

THE VA CLINIC AT BRANSON EXECUTIVE CENTER

FOR SALE 95% Occupied Office Building Anchored By VA Medical Clinic

A new 10 Year VA Lease begins in August 2019.

NO EARLY TERMINATION



CONFIDENTIAL OFFERING MEMORANDUM

OFFICE INVESTMENT OPPORTUNITY

PRESENTED BY:

STEVE CRITCHFIELD, CCIM

Broker/Partner
417.334.3149
C 417.294.1422
scritchfield@ccim.net

ROBERT HUELS, CCIM

Broker/Partner
417.334.3149
C 417.331.6708
rrhuels@ccim.net

Commercial Brokers

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■ STEVE CRITCHFIELD, CCIM

Broker/Partner
417.334.3149
scritchfield@ccim.net

■ ROBERT HUELS, CCIM

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417.334.3149
rrhuels@ccim.net

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1 PROPERTY INFORMATION

- Executive Summary
- Property Description
- Building Sketch
- Property Highlights
- Exterior Photos
- Additional Photos
- Lower Level Tenants
- Tenant Profiles

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$5,500,000
Building Size:	39,473 SF
Lot Size:	3.3 Acres
Number Of Units:	7
Price / SF:	\$139.34
Cap Rate:	7.2%
NOI:	\$397,300
Year Built:	2008
Renovated:	2017-2018
Zoning:	Commercial

PROPERTY OVERVIEW

Offered for the first time FOR SALE a multi-tenant building anchored by the VA Medical Clinic. The 39,473 sq. ft. building features 23,766 feet on the main floor leased to the VA and 15,707 in the walk-out lower level that includes six separate office suites plus the rear entrance to the VA, the DAV and VA union offices. The VA has notified the owner that they will be exercising their option for a 10-year lease extension which will begin in August 2019.

PROPERTY HIGHLIGHTS

- Veterans Administration Clinic Anchors over 63% of the total building
- A new 10 Year Lease begins in August 2019 With Yearly Cost of Living Increases AND NO EARLY TERMINATION
- 95% Current Occupancy
- Offered at a CAP Rate of 7.22% on the "in-place" NOI
- Numerous Capital Expenditures Made in 2017 to 2018 to included additional parking lot, remodeled XRAY room and new TPO Roof with 15 year warranty.
- Upside Opportunity To Increase Rents With Current Tenants, Vacant Suites and Receive Yearly Cost of Living Increases from The Veterans Administration Lease.

THE VA CLINIC AT BRANSON EXECUTIVE CENTER

5571 GRETNA ROAD, BRANSON, MO

PROPERTY DESCRIPTION

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The property consists of a one story office building constructed on a partial walkout basement that has been finished into six separate office suites. The building totals 39,473 sq. ft. with 23,766 sq. ft. on the main level and 15,707 sq. ft. in the walk out lower level. Approximately 22,962 rentable sq. ft. was leased by the Veterans Administration in August 2009. All of the main floor space and approximately 2,187 sq. ft. of the lower portion of the building plus the rear staff access to the clinic is leased by the VA. Suite C was split generally in half for the VA. The balance of the suite has remained vacant for possible expansion of the VA. The vacant space has recently been finished into a "warm white box" and will be offered for rent at market rates. All the other lower level suites are leased. Suites A-B-D&F are fully infilled. Suite C is a "warm white box". Suite E is a "warm grey box" leased for climate controlled storage. The VA has notified the owner that they will be exercising option for an additional 10-year term that will begin in August of 2019.

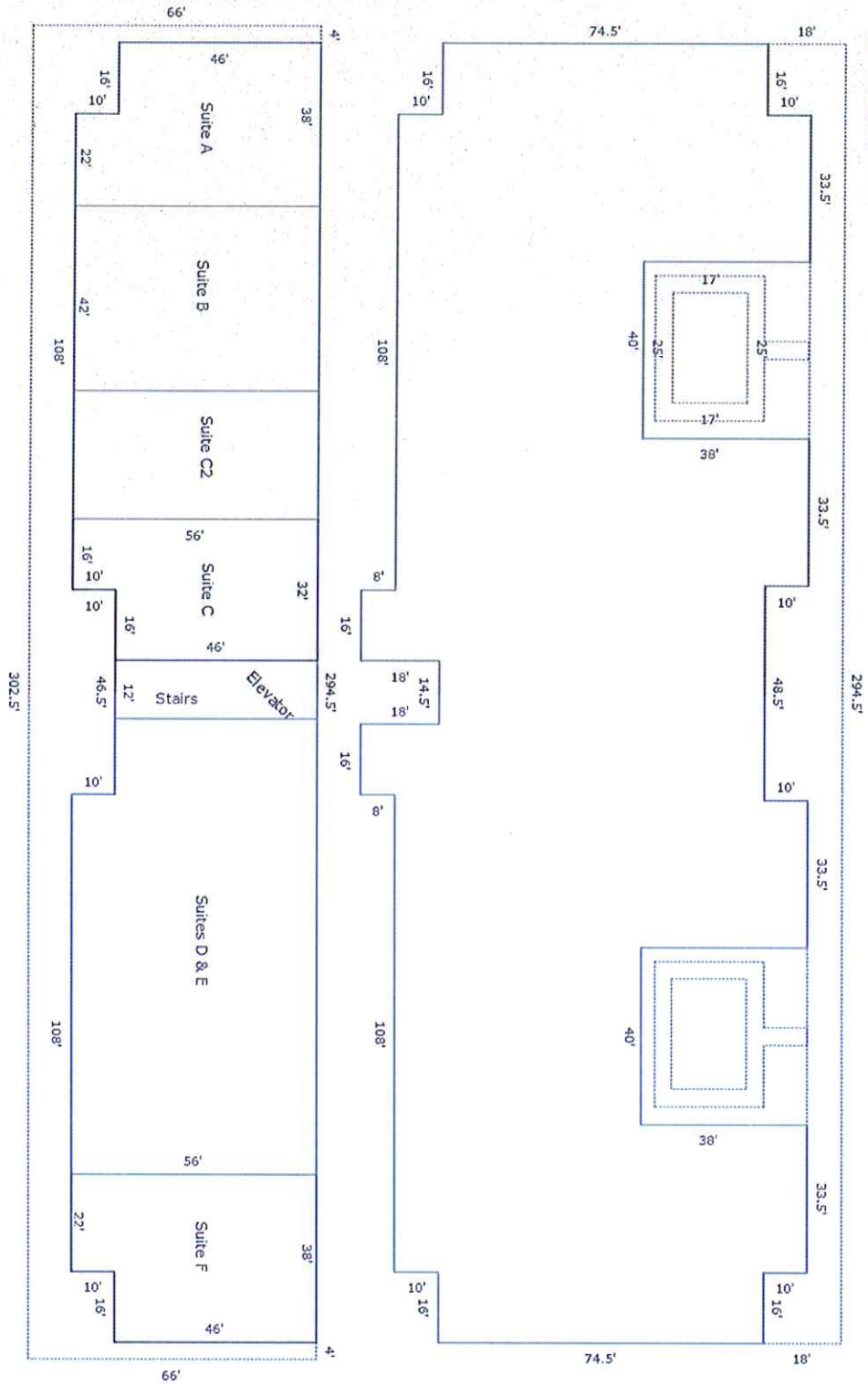
LOCATION DESCRIPTION

The neighborhood contains a grocery anchored shopping center, two live performance theaters nearby, restaurants, banks, medical clinics and motels. The area businesses support both the tourist as well as the local population. Hwy 248 is the primary East / West corridor that connects both sides of Branson as well as connecting to State Hwy 65 approximately 2 miles East of the subject property. The two mile stretch of Hwy 248 East has become the medical mile with numerous and varied medical users.

SITE DESCRIPTION

The site consists of two parcels that are nearly rectangular and total 3.30 acres. The parcel fronts the east right-of-way of a 40' wide ingress/egress easement at Violyn Dr. for approximately 365 feet. The property also fronts the north right of way of Gretna Rd. for just under 119 feet. The approximate dimensions and orientation of the subject site is illustrated elsewhere in this document. The site has several points of access and part of the site is "cross parked" with the strip center located to the east of the subject.

Sketches of the Improvements



Handwritten signature

Dimensions & Layout of Primary Site Improvement
 (Main Level right, lower level left)

PROPERTY HIGHLIGHTS



Front Elevation



Rear View



Rear View Looking South West

LOCATION INFORMATION

Building Name	The VA Clinic at Branson Executive Center
Street Address	5571 Gretna Road
City, State, Zip	Branson, MO 65616
County	Taney
Cross-Streets	Violyn Dr. & Gretna Road
Signal Intersection	Yes
Nearest Highway	Missouri Hwy 248 and State Hwy 65
Nearest Airport	Branson Regional Airport and Springfield Branson Airport

BUILDING INFORMATION

NOI	\$397,300.00
Cap Rate	7.2
Building Class	B
Occupancy %	95.0%
Tenancy	Multiple
Number Of Floors	2
Year Built	2008
Year Last Renovated	New TPO Roof 2018
Free Standing	Yes

PROPERTY HIGHLIGHTS

- Veterans Administration Clinic Anchors over 63% of the total building
- A new 10 Year Lease begins on August 2019 With Yearly Cost of Living Increases For Base Rent, CAM's and Pass Through's
- NO EARLY TERMINATION
- The clinic serves over 8000 veterans a year
- Branson Attracts nearly 9 Million visitors a year with a high number of veterans.
- Branson attracts a large retiree market, many of whom are Veterans
- Primary Market Area Population is over 85,000 permanent residents

EXTERIOR PHOTOS



FRONT VIEW FROM THE WEST LOOKING EAST



REAR VIEW LOOKING SOUTH WEST



REAR VIEW FROM THE EAST LOOKING WEST

THE VA CLINIC AT BRANSON EXECUTIVE CENTER

5571 GREYNA ROAD, BRANSON, MO

ADDITIONAL PHOTOS



REAR STAFF ENTRANCE TO VA CLINIC



ONE OF TWO FRONT ACCESSIBLE COURTYARDS

LOWER LEVEL TENANTS



Suite A Leased



Suite B Leased



Suite C Vacant



Suite D Leased



Suite E Leased as Climate Controlled Storage



Suite F Leased

TENANT PROFILES

The United States Department of Veterans Affairs (VA). The Branson VA Clinic is part of the Veterans Health Care System of The Ozarks. A full list of primary care services are provided for Veterans in the Ozarks and the surrounding communities to include Branson, Missouri. In addition to the primary care and specialty referrals, behavioral health services including individual and group counseling, and programs such as Tobacco Free Smoking Cessation are also provided at this clinic. On-site Pharmacy is located at this clinic.

Mid-America Hearing Center. The Mid-America Hearing Center is the pioneer of the custom, same-day full shell hearing aid. The company was founded in 1988 in Mt. Vernon, Missouri and currently has two locations located in Branson and Mt. Vernon. The business is still managed by the family of Dr. Harold E. George and Dr. Frederick C. Lauer who started the business. Their son, Scott George is a Board Certified Hearing Instrument Specialist and serves as President of the Board of Directors. Their grandson, Brian George, serves as Chief Executive Officer for all non-professional services.

Artists in Motion. This non-profit entity was started by four families all bound by kids that loved dance and entertainment and wanted the skills to help them succeed in their craft. Masters Classes are offered throughout the season to all intermediate and Advanced students with a different style every session. Located in the entertainment hub of Branson, MO, the classes are taught by well-known entertainers, national choreographers and coaches.

Tri-Lakes Family Care. Offers comprehensive medical care through their staff which consists of a medical doctor, nurse practitioner and physician assistant. They offer affordable health care for entire family, young to elderly in age. Their services include adult wellness and sick visits, pediatric care and vaccinations, in-office procedures, and dermatology exams and biopsies. Walk-in visits are accepted.

The Mansion Theater. This 4000-seat live performance venue is located next door to the Branson Executive Center and requires climate-controlled storage. A "warm grey box" suite that was available has been leased for their storage of theater lights, sound and recording equipment on a month to month basis.

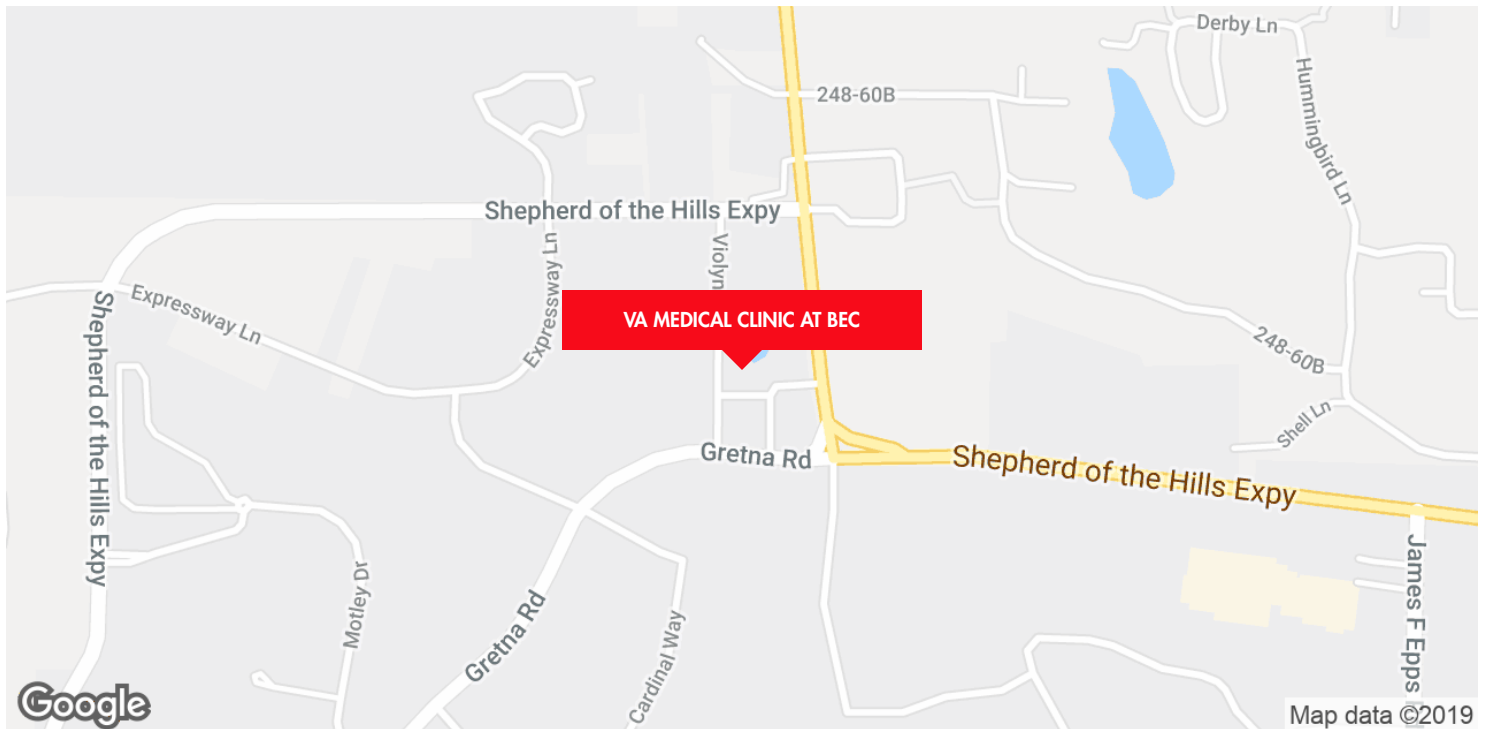
Alliance Counseling Associates. This private practice offers a spectrum of services to children, adults, families and couples. The staff of Psychologists offer family, marriage and addiction counseling. The practice was established more than ten years ago and relocated to the Branson Executive Center when they outgrew their previous location.



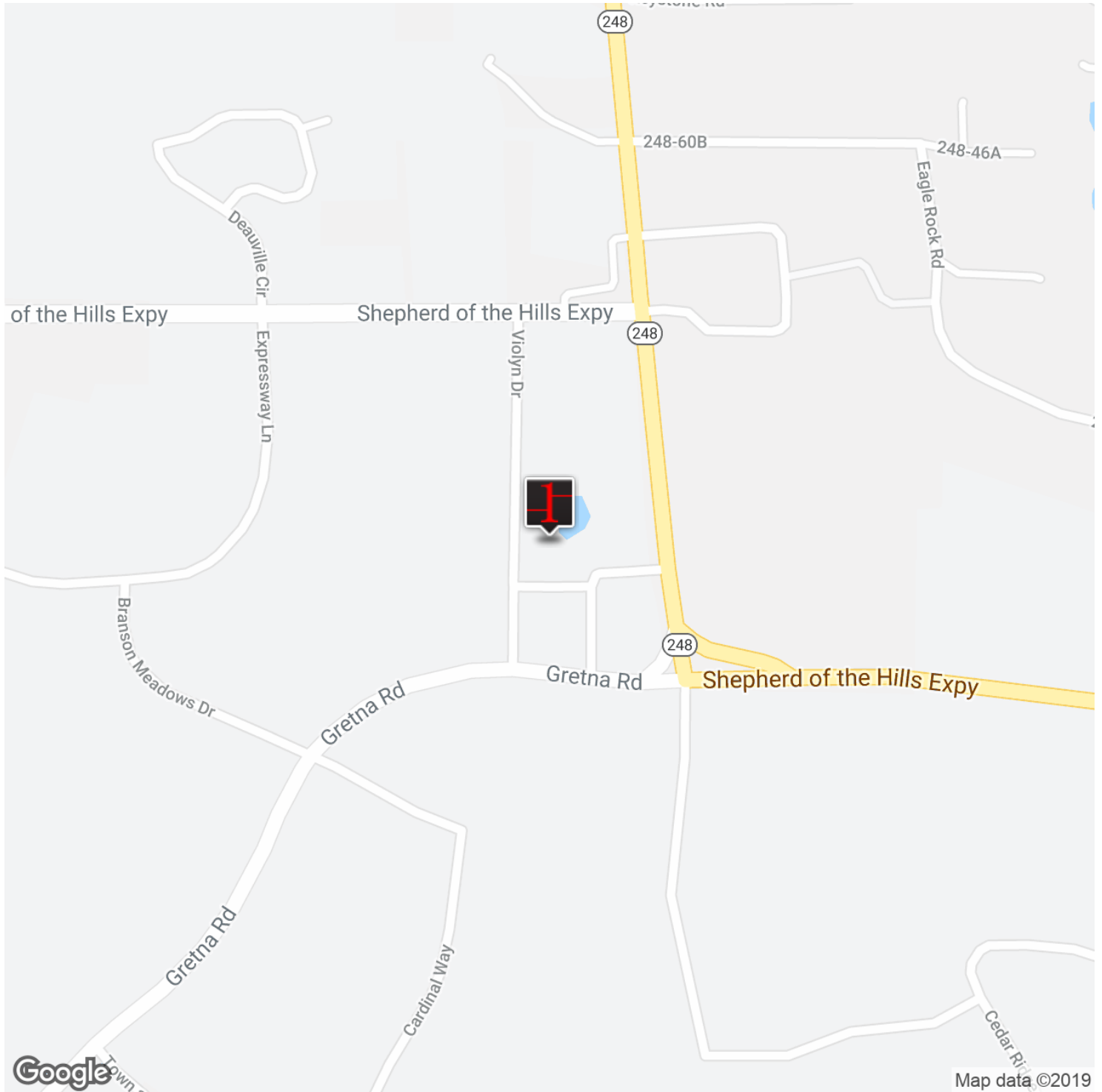
2 LOCATION INFORMATION

- Regional Map
- Location Map
- Aerial Map
- Aerial Site View
- BRANSON, MISSOURI

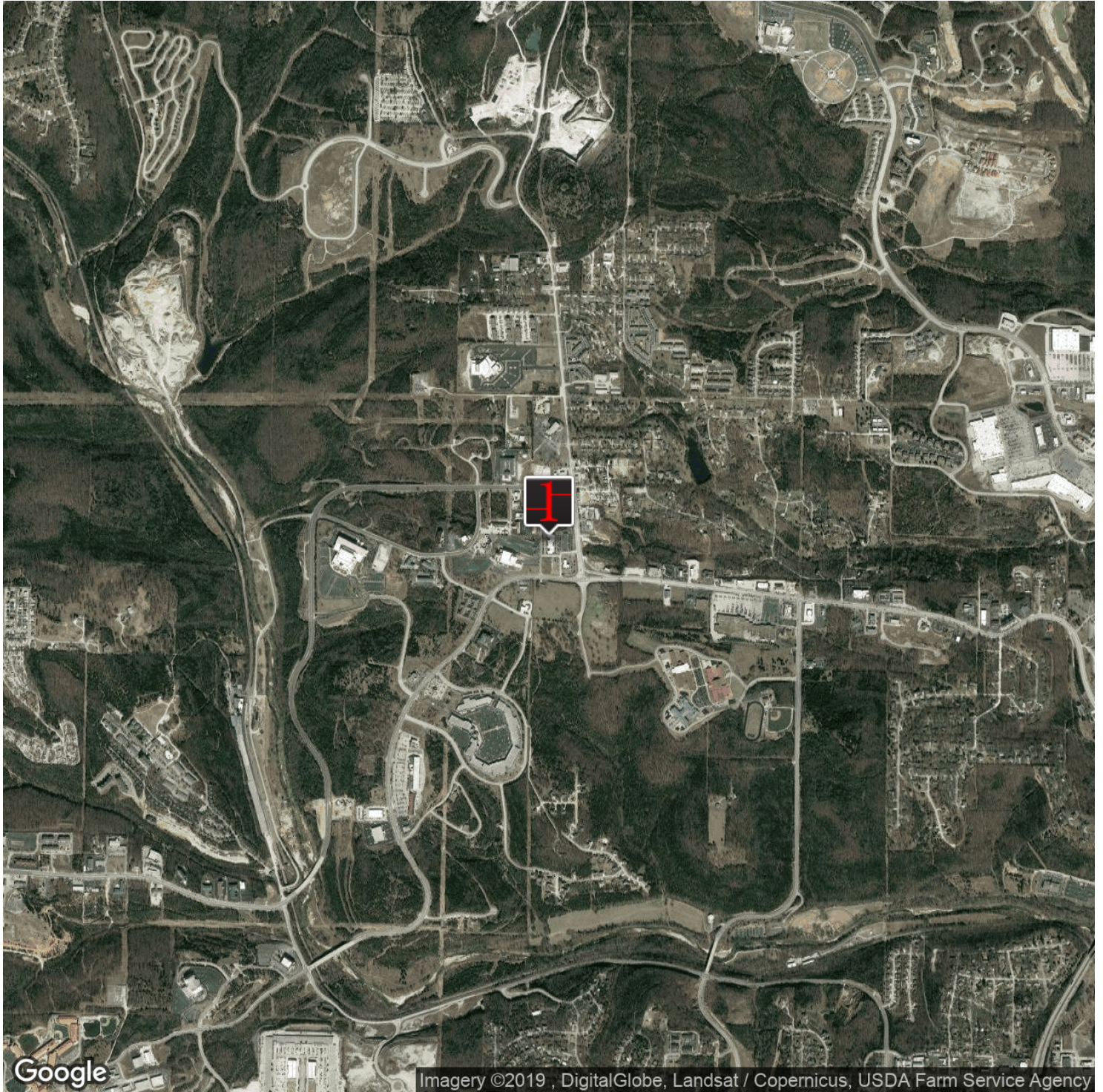
REGIONAL MAP



LOCATION MAP



AERIAL MAP



AERIAL SITE VIEW



BRANSON, MISSOURI

BRANSON, MO IS A POPULAR TOURIST DESTINATION

- Branson attracts nearly 9 million visitors a year, many are veterans
- Ranked by Trip Advisor as the 18th best U.S. vacation destination
- Centrally located, within 1 day drive of 30% of U.S. Population
- Recession-resistant market: 10-month tourism season; steadily growing retail sales totaling over 1.2 Billion
- Entertainment: 40 theaters featuring live music/Variety shows, and many family attractions including Silver Dollar City theme park, Titanic Museum, Dolly Parton's Stampede, and the Chicago Navy Pier Ferris Wheel
- Outdoor Recreation; Three large scenic lakes popular for boating/tournament fishing; 12 championship golf courses
- The nations only private airport offering daily non-stop flights to Chicago, Dallas, Denver and Austin, Texas.
- Two Hilton Convention Hotels that anchor a 220,000 sq. ft. Downtown Convention Center
- 160-bed hospital with Cancer Treatment Center. 1 of 6 hospitals in the Cox Health Care System
- Low cost of living attracts a large retiree market who live full time in the area
- High occupancy rates (93% office) and (95% retail)



Branson Landing Blvd. And Main Street On A Foggy Night



The Hilton Convention Hotel



One of Forty Live Shows



3 FINANCIAL ANALYSIS

- Financial Summary
- Rent Roll

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$5,500,000
Price per SF	\$139.34
CAP Rate	7.2%

OPERATING DATA

Gross Scheduled Income	Base Rent (VA \$388,484) (Other Tenants \$68,940)	\$457,424.00
Other Income	(VA CAM, Operating Recovery \$258,891) (Other Tenants CAM \$18,471)	\$346,302.00
Total Scheduled Income		\$734,786.00
Vacancy Cost	(Currently 1 Vacancy not included in Gross Scheduled Income) Showing "In-Place" #'s only	-
Gross Income		\$734,786.00
Operating Expenses		\$337,486.00
Net Operating Income		\$397,300

CAP RATE CALCULATION

Veterans Administration NOI \$337,296.71 at a CAP rate of 6.9%	VA Portion Value.....	\$4,888,358
Remaining Tenants NOI \$58,275. at a CAP rate of 9.0%	Tenants Value.....	\$648,000
TOTAL ASKING PRICE		\$5,536,358.
Blended CAP Rate		7.2%

BASED ON CURRENT "IN-PLACE" NUMBERS

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RENT ROLL

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
Mid-America Hearing Center	A	1,905	4-1-18	3-31-20	\$15,240	4.83	\$8.00
Tri-Lakes Family Care	B	2,347	5-1-15	4-30-21	\$16,800	5.95	\$7.16
VACANT	C	1,586			\$0	4.02	\$0.00
Artists in Motion Dance	D	3,160	10-1-17	9-30-19	\$14,400	8.01	\$4.56
Mansion America, LLC	E	2,347	8-1-16	1-31-17	\$9,600	5.95	\$4.09
ThuyT. Rudy, LLC	F	1,905	2-1-16	1-31-21	\$12,900	4.83	\$6.77
Veterans Administration	H/I/J/C2/G	22,962	8/14/09	8/13/19	\$388,485	58.17	\$16.92
Totals/Averages		36,212			\$457,425		\$12.63



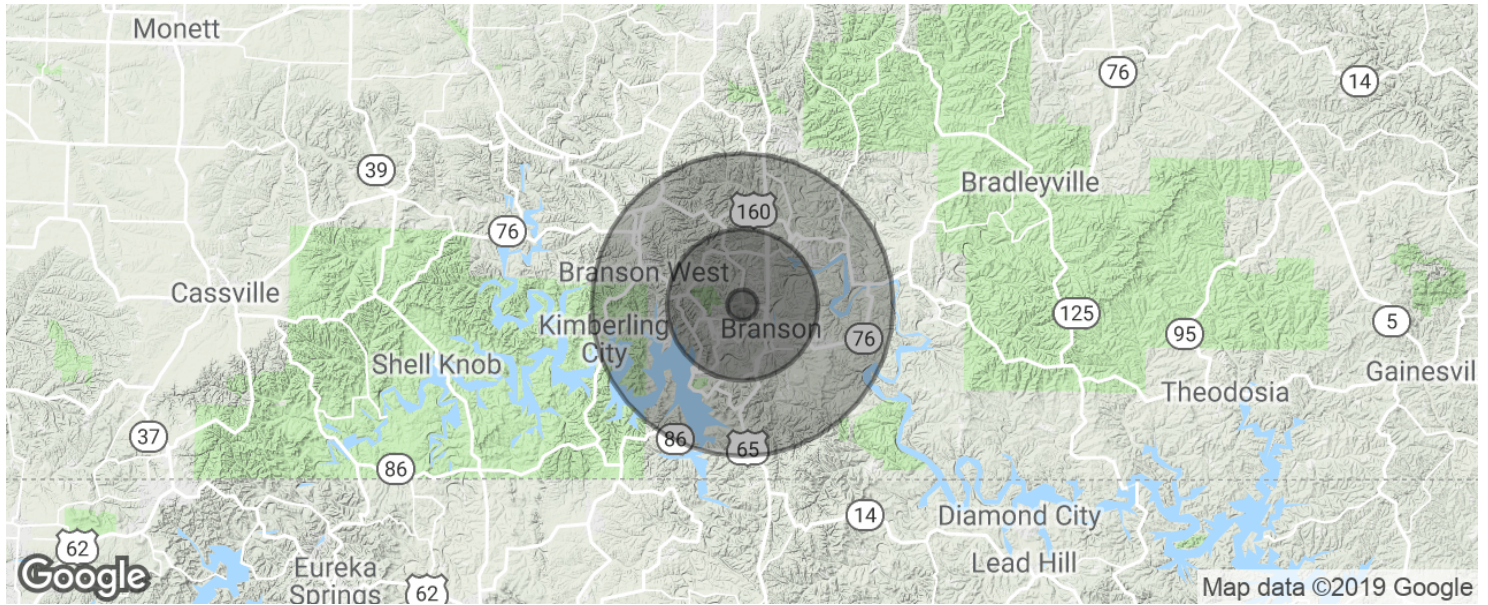
4 | DEMOGRAPHICS

- Demographics Map & Report

THE VA CLINIC AT BRANSON EXECUTIVE CENTER

5571 GRETNA ROAD, BRANSON, MO

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	969	23,630	52,057
Median age	35.0	38.8	40.2
Median age (Male)	33.9	36.0	38.2
Median age (Female)	37.4	40.9	41.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	390	9,784	21,146
# of persons per HH	2.5	2.4	2.5
Average HH income	\$63,320	\$58,290	\$56,409
Average house value		\$170,232	\$175,603

* Demographic data derived from 2010 US Census

