Taco Bell, Pizza Hut, and Long John Silver's restaurants in 10 states.

48 Wentzville, MO 63385



Price	\$4,965,700
Building Size	13,225 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

CVS store located in Wentzville, MO. The property is offered free and clear of debt. The property has a new 25-year triple-net lease in place with no landlord responsibilities and no rent holiday.

49 Kansas City, MO 64128



Price	\$2,698,000
Building Size	9,180 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Family Dollar store located in a heavily traveled corridor of Kansas City, Missouri. This is a rare opportunity to acquire a relocation unit of a long term, successful Family Dollar store. With the additional square footage and better access, the new location anticipates stellar sales. The surrounding dense neighborhoods and multi-family complexes contribute to the success of this location. Additionally, the property is surrounded by national retailers including, Walgreens, Arvest Bank, Popeye' s, Cricket and more. The store is scheduled for completion in January 2016.

50 Saint Joseph, MO 64506



Price	\$9,925,000
Building Size	88,799 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Tenant: Kohl's (NYSE: KSS; S&P: BBB; Fortune #151) is the 2nd largest department store by retail sales in the U.S. and #142 on the S&P 500. Kohl's employs more than 140,000 associates and operates out of 1,160 stores in 49 states with recorded annual sales in excess of \$19 billion as of February 2014. Kohl's is actively traded on the New York Stock Exchange with a market cap of \$12.48 billion Lease Term: 20-year NNN Lease with ±10.5 years of primary lease term remaining and five 5-year renewal options with ±\$0.50 PSF rent increases per option.

51 Saint Louis, MO 63136



Price	\$1,404,100
Building Size	3,800 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The offering provides the opportunity to acquire a Bank of America located in St. Louis, MO. The original lease was executed in 1978 and Bank of America recently extended the lease for another 5 years. Bank of America has successfully been at this location for over 37 years.

52 Saint Louis, MO 63125



Price	\$2,289,333
Building Size	4,536 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Fully leased, free standing retail building for sale on 0.52 acre. Long term NNN lease in place with Mattress Firm, a national tenant with 755 stores in 27 states. Located in a desirable trade area near South County regional mall. Great visibility and access to Lindbergh Blvd. Traffic Counts: 31,570 VPD on Lindbergh Blvd., 112,984 VPD on I-55, 128,501 on I-270.

53 Kansas City, MO 64153



Price	\$4,260,000
Building Size	9,449 SF
Cap Rate	7%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Investment includes a 8,932 sq. ft. building and 517 sq. ft. of mezzanine space * Property is net leased to Granite City with approximately 18 years remaining on the current term * Percentage rent opportunity provides for upside potential throughout the lease term * Five 5 year renewal options * Tenant responsible for structure, including but not limited to exterior walls, roof and roof membrane, parking areas, and exterior plumbing.



Price	\$1,110,000
Building Size	4,100 SF
Cap Rate	5.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Existing Hardee's in a phenomenal location! Easy access to highway 70 and near St. Joseph's Hospital creating a great traffic count. Great traffic counts: 27,500 VPD on I-70.



Price	\$2,400,000
Building Size	12,000 SF
Cap Rate	7%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

Party City building for sale in Lee's Summit, MO. The property is located in a prime retail corridor along 291 Highway, with a traffic count of over 22,000 cars per day. Other tenants in the development include Wal-Mart Supercenter, Arvest Bank, Jack in the Box, Auto Zone, and other retail amenities. The building is currently under construction and will consist of 12,000 SF on approximately 1.40 acres. Party City has signed a brand new Ten (10) year lease term commencing in August 2015.

The information above was provided by the property owner or the listing broker. Contact us to confirm availability and to receive additional information.