



3734 OSAGE BEACH PKY | OSAGE BEACH, MO 65065



OFFERING MEMORANDUM





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## EXCLUSIVELY LISTED BY:



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# INVESTMENT HIGHLIGHTS

- » **8.50% Cap rate** - High Yield Opportunity
- » **Absolute NNN Lease** – No Landlord Responsibility
- » **Located on Lake of Ozarks** – A huge Vacation Destination
- » **Located on the Densest Retail Corridor in Osage Beach** - Outparcel to Target, Hyvee, Marshalls, Lowes, Starbucks, Old Navy...etc
- » **Golden Corral is the Nation's Largest Grill- Buffet Restaurant Chain**





## EXECUTIVE OVERVIEW

TENANT	Golden Corral
PROPERTY ADDRESS	3734 Osage Beach Pky
CITY	Osage Beach
STATE	MO
ZIP	65065
GLA (SF)	±7,400 SF
LOT (AC)	±1.43 AC
YEAR BUILT	2010



**\$2,175,000**

**PRICE**



**8.50%**

**CAP RATE**

## LEASE SUMMARY

TENANT TRADE NAME	Golden Corral
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	R.F.R., Inc
LEASE TYPE	NNN
ROOF AND STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	15 Years
LEASE COMMENCEMENT DATE	4/1/2010
LEASE EXPIRATION DATE	3/31/2025
TERM REMAINING ON LEASE	3 Years
INCREASE	CPI Increase in Options
OPTIONS	3 x 5 Years



## ANNUALIZED OPERATING DATA

TERM REMAINING	MONTHLY RENT	ANNUAL RENT	RENTAL INCREASE	CAP RATE
4/1/2010 - 3/31/2025	\$15,416.67	\$185,000.00	N/a	8.50%
4/1/2025 -3/31/2040 (Options1-3)	-	TBD	CPI Increase	-

### DEBT QUOTE

Chad Plumly  
chad.pumly@matthews.com

LTV: 70%

RATE: 4.750%

AMORTIZATION: 20 Years

TERM: 3

Loan quote provided by Matthews™ based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing.





**PREWITT'S POINT**  
SHOPPING MALL

**target**  
**OLD NAVY**  
**LOWE'S**  
**SALLY BEAUTY**

**CVS pharmacy**  
**HyVee**  
**ROSS**  
DRESS FOR LESS  
**JOANN**  
**petco**  
**HomeGoods**  
**Marshalls**

**Steak 'n Shake**  
**OUTBACK**  
STEAKHOUSE  
**Walgreens**

**Applebee's**  
**McDonald's**  
**usbank**  
**AT&T**  
**O'Reilly**  
AUTO PARTS  
**SUBWAY**

**THE HOME DEPOT**

**cricket**  
wireless

**Starbucks**

**pepper**  
**'s**

**STONE CREST MALL**  
SHOPPING MALL

**Ashley**  
HOMESTORE  
**Sweet Smoke BBQ**  
LOCAL PASTA DELICIOUS  
**verizon**  
**OZARK EMPIRE**  
Realty  
**Boards & Beyond**  
Gifts of the Season

**golden**  
**corral**



**21<sup>ST</sup> CENTURY**  
**ELECTRONIX**  
**RAPID SIGNS**

**Kwik Kar**  
WASH • DETAIL • LUBE

OSAGE BEACH PKWY  
± 19,000 VPD



# LAKE OF THE OZARKS



± 35,000 VPD



OSAGE BEACH PKWY  
± 19,000 VPD





» **COMPANY NAME**  
GOLDEN CORRAL



» **INDUSTRY**  
RESTAURANT



» **HEADQUARTERED**  
RALEIGH, NORTH CAROLINA



» **OWNERSHIP**  
PRIVATE



» **YEAR FOUNDED**  
1973



» **WEBSITE**  
[WWW.GOLDENCORRAL.COM](http://WWW.GOLDENCORRAL.COM)

Golden Corral is an American family-style restaurant chain serving breakfast, lunch, and dinner, featuring a large all-you-can-eat buffet and grill offering numerous hot and cold dishes, a carving station, and their Brass Bell Bakery. It is a privately held company headquartered in Raleigh, North Carolina, with locations in forty-one states and throughout Puerto Rico.

Golden Corral's legendary endless buffet features an abundant variety of delicious all-time favorites and new menu offerings for breakfast, brunch, lunch, and dinner. Guests can choose from over 150 items including USDA, grilled to order sirloin steaks, pork, seafood, and shrimp alongside traditional favorites like pot roast, fried chicken, meatloaf, mashed potatoes, mac and cheese, Bourbon Street Chicken, fresh salads, famous yeast rolls, the ALL NEW Smokehouse and more.

**AMERICA'S #1 BUFFET AND GRILL**



## OSAGE BEACH, MO

Osage Beach is located in central Missouri on US Highway 54, 42 miles southwest of Jefferson City, Missouri, the state's capital. It is considered to be the Midwest's premier lake destination boasting world-class boating, shopping, dining, fishing, State Parks, and an array of additional recreation. Osage Beach is the heart of the Ozarks Lake, which is a large man-made lake with 92 miles of main channel. Grand Glaize Beach in Osage is one of the many coastlines that sit on Lake Ozarks. It features clean water and a soft sandy shoreline. Osage Beach is predominantly a resort town, as it boasts several tourist attractions and amenities. The community is part of a rapidly growing region with excellent schools, splendid scenery, and endless opportunities that make Osage Beach a desirable place to live, work, and visit.

### DEMOGRAPHICS

POPULATION	2 - MILE	5 - MILE	10 - MILE
2026 Projection	783	5,738	11,438
2021 Estimate	777	5,551	10,950
HOUSEHOLDS	2 - MILE	5 - MILE	10 - MILE
2026 Projection	367	2,636	5,105
2021 Estimate	367	2,559	4,908
HH INCOME	2 - MILE	5 - MILE	10 - MILE
2021 Est Avg HH Income	\$75,402	\$69,297	\$76,286





## ECONOMY

Being primarily a resort town, Osage Beach's largest industries are retail, accommodation and food services, and healthcare. The Osage Nation also announced plans to develop a new entertainment district at the Lake of the Ozarks including a new hotel complex that will feature a casino, restaurants, entertainment, and more. The project is expected to bring an estimated \$60 million investment in the region, bringing new jobs, tourism and revenue for the Lake of the Ozarks community.

## TRANSPORTATION

The nearest primary commercial airports are Columbia Regional Airport, which is about 65 miles north, and Springfield–Branson National Airport, located about 93 miles south.





## CONFIDENTIALITY & DISCLOSURE AGREEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Golden Corral** located at **3734 Osage Beach Pky, Osage Beach, MO 65065** ("Property"). The 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 Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

By acknowledging your receipt of this Offering Memorandum for the Property, 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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services 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 the Property 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 Matthews Real Estate Investment Services 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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