

2 TENANT NET LEASE INVESTMENT

Recently Executed Corp. Lease - 9 Years Remaining

1495 State Highway 248, Branson, MO 65616

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES



Colliers
INTERNATIONAL


FIRST STREET
BROKERAGE
SONOMA, CA

Offered at Well Below Replacement Value (\$125 PSF) - Low Downside Risk



PROPERTY OVERVIEW

We are pleased to offer to qualified investors an opportunity to purchase fee simple - ownership of land and building - a 23,521 SF building occupied by Harbor Freight on a NN lease (Landlord has roof and structure responsibilities) with 9 years remaining. Harbor Freight occupies 15,000 SF while the remaining 8,521 SF is currently vacant. However, upon close of escrow Landlord will provide a 24 month master lease at \$8 PSF (\$68,168 annually) affording an investor 2 years of income while marketing the remaining space for lease.



Located in Branson, MO the subject property is positioned just off Highway 65 near major traffic generators such as the Cedar Ridge Elementary school, The Shoppes at Branson Meadows, as well as major entertainment venues Sight & Sound Theaters, the Branson Event Center and Yakov’s Theatre. Located on a 1.68 acre parcel the subject property is being offered well below replacement cost at \$125 PSF providing low downside risk for potential investors. This is an excellent opportunity to purchase a national retail tenant (over 1,000 locations) with 9 years remaining, at an attractive PSF, along with a 24 month master lease providing an additional \$68,168 in annual income.

PRICING

List Price	\$2,939,000
NOI	\$196,918
CAP Rate	6.70%
PSF	\$124.95

OPERATING EXPENSES

Annual Rent	\$196,918
Operating Expenses	
Taxes	NNN
Insurance	NNN
CAM	NNN
Roof & Structure	Landlord

NET OPERATING INCOME	\$196,918
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PARCEL DETAILS

APN	08-9.0-30-000-000-065.001
Building Size	23,521 SF
Land Size	1.68 Acres

RENT ROLL

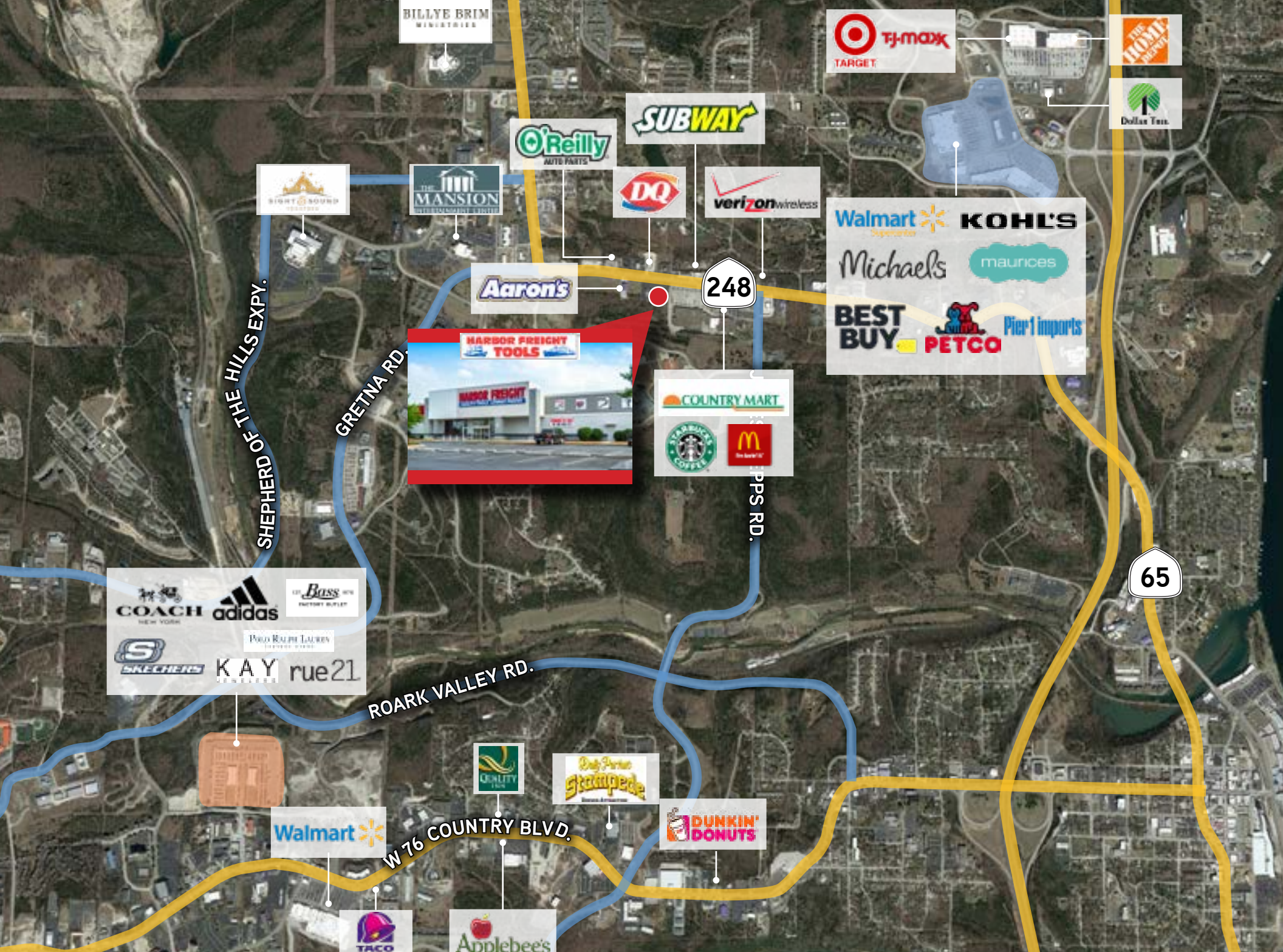
Tenant	Lease Type	Bldg Sf	Lease Start	Lease Expiration	Current Rent	Annual Rent PSF	Rental Adjustment	Option Periods
Harbor Freight	NN	15,000	4/24/2018	6/30/2028	\$128,750	\$8.58	7/1/2023: \$139,700	5 - 5 Year Options 10% Increases Each Option 7/1/2028: \$141,550 7/1/2033: \$154,750 7/1/2038: \$179,150 7/1/2043: \$195,050 7/1/2048: \$212,600
Vacant (24 Month Master Lease)	-	8,521	COE	2 Years from COE	\$68,168	\$8.00	-	-
Totals		23,521			\$196,918			





INVESTMENT HIGHLIGHTS

- Harbor Freight - 1,000+ Stores Nationwide - Employs over 17,000 People
- 9 Years Remaining - 5, 5 Year Options (10% Increases Every 5 Years)
- Offered at Well Below Replacement Value (\$125 PSF) - Low Downside Risk
- 23,521 SF Building - Large 1.68 Acre Parcel
- Harbor Freight Occupies 15,000 SF (63% of GLA)
- 24 Month Master Lease at \$8 PSF for the Remaining 8,521 SF
- Providing \$68,168 in Additional Annual Income
- Harbor Freight Recently Executed Lease - Commenced April 2018
- Growing Retail Momentum for Immediate Area
- Nearby Retailers Include Country Mart, McDonald's, Verizon, O'Reilly Auto Parts, Big O Tires and More
- Close Proximity to Major Traffic Generators: Cedar Ridge Elementary School, The Shoppes at Branson Meadows, & Country Mart
- Nearby Entertainment Venues: Sight & Sound Theaters & Branson Event Center
- AHHI of \$53,600+ in AHHI within a 5 Mile Radius
- Residential Population of ~32,000 within a 5 Mile Radius



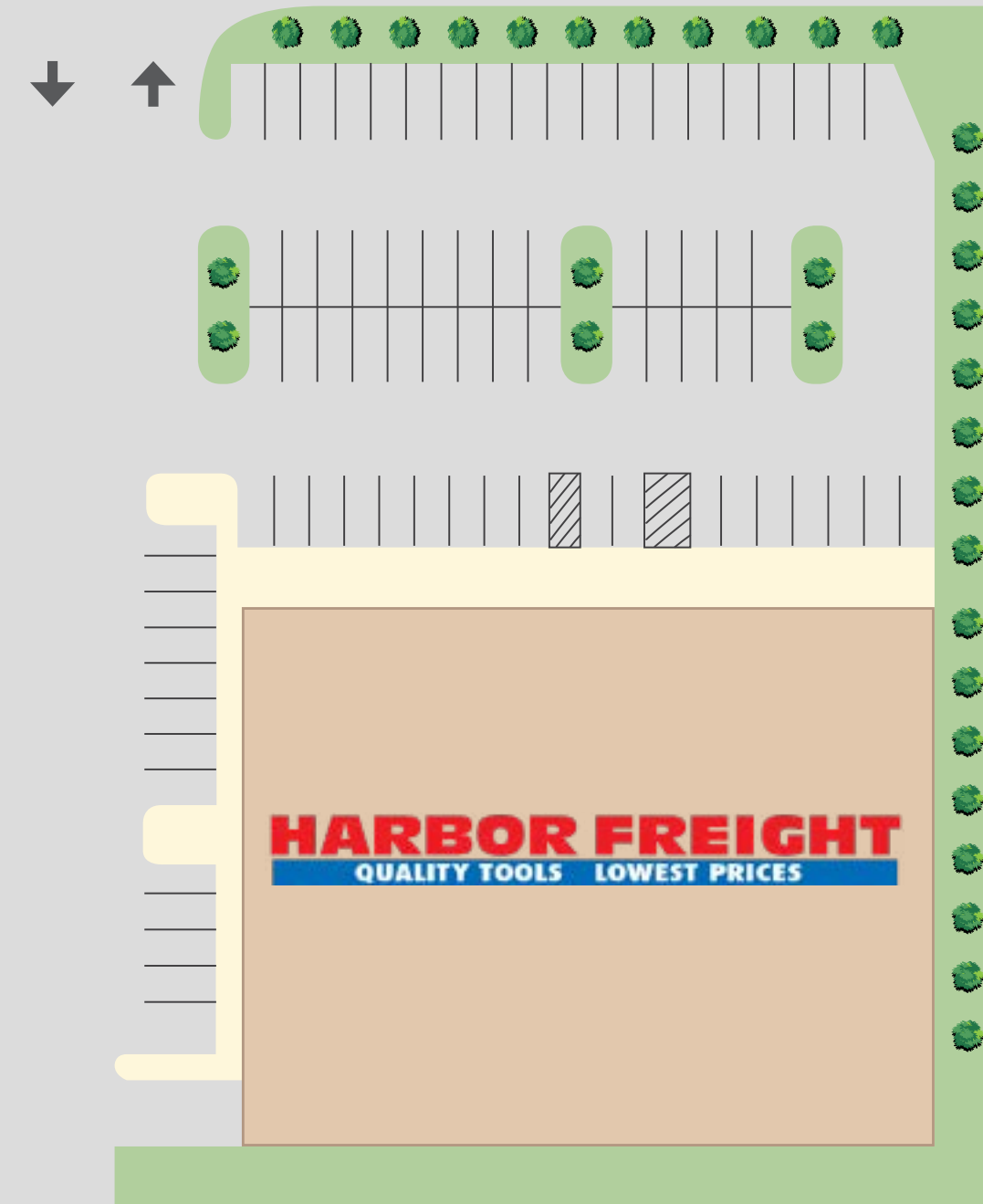
One of the Fastest Growing Retailers in the U.S.



SITE PLAN

248

SHEPERD OF THE HILLS EXPY.



23,521 SF Building - Large 1.68 Acre Parcel



TENANT OVERVIEW

Harbor Freight Tools is a privately held discount tool and equipment retailer, headquartered in Calabasas, California. It offers automotive tools; air and power tools; shop equipment; tool storage solutions; generators; welders; lawn and garden tools; and hand tools. The company offers its products through retail stores and online. It serves automotive and truck repair shops; government agencies; schools; manufacturers; contractors; and tool enthusiasts. The company has over 1,000 stores in 47 states. The company employs over 17,000 people in the U.S.



HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

1000+ STORES...
AND COUNTING





CITY OF BRANSON, MO

The City of Branson (population 10,520; with millions of visitors annually and growing) is located in southwest Missouri, 35 miles south of Springfield within the heart of the Ozark Hills. Branson serves as the job, service, and shopping center for a two-county area with 80,000 year round residents. Branson is surrounded by three prize winning fishing lakes - Lake Taneycomo, Table Rock Lake, and Bull Shoals Lake.

The city has an incorporated boundary of over 21 square miles. It has become the focus of international attention as both a major development area and an entertainment and tourism destination. The reasons are numerous and range from the scenic natural beauty to the variety of live entertainment options and family oriented entertainment offerings.

Transportation

Scenic U.S Highway 65, a north-south highway, is the main route to Branson with over 70% of motorists coming from the north through Springfield.



Airports

The Branson Airport, located less than 10 miles south of the city, has a 7,140-foot runway to accommodate all types of commercial aircraft, making Branson even more accessible. Direct commercial air service is available to many destinations through Frontier Airlines and Southwest Airlines. This was the first privately financed and operated commercial airport in the country, and began operations in the Branson area in the spring of 2009.

City Road Improvements

The city has taken the lead in ensuring a pleasant visit by adding new roads in the area. Since 1991, an estimated \$42 million has been spent on more than 20 miles of new and reconstructed roads.

This network of new and improved streets has been designed to work in concert with enhancements to state highways to ease the visitor's ability to get to and around the popular Highway 76, which is the address of hundreds of theaters, hotels, restaurants, and family attractions.



Lodging & Restaurants

More than 20,000 rooms are available in Branson motels, hotels, resorts, bed and breakfast inns, and condominiums. Visitors have an endless variety of restaurants and food establishments from which to choose. There are over 125 restaurants with over 30,000 seats.

Convention Center

The Branson Convention Center makes Branson an attractive destination for meetings and business gatherings. Located next to Branson Landing, on the shores of Lake Taneycomo, the center can accommodate up to 6,500 attendees. A wide range of services includes: The 50,000 square foot exhibition hall, The 23,000 square foot ballroom, Meeting rooms, Complete onsite catering, Top-tier audio-visual services, and Event management.



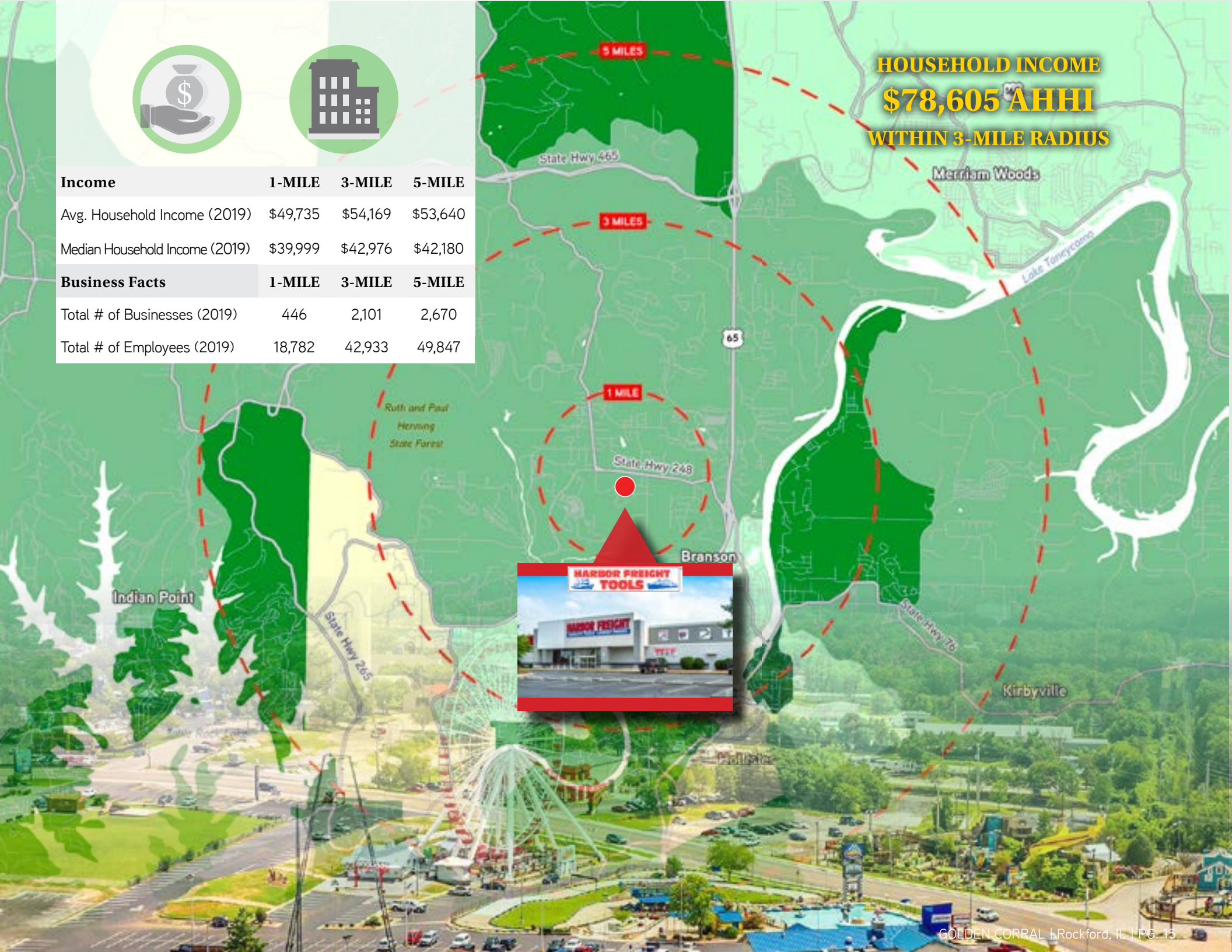
Population	1-MILE	3-MILE	5-MILE
Estimated Population (2019)	2,223	13,466	31,864
Projected Population (2024)	2,261	14,076	33,213
Households	1-MILE	3-MILE	5-MILE
Estimated Households (2019)	846	5,528	12,930
Projected Households (2024)	856	5,792	13,490

POPULATION DENSITY
13,466+ RESIDENTS
WITHIN 3-MILE RADIUS



Income	1-MILE	3-MILE	5-MILE
Avg. Household Income (2019)	\$49,735	\$54,169	\$53,640
Median Household Income (2019)	\$39,999	\$42,976	\$42,180
Business Facts	1-MILE	3-MILE	5-MILE
Total # of Businesses (2019)	446	2,101	2,670
Total # of Employees (2019)	18,782	42,933	49,847

HOUSEHOLD INCOME
\$78,605 AHHI
WITHIN 3-MILE RADIUS





This Offering Memorandum contains select information pertaining to the business and affairs of Harbor Freight - Branson, MO. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in 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 purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness or this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of Harbor Freight - Branson, MO or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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 Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

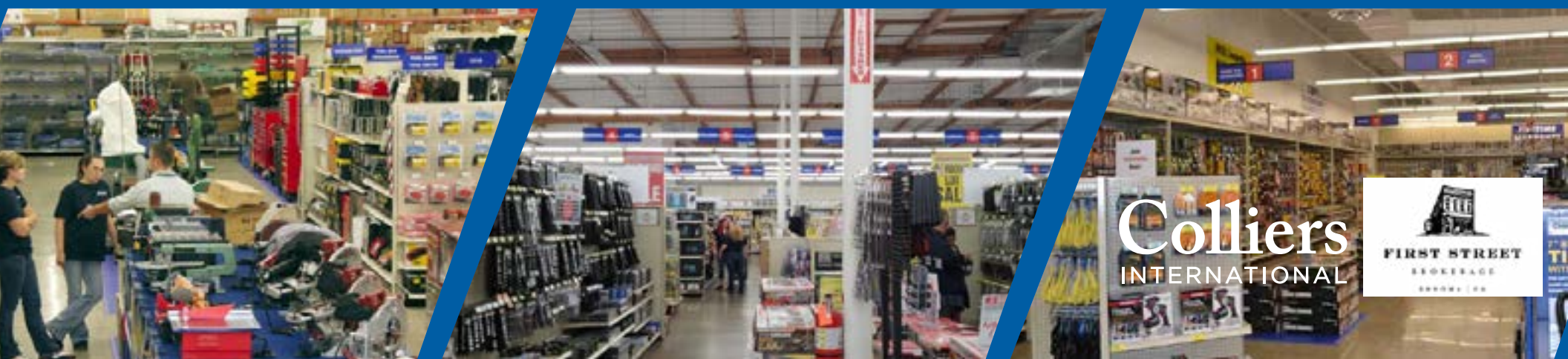
This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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