



Central Trust Bank (Green Roof)

Compass Health (Grey Roof)

## OFFERING MEMORANDUM

# Compass Health & Central Trust Bank

980 & 982 Parkside Village Ln, Osage Beach, MO 65065



Marcus & Millichap



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Activity ID #ZAD0680094

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Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a Net Lease property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success.

Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

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# OFFERING SUMMARY

\$

Listing Price

\$1,150,552



Cap Rate

8%



Portfolio:

Compass Health  
Central Trust Bank

## FINANCIAL

Listing Price	\$1,150,552
Down Payment	100% / \$1,265,077
NOI	\$92,044
Cap Rate	8%

## OPERATIONAL

Lease Type	Triple Net (NNN)
Guarantor	Corporate Guarantee
Occupancy	100%
Year Built	2008





# CENTRAL TRUST BANK

982 Parkside Village Ln, Osage Beach, MO 65065

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## INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present The Central Bank Building with a brand new five-year NNN lease. This is a single tenant deal with a corporate guarantee from Central Trust Bank, in the heart of Osage Beach, MO (Lake of the Ozarks). The tenant is responsible for taxes, insurance, maintenance and repairs. There are two, five-year options and 3% annual rent increases. Central Trust Company provide world class “fee-only” wealth management solutions, including: investment management, fiduciary services, financial, estate, and tax planning services; Dating back to 1902, with 7+ locations throughout Missouri, and more than \$8 billion in client assets. This property sits in the heart of the Lake of the Ozarks (consistent population growth and over 10 million visitors in 2021). It is located off of US-54 Expy/Osage Beach Parkway (combined 40,000+ VPD), the major thoroughfare that runs from the Lake of the Ozarks to Camdenton, MO. The property is located across the street from Lake Regional Hospital, the largest hospital in Osage Beach, MO. Don't miss your opportunity to own this newly leased property in the heart of the Lake of the Ozarks!

## INVESTMENT HIGHLIGHTS

- Brand New 5 Years Lease - Two, Five-Year Options and 3% Annual Rent Bumps
- Corporate Guarantee Tenant
- Prime Location in the heart of the Lake of the Ozarks, adjacent to the largest hospital in Osage Beach, MO - Lake Regional Hospital





## OFFERING SUMMARY



Listing Price  
**\$655,077**



Cap Rate  
**8.00%**



Price/SF  
**\$189.16**

### FINANCIAL

Listing Price	\$655,077
Down Payment	100% / \$655,077
NOI	\$52,406
Cap Rate	8.00%
Price/SF	\$189.16

### OPERATIONAL

Lease Type	Triple Net (NNN)
Guarantor	Corporate Guarantee
Lease Expiration	07/31/2028
Gross SF	3,463 SF
Lot Size	0.32 Acres (13,939 SF)
Occupancy	100%
Year Built	2008



THE OFFERING	
Price	\$655,077
Capitalization Rate	8.00%
Price/SF	\$189.16
PROPERTY DESCRIPTION	
Year Built / Renovated	2008
Gross Leasable Area	3,463 SF
Type of Ownership	Fee Simple
Lot Size	0.32 Acres
LEASE SUMMARY	
Tenant	Central Trust Bank
Rent Increases	0.03
Guarantor	Corporate Guarantee
Lease Type	Triple Net (NNN)
Lease Commencement	08/01/2023
Lease Expiration	07/31/2028
Renewal Options	0
Term Remaining on Lease (Yrs)	5 Years
Landlord Responsibility	Repair and Maintenance of all Electrical, HVAC, Plumbing and Sewer System
Tenant Responsibility	Taxes, Insurance, Common Area Operation Cost, Utilities, Signs, Interior

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$52,406	\$4,367	\$15.13	8.00%
Year 2	\$53,978	\$4,498	\$15.59	8.24%
Year 3	\$55,597	\$4,633	\$16.05	8.49%
Year 4	\$57,265	\$4,772	\$16.54	8.74%
Year 5	\$58,983	\$4,915	\$17.03	9.00%
Option 1 (Five Years)	\$60,752	\$5,063	\$17.54	9.27%
Option 2 (Five Years)	\$62,575	\$5,215	\$18.07	9.55%



# COMPASS HEALTH

980 Parkside Village Ln, Osage Beach, MO 65065

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## INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present Compass Health, a single tenant, corporate guarantee, NNN lease opportunity in Osage Beach, MO (Lake of the Ozarks). Compass has 1 years remaining on their lease, (expires 11/1/2024), with 3% annual rent escalations, and options.

Compass Health has 64 locations throughout Missouri. They are a physical, mental, and emotional health network that provides comprehensive healthcare for those who need it. Compass has been a tenant in this building since 2016.

This property sits in the heart of the Lake of the Ozarks (consistent population growth and over 10 million visitors in 2021). It is located off of US-54 Expy/Osage Beach Parkway (combined 40,000+ VPD), the major thoroughfare that runs from the Lake of the Ozarks to Camdenton, MO. The property is located across the street from Lake Regional Hospital, the largest hospital in Osage Beach, MO, which will increase the demand for medical office space.

Don't miss your opportunity to own this NNN lease property in the heart of the Lake of the Ozarks!

## INVESTMENT HIGHLIGHTS

Corporate Guarantee Tenant

NNN Lease

Three Percent Annual Rent Bumps, One 3 Year Option

Located off US-54 Expressway/Osage Beach (Combined 40,000+ Vehicles Per Day), the Major Thoroughfare that Runs from the Lake of the Ozarks to Camdenton, MO

Located Across the Street from Lake Regional Hospital, the Largest Hospital in Osage Beach, MO (116 Beds, \$641,981,110 Total Patient Revenue, Nine Buildings, 70+ Acres), Increases Demand for Office Space

Located in the Heart of the Lake of the Ozarks, Where There has Been Consistent Population Growth, and Over 10 Million Visitors Annually





## OFFERING SUMMARY



Listing Price  
**\$495,475**



Cap Rate  
**8%**



Price/SF  
**\$149.88**

### FINANCIAL

Listing Price	\$495,475
Down Payment	100% / \$495,475
NOI	\$39,638
Cap Rate	8%
Price/SF	\$149.88

### OPERATIONAL

Lease Type	Triple Net (NNN)
Guarantor	Corporate Guarantee
Lease Expiration	11/01/2024
Gross SF	4,070 SF
Rentable SF	4,070 SF
Lot Size	0.6 Acres (26,136 SF)
Occupancy	100%
Year Built	2008



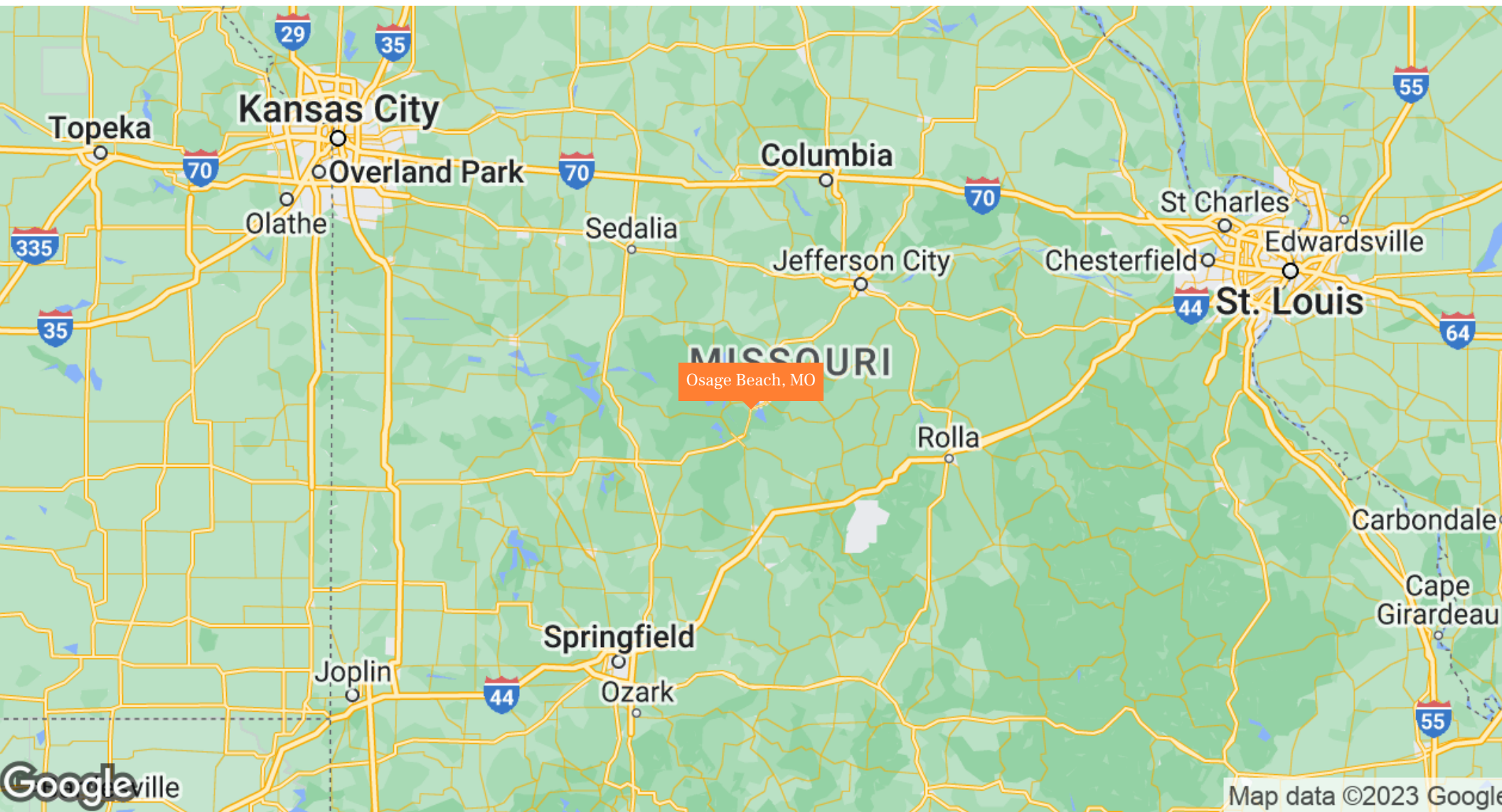
THE OFFERING	
Price	\$495,475
Capitalization Rate	8.00%
Price/SF	\$121.74

PROPERTY DESCRIPTION	
Year Built / Renovated	2008
Gross Leasable Area	4,070 SF
Type of Ownership	Fee Simple
Lot Size	0.60 Acres

LEASE SUMMARY	
Tenant	Compass Health Network
Rent Increases	0
Guarantor	Corporate Guarantee
Lease Type	Triple Net (NNN)
Lease Commencement	11/01/2016
Lease Expiration	11/01/2024
Renewal Options	0
Term Remaining on Lease (Yrs)	1 Years
Landlord Responsibility	Repair and Maintenance of all Electrical, HVAC, Plumbing and Sewer System
Tenant Responsibility	Taxes, Insurance, Common Area Operation Cost, Utilities, Signs, Interior

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$39,638	\$3,303	\$9.74	8.00%
Option 1 (Year 1)	\$40,827	\$3,402	\$10.03	8.24%
Option 2 (Year 2)	\$42,052	\$3,504	\$10.33	8.49%
Option 3 (Year 3)	\$43,314	\$3,610	\$10.64	8.74%



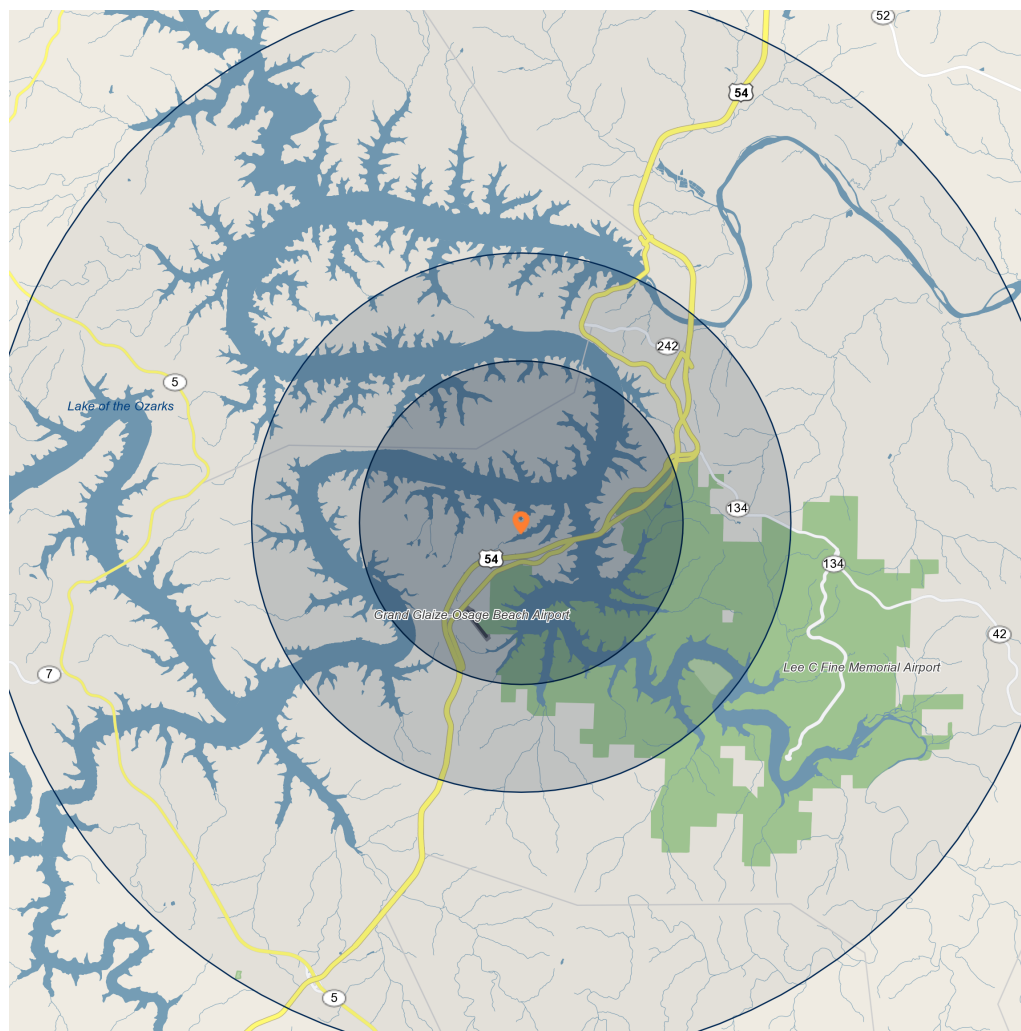




## RETAILER MAP // Compass Health

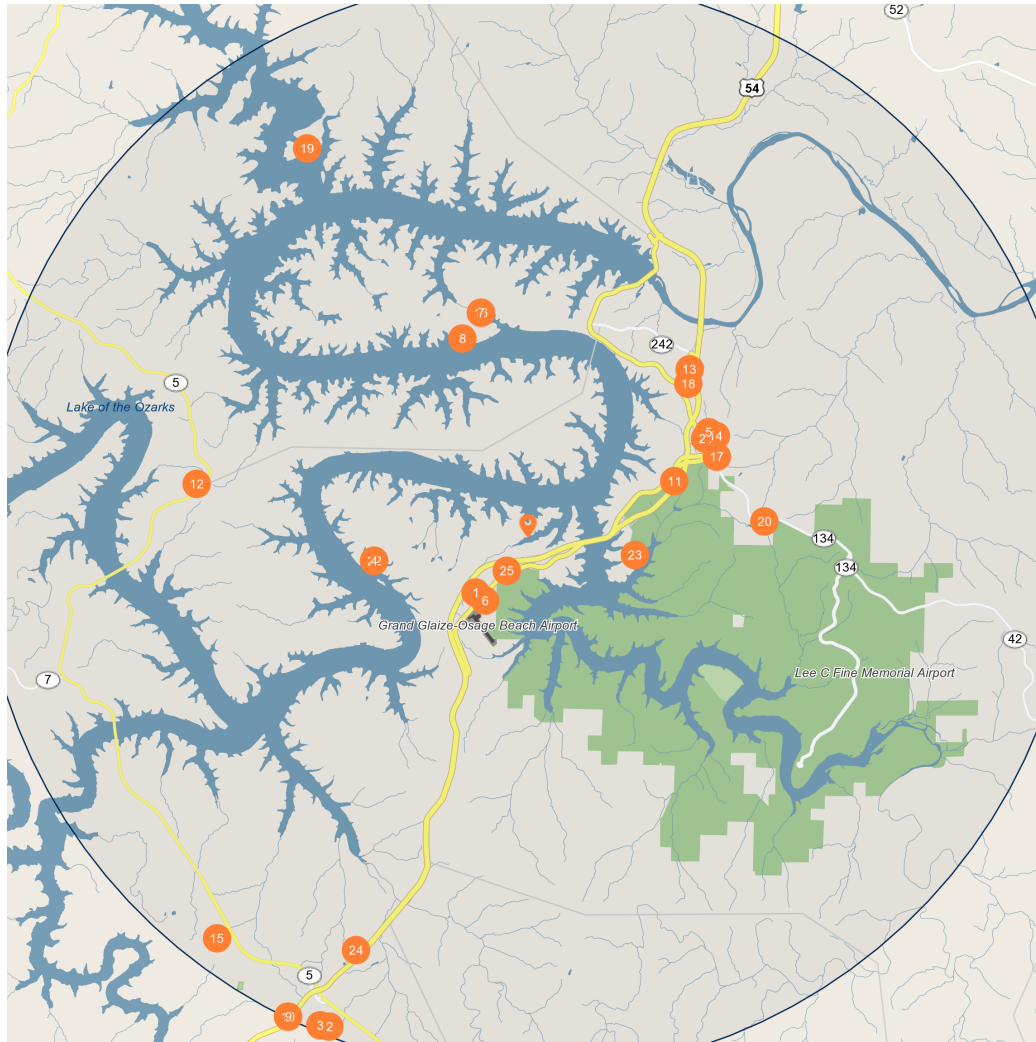






POPULATION	3 Miles	5 Miles	10 Miles
2027 Projection	5,554	13,048	35,634
2022 Estimate	5,620	13,052	35,484
2010 Census	5,633	12,825	34,452
2000 Census	4,801	11,023	29,625
HOUSEHOLD INCOME			
Average	\$88,872	\$88,308	\$81,758
Median	\$60,894	\$61,510	\$58,258
Per Capita	\$41,892	\$43,087	\$36,596
HOUSEHOLDS			
2027 Projection	2,621	6,390	15,995
2022 Estimate	2,636	6,344	15,828
2010 Census	2,640	6,230	15,356
2000 Census	2,200	5,212	12,920
HOUSING			
Median Home Value	\$280,498	\$271,174	\$239,487
EMPLOYMENT			
2022 Daytime Population	7,670	15,778	34,370
2022 Unemployment	4.52%	4.42%	4.58%
Average Time Traveled (Minutes)	17	20	22
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	27.16%	27.23%	31.76%
Some College (13-15)	23.33%	25.20%	24.41%
Associate Degree Only	7.35%	8.11%	7.94%
Bachelor's Degree Only	22.16%	20.73%	17.51%
Graduate Degree	14.03%	12.14%	9.58%

## DEMOGRAPHICS // Compass Health



### Major Employers

### Employees

1	Lake Regional Health System-Lake Regional Hospital	800
2	Camdenton R-III School Dst-Camdenton R-III Schools	600
3	Camdenton R3 School District-School District R3 Camdenton	530
4	Columbia Properties Ozarks LP-Tan-Tar-A Pro Shop	500
5	Hy-Vee Inc-Hy Vee 1475	413
6	Hy-Vee Inc-Hy-Vee Clinic Pharm1475	360
7	Chase Resorts Inc-Lodge of Four Seasons	325
8	Lodge of Four Seasons Inc	280
9	Missouri State Public Defender-Camden County Circuit Court	270
10	County of Camden	270
11	Walmart Inc-Walmart	270
12	Woods Supermarkets Inc	212
13	Menard Inc	197
14	Target Stores Inc-Target 1914	159
15	Lake Regional Health System-Lake Regional Medical Group	137
16	Columbia College	125
17	Lowes Home Centers LLC-Lowes	110
18	Kohls Inc-Kohls	102
19	Jewish Community Center-Camp Sabra	102
20	Pinnacle Telemarketing Inc	100
21	Central Bank of Lake of Ozarks-CENTRAL BANCOMPANY	100
22	Tan Tar A State Road LLC-Tan Tar A Resort	99
23	Nhc Healthcare - Osage Bch LLC-Osage Bch Rhlbtion Hlth Care	99
24	Walmart Inc-Walmart	90
25	City of Osage Beach	90



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