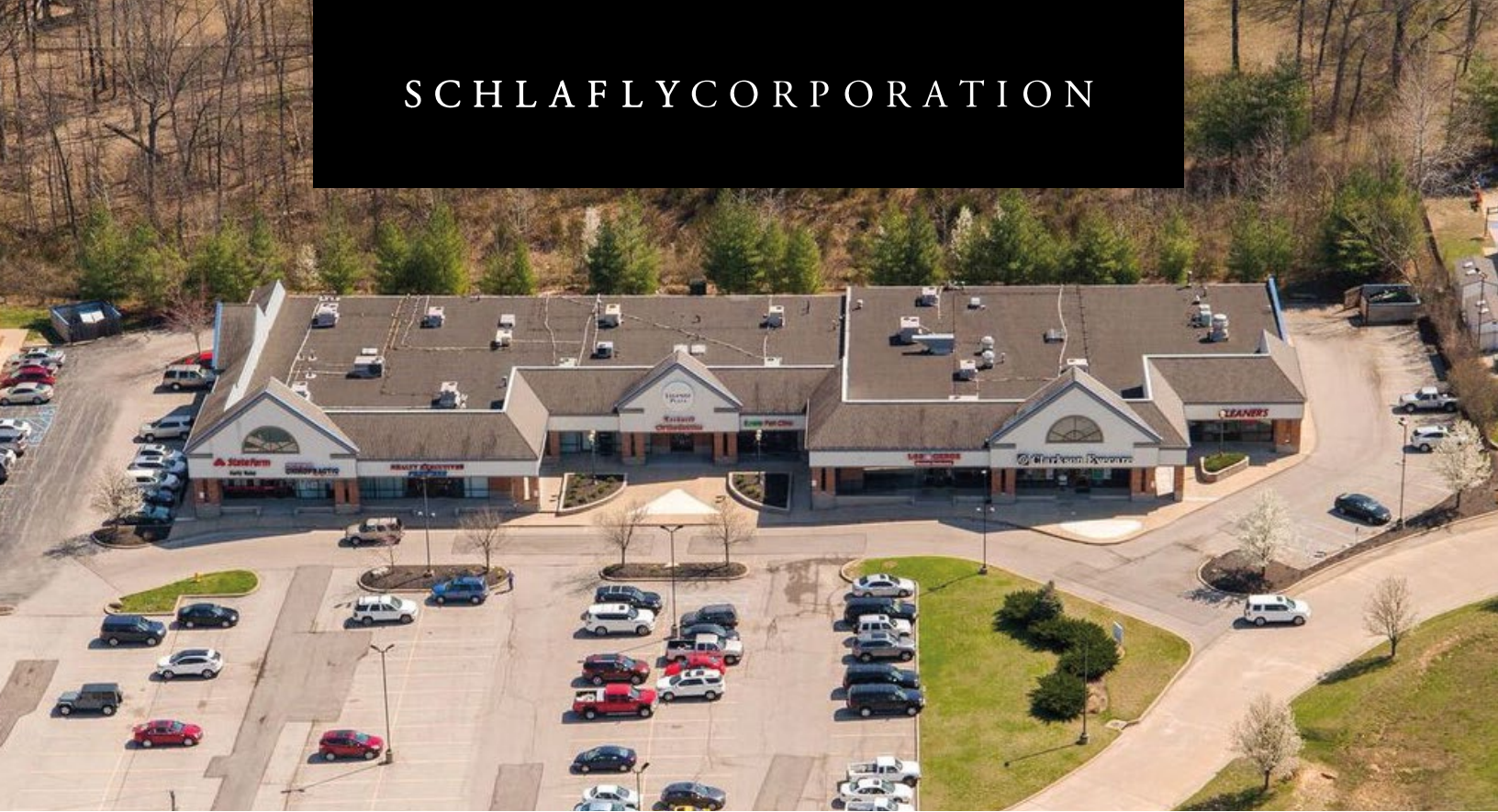


SCHLAFLY CORPORATION



NEW SALE PRICE

\$3,200,000

8% Cap Rate

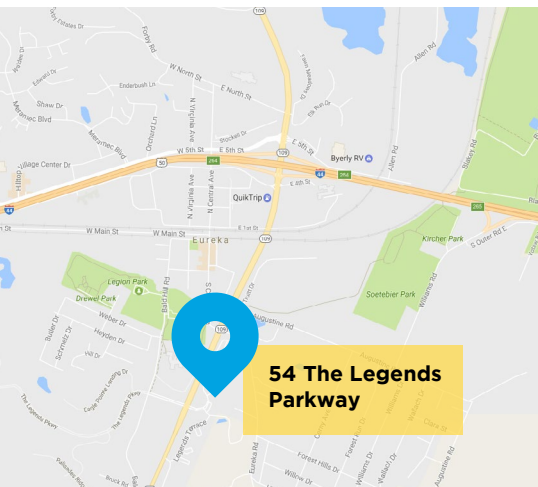
including 5% vacancy,
Management Fee & Reserves

54 LEGENDS PARKWAY

Eureka, St. Louis County 63025

FOR SALE RETAIL SHOPPING CENTER

Strategically located community retail center in St. Louis County



■ 26,000 SF retail center on 2.94 acres PC Planned Commercial. Lot size: 200' x 109' to 134'

■ 100% leased

■ Built in 2001

■ Signalized intersection on major Boulevard

■ Eureka is an attractive municipal City with excellent schools and major housing expansion

■ Survey, environmental reports, title, and rent roll

DAVID SCHLAFLY

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Information contained herein was obtained by reliable sources we considered reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from market or change in price. Seller and Broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

2 North Meramec Avenue
3rd floor
Clayton, MO 63105

o: 314-725-2414

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SCHLAFLY CORPORATION

Highway 109
and I-44,
St. Louis County

Eureka is poised to be the next big thing in the St. Louis metropolitan area. Besides its gorgeous setting nestled along the valleys in the I-44 corridor, the city has heavily invested in its infrastructure, creating perhaps the most modern roads and utilities in the region. It is the only city in the area to solely own its sewer and water service. And the city only allows developers building within the city limits to tie into it. This is highly advantageous to developers.

Eureka is already attracting premium developers and has many top tier developments planned or under way. We believe that this property is not only a strong investment, but will only increase in value due to the quality of Eureka's infrastructure and its steadily increasing desirability.

US News and World Report ranks St. Louis as the **9th best place for Real Estate investment** in the country. (4/2015)

Business Insider ranks Missouri **7th of states Most Friendly to Business**
Metro Population:
2,812,000

Major Industries:
Bio-science, Health care, Education
Gross Metro Product:
\$150.3 B

SCHLAFLY CORPORATION

LEASES

SUITE	TENANT	SF	\$/SF	TOTAL RENT	NNN/SF	NNN RECOVERY	REVENUE	LEASE EXPIRATION
149	HI NRG Gymnastics	3,509	\$5.85	\$20,527.65	\$3.95	\$13,860.55	\$34,388.20	9/1/26
150	Legends Cleaners	2,000	\$15.00	\$30,000.00	\$5.23	\$10,460.00	\$40,460.00	4/30/19
151	Clarkson Eyecare	2,000	\$18.40	\$36,800.00	\$5.43	\$10,860.00	\$47,660.00	3/31/25
152	Los Cabos	4,243	\$7.00	\$29,701.00	\$2.00	\$8,486.00	\$38,187.00	6/30/18
153	Eureka Pain Clinic	2,679	\$15.00	\$40,185.00	\$3.49	\$9,349.71	\$49,534.71	8/31/24
155	Med Plus	1,200	\$9.50	\$11,400.00	\$0.00	\$0.00	\$11,400.00	3/31/20
156	Realty Executives	4,480	\$9.60	\$43,008.00	\$4.50	\$20,160.00	\$63,168.00	12/31/17
158	Advanced Chiropractic	1,200	\$11.00	\$13,200.00	\$4.00	\$4,200.00	\$18,000.00	6/30/20
159	State Farm -Ruby	1,200	\$12.00	\$14,400.00	\$3.50	\$4,200.00	\$18,600.00	7/31/19
160	Advanced Chiropractic	800	\$6.00	\$4,800.00	\$0.00	\$0.00	\$4,800.00	6/30/20
160b	Office Space	800	\$9.00	\$7,200.00	\$0.00	\$0.00	\$7,200.00	
161	Rockwood Orthodontics	1,800	\$16.00	\$28,800.00	\$5.03	\$9,054.00	\$37,854.00	7/31/22
TOTALS		25,911		\$280,021.65		\$90,630.26	\$371,251.91	

2016 FINANCIALS

REVENUE

Projected Revenue	\$371,251.91
Vacancy factor: 5% (5% of Total Rent)	\$14,001.08
Replacement Reserve (.20/sq. ft.)	\$5,182.20

TOTAL REVENUE **\$352,068.63**

EXPENSES

Real Estate Taxes	\$58,836.00
Property Insurance	\$8,985.00
CAM Expenses	\$21,000.00
Management Fee	\$5,257.00

TOTAL EXPENSES **\$94,078.00**

Revenue	\$352,068.63
Expenses	\$94,078.00

NET OPERATING INCOME **\$257,990.63**