

# SINGLE TENANT NET INVESTMENT OPPORTUNITY



2800 South McKnight Road  
Rock Hill, MO 63119





## INVESTMENT SUMMARY

- **Brand New 10 Year Lease with a 10% Increase at Year 6**
  - Lease term began June 1, 2018
  - Two 5-year option periods with 10% increases in each option
- **Absolute Net Lease**
  - Tenant pays for all CAM, taxes, insurance and all general maintenance & repairs
  - Landlord responsible for roof, structure and replacement of parking lot
  - Ideal for out of state investors and hands off ownership
- **New Construction**
  - Single tenant building with drive-thru
  - Easy access from McKnight and cross-access with Mobil on the Run next door
  - Drive-thru building provides long-term residual value
- **Proven Franchisee**
  - Sales are projected to be one of the highest performing stores in the national network
  - Personal guaranty by strongest franchisee in Missouri
  - Six locations including the #1 store in Missouri
- **Strong Corridor**
  - Major thoroughfare for daily traffic to/from Clayton, St. Louis County's central business district
  - On the "AM" side of the road for most of those headed to work
  - Established surrounding residential and expanding retail presence
  - Excellent visibility from McKnight and Manchester Roads with approximately 40,000 vehicles per day



# INVESTMENT HIGHLIGHTS

Sales	Projected to be one of the highest performing units in the nationwide network
NOI	\$70,784.04
Sale Price	\$1,095,000
Cap Rate	6.46%
Tenant	J3 Group Rock Hill, LLC (largest Smoothie King franchisee in Missouri with 6 locations)
Lease Type	NN

# RENT ROLL

	<u>Monthly</u>	<u>Annual</u>
Years 1-5	\$5,898.67	\$70,784.04
Years 6-10	\$6,482.00	\$77,784.00
1 <sup>st</sup> Renewal (Years 11-15)	\$6,858.33	\$82,300.00
2 <sup>nd</sup> Renewal (Years 16-20)	\$7,541.68	\$90,500.00



# PROPERTY OVERVIEW

Building Size	1,200 SF free-standing building with drive-thru
Land Area	0.61 AC
Address	2800 South McKnight Road Rock Hill, MO 63119
Year Built	2018
Lease Type	NN







# LOCATION OVERVIEW

2800 South McKnight Road is ideally located along Manchester Road (Missouri State Route 100), a major east-west thoroughfare running from Franklin County to the St. Louis City Limits. Just 4 miles from Clayton’s bustling downtown, the region’s premier business district and home to Forbes and Fortune 500 headquarters and branch offices, and only 12 miles from Downtown St. Louis, the hub and economic engine for the 16 county bi-state metro area, and home to over 1,600 businesses and nearly 90,000 jobs, 2800 South McKnight is on the way to work for tens of thousands of people everyday.

## DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Population	9,984	93,695	276,310
Avg HH Income	\$92,046	\$117,622	\$103,245
Median Age	39.3	41.3	40.5
Employees	6,191	81,008	210,999
Businesses	595	5,418	13,624



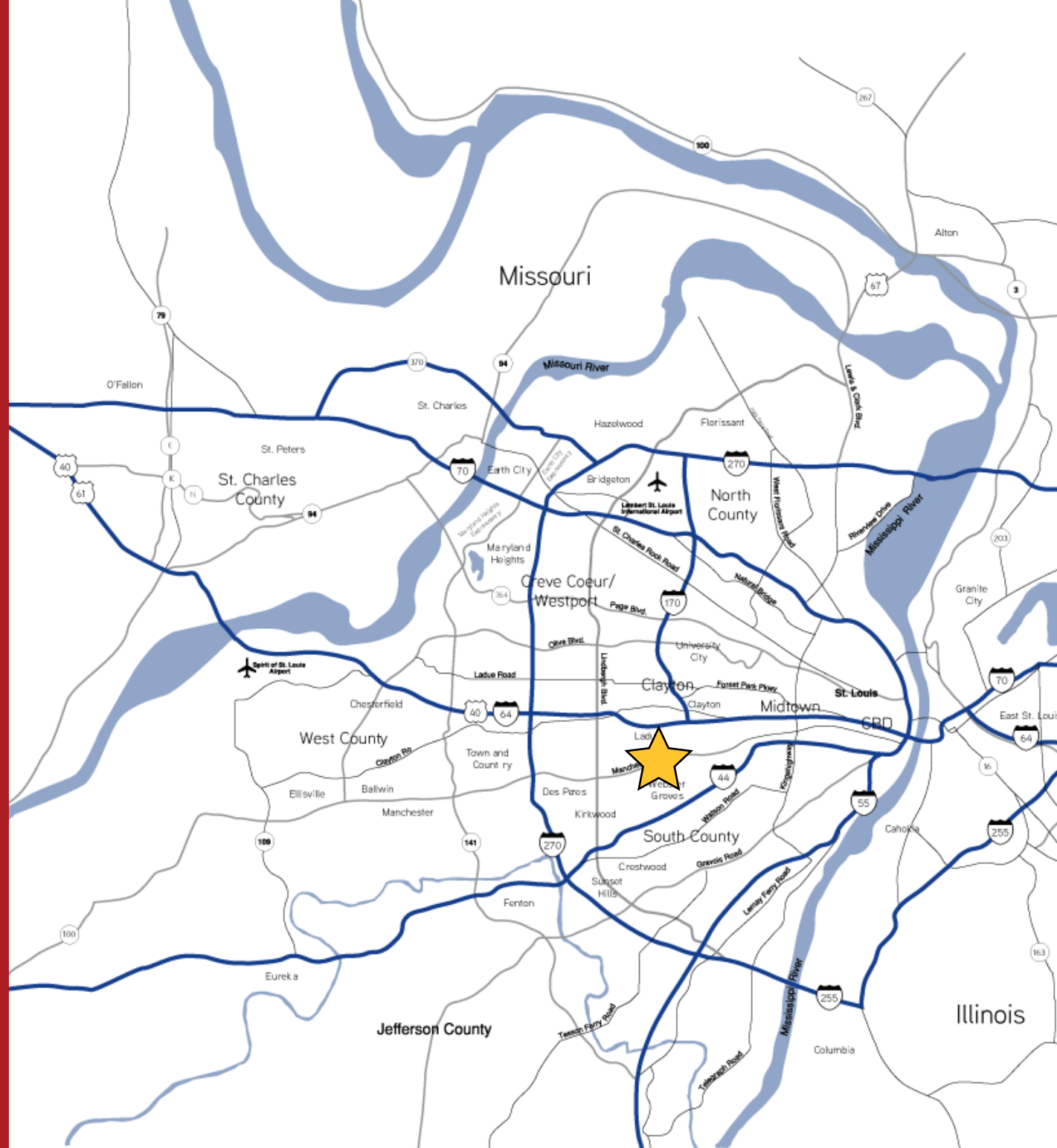
# ST. LOUIS, MSA

Greater St. Louis offers a remarkable blend featuring the big-city assets of a skilled work force, great cultural and educational institutions, and superb recreational opportunities. Yet, St. Louis also provides the convenience, intimacy, and affordability of a smaller community.

The St. Louis metropolitan area is the 20<sup>th</sup> largest in the United States with a population of 2.8 million. The City of St. Louis is home to an estimated 318,612 people. Manufacturing and corporate headquarters have a strong presence in the area. Interstates 55, 70, 64, and 44 all pass through the city.

Greater St. Louis has a very affordable cost of living, well below the U.S. metro average and, is typically among the lowest of the nation's 20 largest metropolitan areas. According to the Federal Reserve Bank of St. Louis, the cost of living in the city is 10 percent below the U.S. average.

Forbes honored the city as the 7th Most Affordable City in 2017, and St. Louis is a past recipient of the All American City Award.





## BRAND OVERVIEW

Smoothie King Franchises, Inc. is a privately-held New Orleans area-based smoothie franchise company with more than 900 units worldwide. Handcrafted by blendologists, every smoothie is blended with a purpose - yours. All smoothies are expertly blended with real fruit and fruit juice, nuts or veggies, plus the high-quality proteins, vitamins, minerals, antioxidants and more to help you reach your goals.

### COMPANY SUMMARY

COMPANY	Smoothie King Franchises, Inc.
OWNERSHIP	Private
RATING	None
AGENCY	Standard & Poor's
TICKER SYMBOL	None
EXCHANGE	N/A
MARKET CAP	Private
SALES VOLUME	Private
NUMBER OF LOCATIONS	900+ worldwide
YEARS IN BUSINESS	45 years
HEADQUARTERS	Metairie, LA
WEBSITE	<a href="https://smoothking.com">smoothking.com</a>





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