



24 Silo Dr | Union, MO 63084

Offering Memorandum

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SECTION 1

INVESTMENT HIGHLIGHTS

INVESTMENT HIGHLIGHTS

LEASE & LOCATION

- » 2016 rare brick façade construction for AT&T.
- » Incredibly rare 2% Increases throughout life of the lease.
- » Strategically located ± 47 miles from downtown St. Louis, MO.
- » ± 3.5 years remaining on the base term of the lease.
- » ± 13 -Years remaining on an initial 20-Year roof warranty.
- » Extremely attractive Cap Rate given the guarantor is AT&T's largest authorized retailer - Prime Communications, LP. (2,000+ Locations), and the demand for these national cellular tenants.
- » Situated along US Hwy 50 which is the main thoroughfare between Interstate 44 and Downtown Union, MO.
- » Limited Store competition – no AT&T authorized retailer within 20-mile radius, one of three wireless retailers in Union, MO.
- » The property is located directly across the street from East Central College (4,100+ students).
- » Located within dense retail corridor with national brands including Dollar Tree, Walmart Supercenter, Aldi's, Tractor Supply Co, Burger King, Arby's, Dairy Queen, BP, etc.
- » 5-Mile Population of $\pm 21,349$
- » Traffic counts in excess $\pm 18,000$ vehicles per day on US Highway 50.

TENANT OVERVIEW

- » AT&T is currently ranked 13th on Fortune 500 rankings with revenues surpassing \$120.7B.
- » Recorded $\pm 526,000$ postpaid phone net customer additions in Q4 of 2023.
- » The Tenant (Prime Communications LP) represents AT&T as the company's largest authorized retailer in the United States with over 2,000 AT&T store locations.
- » AT&T has invested \$140B into the largest wireless network in America, and now cover more than 2.91 million square miles.
- » AT&T offers the fastest nationwide 5G network for the previous 8 consecutive quarters.
- » AT&T was named the world's largest cell phone company by Yahoo Finance (2022).



SECTION 2

FINANCIAL OVERVIEW



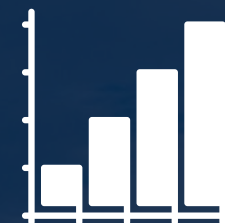
\$1,320,727

LIST PRICE



\$108,960

NOI



8.25%

CAP RATE

BUILDING INFO

Tenant	AT&T
Address	24 Silo Dr Union, MO 63084
Year Built	2016
GLA	±3,000 SF
Lot	± 0.70 AC

TENANT SUMMARY

Tenant Trade Name	AT&T
Type of Ownership	Fee Simple
Lease Guarantor	Prime Comm. LP. (2,000+ Locations)
Lease Type	NN+
Roof and Structure	LL Responsibility (13-Year Warranty)
Original Lease Term	10 Years
Rent Commencement Date	12/16/2016
Lease Expiration Date	12/31/2027
Term Remaining on Lease	±3.5-Years
Increase	2% Annually

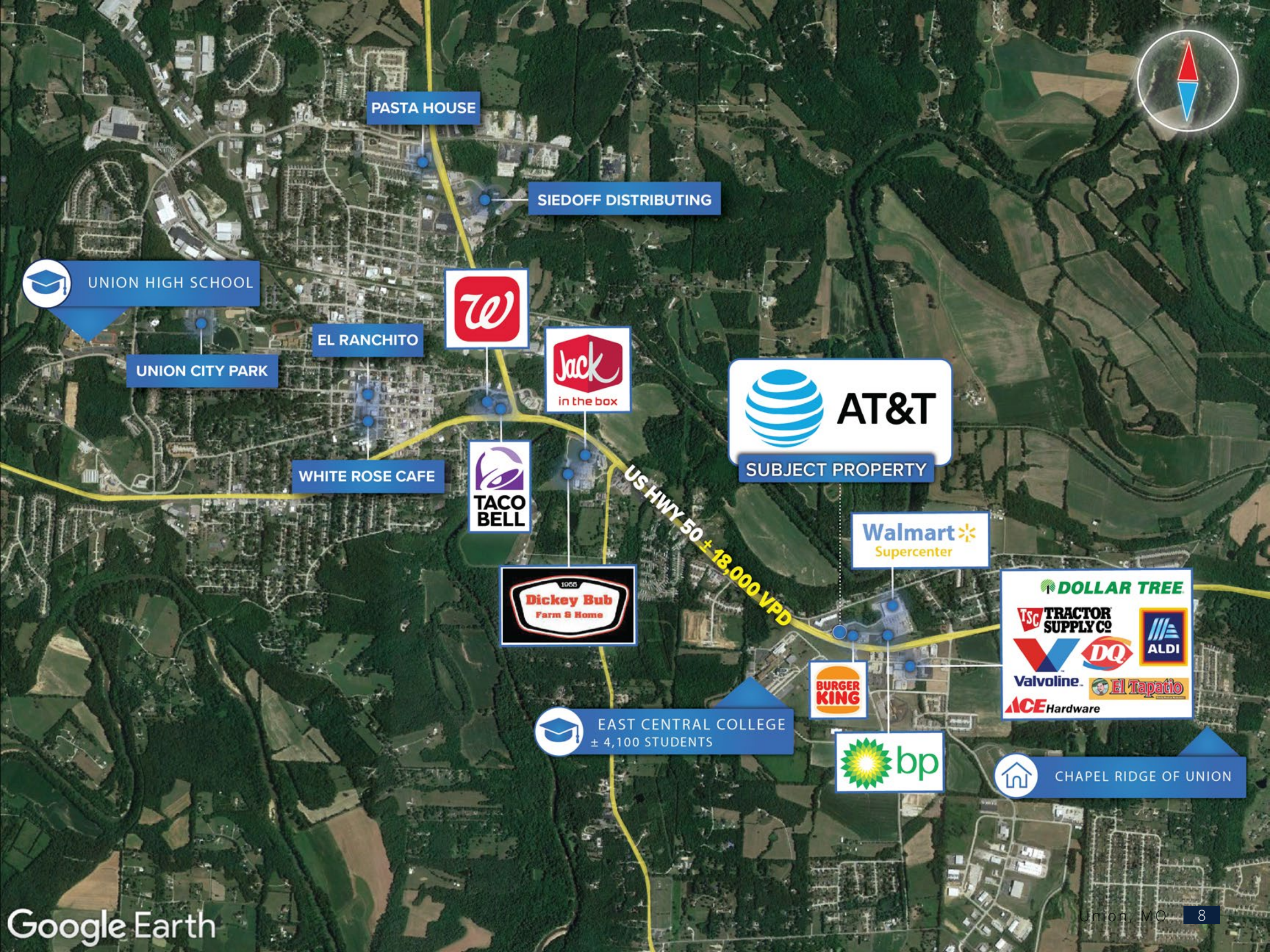
FINANCING INQUIRIES

For financing options reach out to:

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ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	Increases	Cap Rate
Current - 12/31/2024	\$9,080.00	\$108,960	-	8.25%
1/1/2025-12/31/2025	\$9,262.50	\$111,150	2.00%	8.42%
1/1/2026-12/31/2026	\$9,447.50	\$113,370	2.00%	8.58%
1/1/2027-12/31/2027	\$9,630.00	\$115,560	2.00%	8.75%
Option 1 - 1/1/2028 - 12/31/2028	\$9,822.58	\$117,871	2.00%	8.92%
1/1/2029 - 12/31/2029	\$10,019.08	\$120,229	2.00%	9.10%
1/1/2030 - 12/31/2030	\$10,219.50	\$122,634	2.00%	9.29%
1/1/2031 - 12/31/2031	\$10,423.92	\$125,087	2.00%	9.47%
1/1/2032 - 12/31/2032	\$10,632.42	\$127,589	2.00%	9.66%
Option 2 - 1/1/2033 - 12/31/2033	\$10,845.08	\$130,141	2.00%	9.85%
1/1/2034 - 12/31/2034	\$11,062.00	\$132,744	2.00%	10.05%
1/1/2035 - 12/31/2035	\$11,283.25	\$135,399	2.00%	10.25%
1/1/2036 - 12/31/2036	\$11,508.92	\$138,107	2.00%	10.46%
1/1/2037 - 12/31/2037	\$11,739.08	\$140,869	2.00%	10.67%



PASTA HOUSE

SIEDOFF DISTRIBUTING



UNION HIGH SCHOOL

EL RANCHITO

UNION CITY PARK



SUBJECT PROPERTY

WHITE ROSE CAFE



US HWY 50 ± 18,000 VPD



EAST CENTRAL COLLEGE
± 4,100 STUDENTS



CHAPEL RIDGE OF UNION



SECTION 4

TENANT OVERVIEW

TENANT PROFILE

COMPANY NAME

AT&T Inc.

YEAR FOUNDED

1983

INDUSTRY

Technology

HEADQUARTERS

Dallas, TX

NO. OF EMPLOYEES

±230,000



AT&T Inc. is an American multinational conglomerate holding company headquartered at Whitacre Tower in Downtown Dallas, Texas. It is the world's largest telecommunications company, the largest provider of mobile telephone services, and the largest provider of fixed telephone services in the United States through AT&T Communications. Since June 14, 2018, it is also the parent company of mass media conglomerate WarnerMedia, making it the world's largest media and entertainment company in terms of revenue. As of 2018, AT&T is ranked #13 on the Fortune 500 rankings of the largest United States corporations by total revenue. The current AT&T reconstitutes much of the former Bell System, and includes ten of the original 22 Bell Operating Companies along with the original long distance division.



5,822+

LOCATIONS



\$120B

2022 REVENUE



1983

FOUNDED



SECTION 4

AREA OVERVIEW



UNION, MO

Union, Missouri is a charming city nestled in the heart of Franklin County, United States. Steeped in history, Union boasts a rich heritage that dates back to the mid-19th century. The city’s picturesque downtown area is lined with historic buildings, inviting shops, and local eateries, creating a warm and welcoming atmosphere for residents and visitors alike. The area is surrounded by scenic landscapes, including rolling hills and the nearby Bourbeuse River, providing outdoor enthusiasts with opportunities for hiking, fishing, and relaxation. Union is also known for its close-knit community, where neighbors often come together for events and celebrations. The city has managed to blend its historical roots with modern amenities, making it a unique and vibrant place to live or explore. With its small-town charm and friendly atmosphere, Union, Missouri, stands as a testament to the enduring spirit of America’s heartland.

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Five Year Projection	13,971	21,891	64,616
Current Year Estimate	13,586	21,349	63,533
2020 Census	12,000	19,194	59,970
HOUSEHOLD	3-MILE	5-MILE	10-MILE
Five Year Projection	5,278	8,265	24,935
Current Year Estimate	5,128	8,054	24,512
2020 Census	4,500	7,198	23,089
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$74,839	\$78,546	\$79,422

DISTANCE MAP



ST. LOUIS, MO

±47 MILES

SUBJECT PROPERTY



ST. LOUIS, MO MSA

St. Louis, Missouri stands as a dynamic and culturally rich city on the banks of the mighty Mississippi River. Known for its iconic Gateway Arch, a symbol of westward expansion, St. Louis seamlessly blends history with a thriving modern landscape. The city is home to a diverse array of neighborhoods, each contributing to its unique character. The vibrant Delmar Loop, historic Soulard district, and the revitalized downtown area showcase an eclectic mix of shops, restaurants, and entertainment venues. St. Louis boasts a strong cultural scene, highlighted by world-class museums like the Saint Louis Art Museum and the Missouri History Museum. Sports enthusiasts rally around the city's beloved Cardinals baseball team and the passionate fans of the St. Louis Blues hockey team. The city's culinary scene is also noteworthy, offering a delectable array of cuisines that reflect its diverse population. With its iconic landmarks, cultural richness, and friendly Midwestern spirit, St. Louis remains a compelling destination for both residents and visitors alike.

TOURISM

The city is a captivating destination that beckons tourists with a wealth of cultural, historical, and recreational attractions. Perhaps most iconic is the Gateway Arch, a symbol of the city and a must-visit landmark offering breathtaking views of the Mississippi River and downtown St. Louis. The city is home to an array of world-class museums, including the Saint Louis Art Museum, the Missouri History Museum, and the City Museum, each providing enriching experiences for art enthusiasts and history buffs alike. Visitors can immerse themselves in the vibrant atmosphere of the historic Soulard district, known for its lively nightlife and historic architecture. The St. Louis Zoo, recognized as one of the best in the nation, offers a family-friendly adventure, while Forest Park provides a picturesque setting for outdoor activities and relaxation. Sports enthusiasts can catch a Cardinals baseball game at Busch Stadium or cheer on the St. Louis Blues at the Enterprise Center. With its diverse attractions, cultural offerings, and welcoming atmosphere, St. Louis stands as a premier destination for tourism, offering a memorable experience for visitors of all interests.

ECONOMY

St. Louis sustains a diverse and resilient economy, positioning itself as a vital economic hub in the Midwest. The city's economic landscape encompasses various sectors, including manufacturing, healthcare, finance, and technology. Historically, St. Louis has been a center for manufacturing, with a focus on industries such as aerospace, biotechnology, and chemicals. The presence of major corporations and Fortune 500 companies has contributed significantly to the city's economic stability. Moreover, St. Louis has emerged as a leading healthcare and research hub, with renowned institutions like Washington University School of Medicine and BJC Healthcare driving innovation and providing employment opportunities. The financial sector also plays a crucial role, with the city serving as a regional financial center. Additionally, St. Louis has witnessed growth in the technology and startup sectors, fostering a climate of innovation and entrepreneurship. While challenges exist, the city's economic resilience, coupled with ongoing efforts to diversify and adapt to changing trends, positions St. Louis as a key player in the regional and national economy.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **24 Silo Dr, Union, MO 63084** ("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. Neither 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.

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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 Owner 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.

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