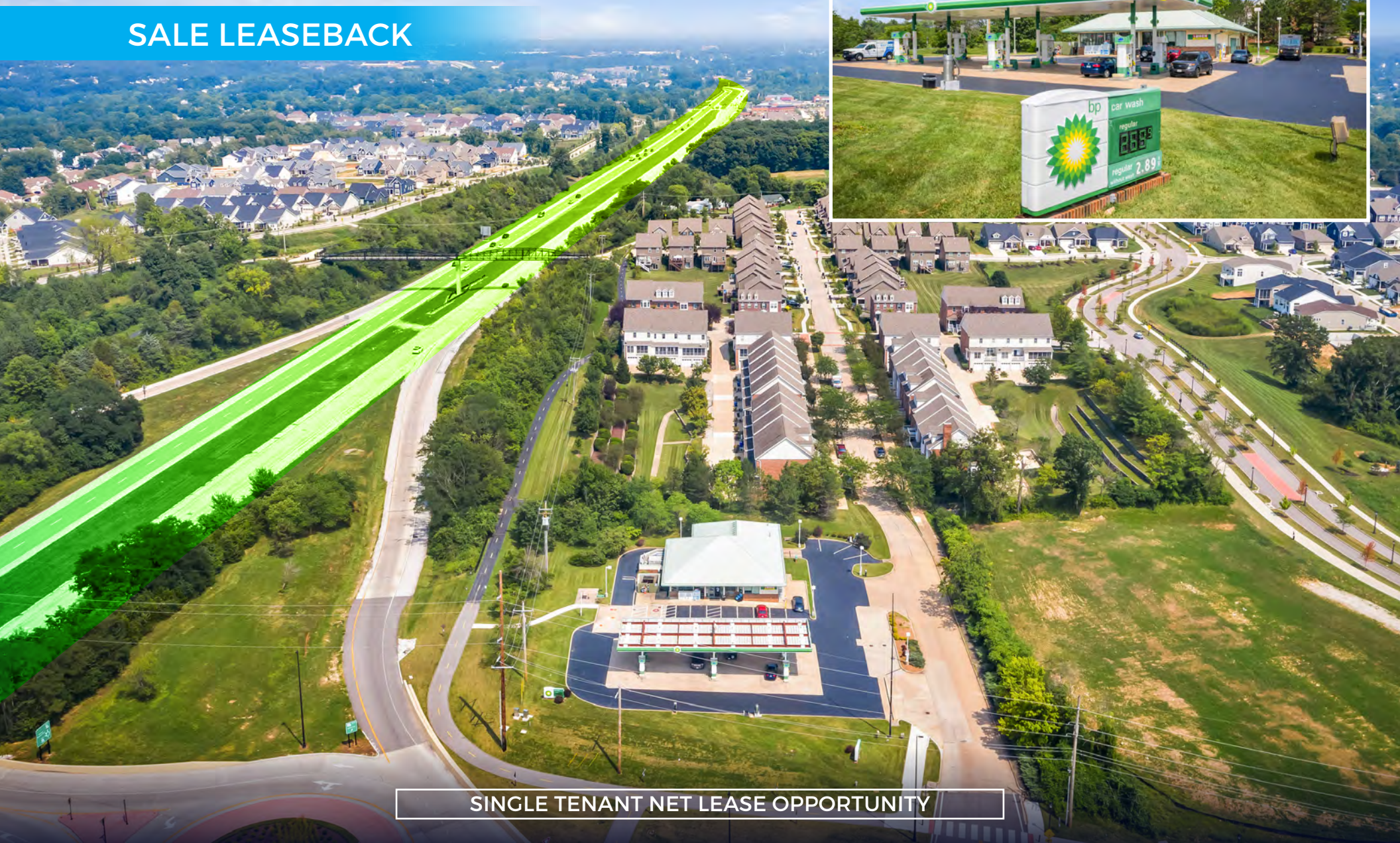




GROVER | MO

HORVATH
& TREMBLAY

SALE LEASEBACK



SINGLE TENANT NET LEASE OPPORTUNITY

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DISCLAIMER

Horvath & Tremblay has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than Horvath & Tremblay and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all references to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a buyer. Buyers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change.



INVESTMENT HIGHLIGHTS

Horvath & Tremblay is pleased to present the exclusive opportunity to purchase the single-tenant BP Gas Station located at 2400 Missouri Highway 109 in Grover (Wildwood), Missouri (the "Property"). The Property has been operating as a gas station and convenience store since it was constructed in 1999 and will feature a new 20-year Absolute NNN lease that will commence upon the close of escrow. The lease will feature attractive 10% rent increases every five years throughout the base term and at the start of each of the two (2) 5-year renewal options.

BP is situated at the heavily trafficked intersection of Missouri Highway 109 and Missouri Highway 100 (Historic US Route 66) the areas primary commercial thoroughfares. The Property enjoys outstanding visibility, signage, and frontage along Missouri Route 109 and is surrounded by new residential developments. BP is well located in Grover (Wildwood) and is just a 30-minute drive from downtown St. Louis.

- **LONG TERM LEASE:** Upon the close of escrow the Tenant will execute a new 20-year Absolute NNN Lease with two (2), 5-Year renewal options.
- **ATTRACTIVE RENT INCREASE:** The lease calls for attractive 10% rent increases every five years throughout the base term and at the start of each of the renewal options providing a steady increase in income and an attractive hedge against inflation.
- **ZERO MANAGEMENT RESPONSIBILITIES:** The BP lease is Absolute NNN and requires zero management responsibilities making it an attractive investment for the passive real estate investor.
- **STRATEGIC LOCATION:** The Property is situated at the intersection of MO Highway 109 and MO Highway 100, the area's two primary commuter roadways. The Property enjoys outstanding visibility, signage, and frontage, and is surrounded by several large master planned communities, and is within 1.5-miles of the area's two grocery stores (Dierbergs and Schnucks). Grover (Wildwood) is an affluent bedroom community of St. Louis, located 25-miles west of the city.
- **TRADE AREA:** Grover (Wildwood) is a historic community dedicated to its Master Plan, which provides for the preservation of its rural areas while striving for residential and commercial growth. Of the 68 square miles within the municipal boundaries, 11 square miles are State or County Parks. The city is served by the AAA rated Rockwood School District and has numerous recreational opportunities including an extensive trail and bikeway system, the only snow ski facility in the region, and is an established equestrian community.
- **MARKET DRIVERS:** Additional retailers drawing consumers to the trade area include Home Depot, Kohl's, Schnucks Grocery Store, Dierbergs Grocery Store, Walgreens, Dollar Tree, Firestone, Starbucks, Phillips 66, and Bank of America.
- **EXCELLENT TRAFFIC COUNTS:** More than 15,700 vehicles per day pass BP on MO Highway 109. An additional 22,000 vehicles pass by the property daily on MO Highway 100 (Historic US Route 66).
- **STRONG DEMOGRAPHICS:** Over 32,800 people live within 3-miles of the Property and an impressive 72,200 people live within 5-miles of the Property with an average household income of over \$174,481.





\$2,000,000

LIST PRICE



6.00%

CAP RATE



\$120,000

NET OPERATING INCOME

2400 MO-109 | GROVER, MO 63040

OWNERSHIP:

Fee Simple

BUILDING AREA:

4,438 SF

YEAR BUILT:

1999

LAND AREA:

1.61 Acres

GUARANTOR:

Personal

LEASE TYPE:

Absolute NNN

ROOF & STRUCTURE:

Tenant Responsible

RENT COMMENCEMENT DATE:

Close of Escrow

LEASE TERM:

20 Years

RENEWAL OPTIONS:

2, 5-Year Options



ANNUALIZED OPERATING DATA

YEAR	START	END	TERM	RENT	% INC
1 - 5	11/01/2021	- 10/31/2026	CURRENT	\$120,000.00	
6 - 10	11/01/2026	- 10/31/2031		\$132,000.00	10.0%
11 - 15	11/01/2031	- 10/31/2036		\$145,200.00	10.0%
16 - 20	11/01/2036	- 10/31/2041		\$159,720.00	10.0%
21 - 25	11/01/2041	- 10/31/2046	OPTION 1	\$175,692.00	10.0%
26 - 30	11/01/2046	- 10/31/2051	OPTION 2	\$193,261.20	10.0%

TENANT OVERVIEW



5



ABOUT THE TENANT

From New York to San Francisco, bp provides Americans with fuels, lubricants and other products essential to modern transportation, including a growing number of lower-carbon and carbon-neutral products.

Its U.S. retail presence consists of roughly 7,200 bp and ARCO-branded sites nationwide, along with more than 1,000 am-pm convenience stores in California, Oregon, Washington, Arizona and Nevada.

In 2017, bp delivered 13.6 billion gallons of fuel, including 7.3 billion gallons of bp-branded fuel, to its U.S. customers. That was enough fuel to run all the cars in New York and New Jersey for the entire year.

The company continues to make new investments in its retail business, both to enhance its products and to upgrade its stations. In 2016, for example, bp launched a new version of its leading fuel brand, bp gasoline with Invigorate, which uses an innovative formula to help remove dirt from car engines.

In 2017 alone, nearly 300 bp-branded sites joined the company's U.S. retail network. That same year, bp reintroduced its Amoco brand and made it available as a complementary brand for select U.S. retail stations.





OVERVIEW

Wildwood, MO is a unique, progressive community that is set in a magnificent natural environment that features heavily wooded, hilly terrain with valleys, meadows, and streams. Located in St. Louis County, just a 30-minute drive from downtown St. Louis, Wildwood is a historic community dedicated to its Master Plan, which provides for the preservation of its rural areas while providing for residential and commercial growth. Of the 68 square miles within the municipal boundaries, 11 square miles are State or County Parks. The city is served by the AAA rated Rockwood School District and has numerous recreational opportunities including an extensive trail and bikeway system, the only snow ski facility in the region, and is an established equestrian community.

Wildwood incorporated on September 1, 1995. However, this community's history does not just begin there, but rather reflects a long and rich past of the early settlements that defined this area for many generations before Wildwood's start. These settlements include: Centaur, Fox Creek, Glencoe, Grover, Hollow, Kelpie, Melrose, Monarch, Orrville, Pond and Westland Acres. These settlements are still discoverable today and now have markers providing a brief history about them for adventurers seeking to know and enjoy the past. Beyond these unique settlements, the Historic Route 66 (Manchester Road) thoroughfare travels east-west through the heart of the Town Center, bisecting Wildwood into two (2) halves. This portion of Route 66 is the original location of the byway, dating to the early 1930's. Come on out and take a nostalgic ride on Route 66, but stay awhile and enjoy all the new attractions now here in Wildwood.

	3 MILES	5 MILES	10 MILES
POPULATION			
2021 Estimate	32,899	72,200	248,050
2026 Projection	33,615	73,583	251,443
2010 Census	32,149	71,284	244,003
BUSINESS			
2021 Est. Total Businesses	935	2,015	9,468
2021 Est. Total Employees	9,176	23,103	150,222
HOUSEHOLDS			
2021 Estimate	11,926	26,364	96,105
2026 Projection	12,351	27,237	98,890
2010 Census	11,331	25,325	91,849
INCOME			
Average Household Income	\$171,068	\$174,481	\$149,071
Median Household Income	\$128,142	\$129,031	\$112,267



**TRAFFIC
COUNTS**

15,700+ VPD

MO HIGHWAY 109

22,000+ VPD

MO HIGHWAY 100 (US ROUTE 66)



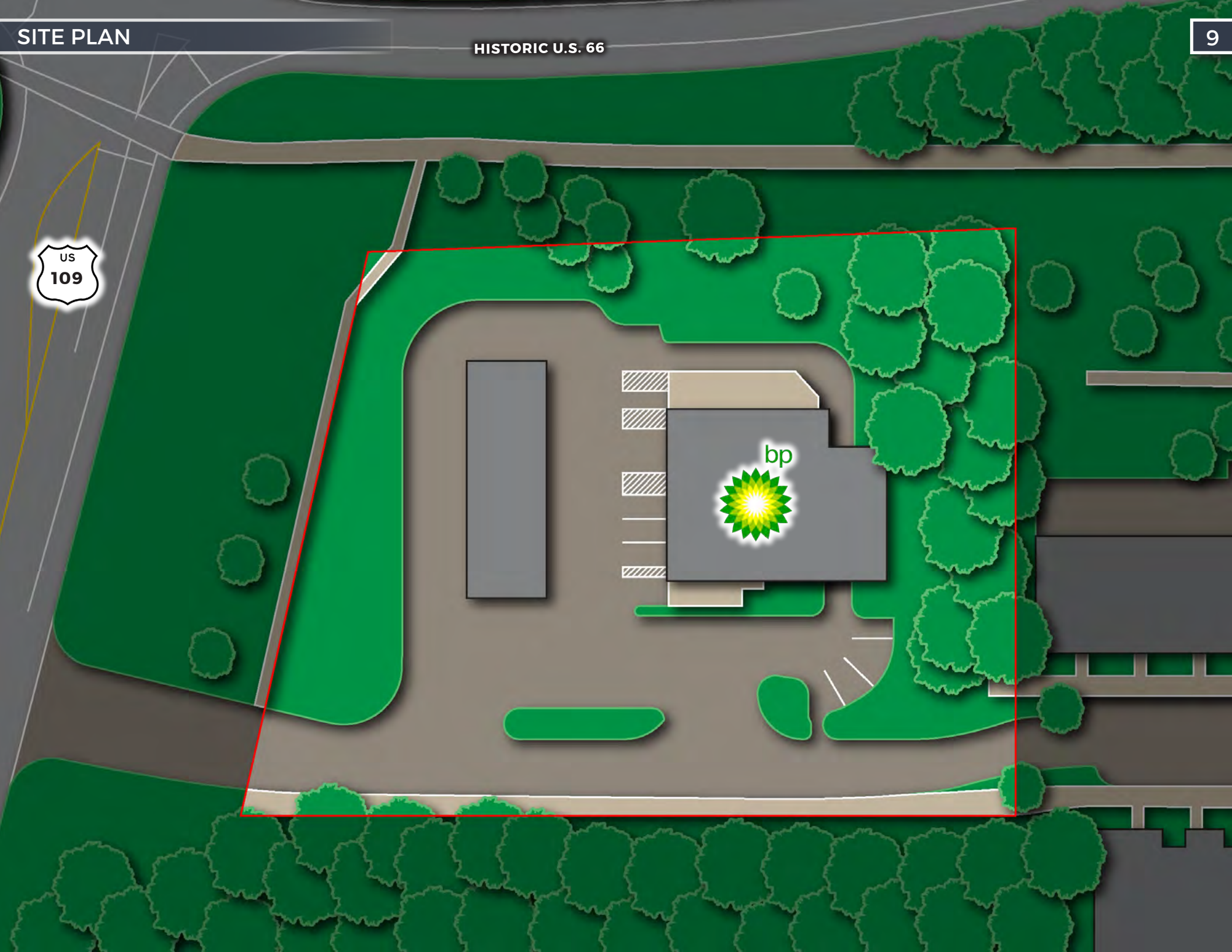
32,500+
PEOPLE WITHIN 3 MILES



\$171,000+
AVERAGE HOUSEHOLD INCOME









LAFAYETTE
HIGH SCHOOL

GREEN PINES
ELEMENTARY SCHOOL

KOHL'S

Mobil



15,700+ VPD



22,000+ VPD

HISTORIC U.S. 66

Mobil

RIDGE MEADOWS
ELEMENTARY SCHOOL

FAIRWAY
ELEMENTARY SCHOOL

CRESTVIEW
MIDDLE SCHOOL



REGIONAL MAP

