GOMEZGROUP

Beef-a-Roo

1411 W Kearney Street
Springfield, MO 65803

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CUSHMAN & WAKEFIELD

OFFERING MEMORANDUM

BROKERS

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CUSHMAN & WAKEFIELD

Beef-a-Roo

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CONTENTS

INVESTMENT HIGHLIGHTS

Beef-a-Roo
1411 W Kearney Street
Springfield, MO 65803

Land:
1.19 Acres
(51,836) SqFt

Bldg:
3,000 SqFt

Year Built:
2022

INVESTMENT HIGHLIGHTS

- Brand New Absolute NNN Lease
- 20-Year Initial Term with 2% Annual Increases
- Planned Opening November 2022
- Four 5-Year Options
- Excellent Operator with Historical Sales

PROPERTY OVERVIEW

- Close Proximity to Missouri State University with Over 25,000 Average Annual Student Enrollment
- Immediate Access to State Highway 13 (34,754 VPD) and Less than 0.5 Mile from Interstate 44 (54,000 VPD)
- Near Several National Headquarters Such as Bass Pro Shop Base Camp, O'Reilly Auto Parts, Cox Health and Positronic
- Population of 121,337 and Average HHI Over $43,000 Within 5-Mile Radius
- 1.19 Acre Lot with Ample Parking and Drive-Thru

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PROPERTY VIDEO

AERIAL VIEW


freeway ministries
Aaron's
O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE
Too Blonde Family Salon
BURGER KING
WHITE OAK STATION
KFC
ALL CREATURES PET HOSPITAL
CARTER'S tyre service
Car Nation
McDonald's
Lend Nation
Wendy's
STREET Kearney CAFE
NATIONAL TV SALES & RENTAL
Rental at its Best!
E
BOLIVAR ROAD APARTMENTS
McBEE'S COFFEE N CARWASH
BLUE IGUANA CAR WASH
conoco
LOUISIANA KITCHEN POPEYES
BEEF a ROO
PLANNED OPENING NOVEMBER 2022
TITLEMAX
W KEARNEY ST (25,332 VPD)
TACO BELL
W KEARNEY ST (25,332 VPD)
Arby's

AERIAL VIEW


HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
Batteries + Bulbs
Commerce Bank
Walgreens
DOLLAR TREE
McDonald's
HOBBY LOBBY
Pizza Hut
planet fitness
SUBWAY
Springfield STORAGE
BEEF a ROO
PLANNED OPENING NOVEMBER 2022
TACO BELL
TITLEMAX
conoco
LOUISIANA KITCHEN POPEYES
BLUE IGUANA CAR WASH
freeway Aaron's
O'Reilly AUTO PARTS
Too Blonde Family Salon
McDonald's
MCBEE'S COFFEE N CARWASH
Wendy's
STREET Kearney CAFE
W KEARNEY ST (25,332 VPD)
Loftis Jewelry & Pawnbrokers
W KEARNEY ST (25,332 VPD)
MISSOURI TITLE LOANS INC.
Arby's
NATIONAL TV SALES & RENTAL Rental at its Best!

AERIAL VIEW


BEEF a ROO
PLANNED OPENING NOVEMBER 2022
STATE HWY 13 (34,754 VPD)
STATE HWY 13 (34,754 VPD)
SIGNALIZED INTERSECTION
W KEARNEY ST (25,332 VPD)

LEASE SUMMARY

Lease Type
Absolute NNN

Lease Guarantor
Rocinante Equity, Inc., a Texas Corporation, dba Elysian Capital and Jeffrey Love, jointly and severally

Rent Commencement Date
June 22, 2022

Lease Expiration Date
May 31, 2042

Term Remaining on Lease
±20 Years

Options
Four 5-Year

Increases
2% Annual

RENT ROLL

TENANT'S NAME	LEASE TYPE	AREA	LEASE FROM	LEASE TO	ANNUAL RENT	RENT INCREASE	RENT INCREASE DATE	OPTIONS
Beef-a-Roo	ABSOLUTE NNN	3,000	06/22/2022	05/31/2042	$206,250.00	$210,375.00	06/01/2023	FOUR 5 YEAR OPTIONS

The Guarantor shall be released from the lease on the date which is later:
a) The 10th anniversary of the Effective date of the lease, or
b) The last day of the third consecutive month in which Tenant's Rent Coverage Ratio is more or equal to 4.0X.

FINANCIAL ANALYSIS

YEAR	MONTHLY RENT	ANNUAL RENT
Year 1	$17,187.50	$206,250.00
Year 2	$17,531.25	$210,375.00
Year 3	$17,881.88	$214,582.50
Year 4	$18,239.51	$218,874.15
Year 5	$18,604.30	$223,251.63
Year 6	$18,976.39	$227,716.67
Year 7	$19,355.92	$232,271.00
Year 8	$19,743.03	$236,916.42
Year 9	$20,137.90	$241,654.75
Year 10	$20,540.65	$246,487.84
Year 11	$20,951.47	$251,417.60
Year 12	$21,370.50	$256,445.95
Year 13	$21,797.91	$261,574.87
Year 14	$22,233.86	$266,806.37
Year 15	$22,678.54	$272,142.49
Year 16	$23,132.11	$277,585.34
Year 17	$23,594.75	$283,137.05
Year 18	$24,066.65	$288,799.79
Year 19	$24,547.98	$294,575.79
Year 20	$25,038.94	$300,467.30

NOI
$206,250

Cap Rate
6.00%

Price
$3,437,500

Price/ft Land
$66

TENANT OVERVIEW

Founded in 1967, Beef-a-Roo is a fast-casual restaurant chain with high-quality, made-to-order items at affordable prices. With headquarters in Roscoe, Illinois, Beef-a-Roo has earned numerous rewards and was named **"Best Regional Fast-Food Chain in Illinois" in 2022 by mashed.com.** In 2019, Jeff Love purchased Beef-a-Roo with plans to expand transforming into a national chain with both franchised locations and company-owned. NEXT Brands and Development, a strategic manager and growth accelerator of franchise brands, acquired franchising rights to Beef-a-Roo in 2021. According to NEXT Brands and Development, there will be progressive growth going from an 8-unit regional chain to 50 franchise locations in key markets within the next three to five years and opening eighty corporately owned stores in the next twelve months. They have annual revenue of over $38.2MM and are looking to expand the brand throughout the Midwest and Southeast markets.

LOCATION OVERVIEW

SPRINGFIELD, MISSOURI

Springfield is located in Southwest Missouri and sits in the county seat of Greene County. Springfield, Missouri MSA is comprised of Greene, Christian, Webster, Polk, and Dallas counties with a metro population of 475,000 people, making it the third largest city in Missouri. Springfield is situated fifty miles north of the Arkansas border and forty-five miles north of the major tourist and entertainment destination of Branson, Missouri. Centered in the heart of the Ozarks, this city is known as the "Queen City of the Ozarks" with higher education institutions and national headquarters of major corporations such as O'Reilly Auto Parts, Bass Pro Shops, Cox Health, Positronic, Prime Inc., Great Southern Bank, and Paul Mueller Company. Springfield's economy is based on primary industries such as health care, education, tourism, manufacturing, and retail with as many tourists as 3MM overnight visitors each year. This city's health care industry employs over 36,000 people with a $4.5B annual economic impact contributing to the Gross Metropolitan Product of nearly $18B which makes up close to 7% of Missouri's Gross State Product.

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2022 Population	7,801	62,430	121,337
2027 Population Projection	8,057	64,744	125,976
Annual Growth 2022-2027	0.7%	0.7%	0.8%
Median Age	35.8	34	34.2
Bachelor's Degree or Higher	12%	16%	21%
U.S. Armed Forces	5	13	54
HOUSEHOLDS	**1 MILE**	**3 MILE**	**5 MILE**
2022 Households	3,239	25,153	50,761
2027 Household Projection	3,352	26,213	52,936
Annual Growth 2022-2027	0.7%	0.8%	0.9%
Owner Occupied Households	1,901	11,937	24,899
Renter Occupied Households	1,451	14,276	28,037
Avg Household Size	2.4	2.2	2.2
Avg Household Vehicles	1	1	2
Total Specified Consumer Spending ($)	$70.2M	$523.8M	$1.1B
INCOME	**1 MILE**	**3 MILE**	**5 MILE**
Avg Household Income	$41,058	$39,712	$43,030
Median Household Income	$32,088	$29,169	$32,468
HOUSING	**1 MILE**	**3 MILE**	**5 MILE**
Median Home Value	$69,372	$92,533	$117,489
Median Year Built	1952	1963	1969

REPRESENTATIVE PHOTO

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