

# 15 - PROPERTY INVESTMENT PORTFOLIO

MISSOURI, OKLAHOMA & TEXAS



SALE-LEASEBACK | CORPORATE GUARANTEED | ABSOLUTE NNN LEASES



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**CROSSROADS**  
REAL ESTATE GROUP

# INVESTMENT SUMMARY

Crossroads Real Estate Group is pleased to offer the opportunity to acquire the fee simple interest in a portfolio of 15 absolute NNN leased movie theaters in Missouri, Oklahoma and Texas. The new 10-year leases will be guaranteed by B & B Theatres, the largest privately owned movie theatre chain and fifth-largest overall in the US. The company operates 523 screens across 53 cinema locations in 16 states with additional locations under construction. B & B's 101-year history and particularly the past several years of expansion attest to the firm's resilience and industry-leading business acumen.

## PROJECT OVERVIEW

<b>Price:</b>	\$120,000,000
<b>Cap Rate:</b>	7.80%
<b>Net Operating Income (2025-6)</b>	\$9,358,000
<b>Lease:</b>	10 years (commencement at closing)
<b>Structure:</b>	Absolute NNN – Zero Landlord Responsibilities
<b>Increases:</b>	7.5% in Year 7
<b>Tenant:</b>	B & B Theatres Operating Company, Inc Headquartered in Liberty, Missouri
<b>Gross Leasable Area:</b>	409,429 SF on 70.2 Acres
<b>Screens:</b>	128
<b>Seats:</b>	10,861
<b>Ownership*:</b>	Leased Fee <i>*(Some tenant-owned FF&amp;E)</i>

*B & B Theatres has fulfilled 100% of its lease obligations in its 101-year history*



## INVESTMENT HIGHLIGHTS:



A Fifteen-Property Portfolio  
Sale/Leaseback



Largest Privately-Held Theatre  
Chain in the US



Absolute NNN Structure



Strong Expansion post-COVID



Demonstrated Community  
Engagement



Geography-Limited  
Competition



High Cost-Driven Barriers to  
Entry

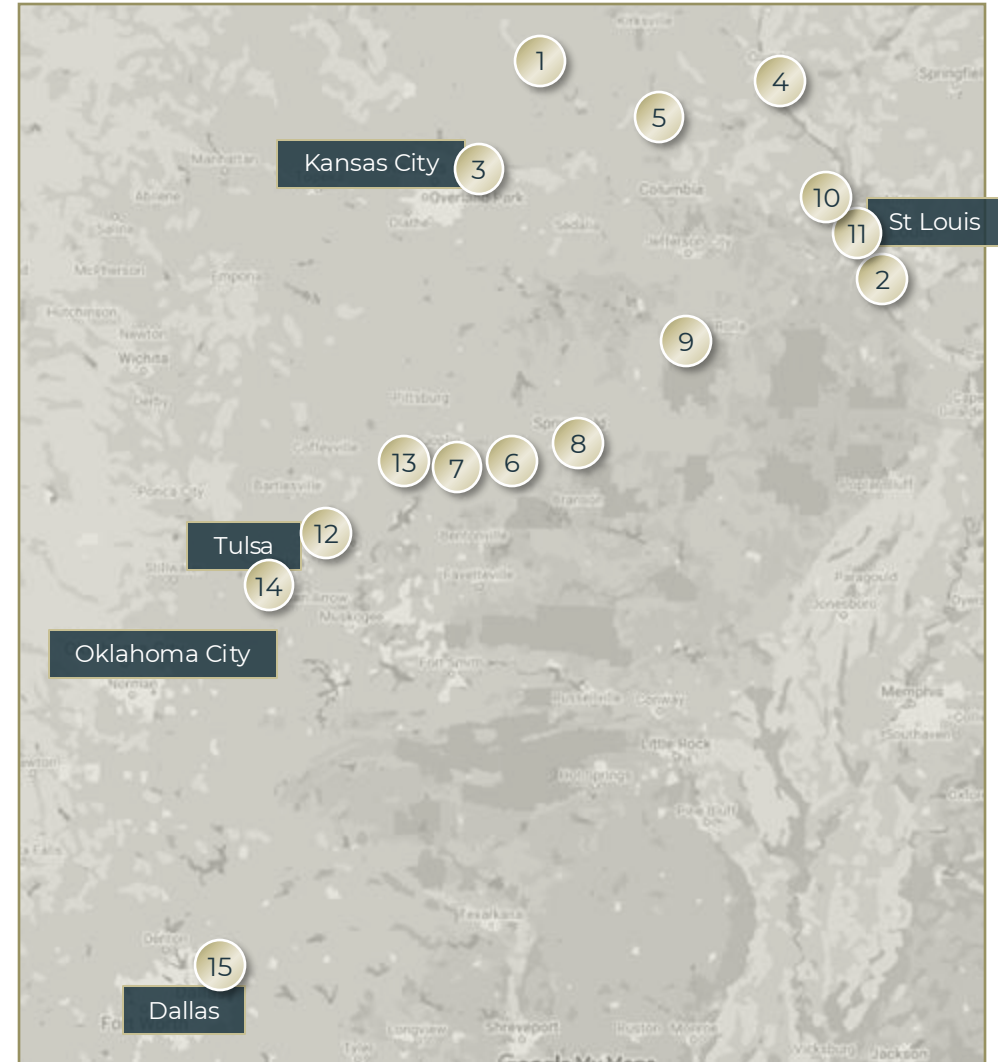


# LOCATION OVERVIEW

## PORTFOLIO LOCATION OVERVIEW

The B&B Theatres portfolio benefits from strategic locations that often serve as the sole or dominant cinema in their trade areas, ensuring strong brand presence and repeat patronage. Each theatre is thoughtfully tailored to align with the unique personality and entertainment needs of each town that it serves.

	PROPERTY NAME	ADDRESS	CITY
MISSOURI			
1	Chillicothe Grand 6	2880 N Grand Blvd	Chillicothe
2	B&B Festus 8	1522 Parkway West	Festus
3	Marketplace 8	1131 NE McQuerry	Grain Valley
4	Main Street Cinema 8	100 Main St	Hannibal
5	Moberly Five & Drive	3000 North Morley	Moberly
6	Monett Plaza 8	507 Plaza Dr	Monett
7	Neosho Cinema 6	1601 Malcolm Mosby Dr	Neosho
8	Ozark/Nixa 12	620 North 25th St	Ozark
9	Waynesville Patriot 12	1200 GW Lane S	Waynesville
10	Wentzville Tower 12	100 Wentzville Bluffs Dr	Wentzville
11	Wildwood 10	16820 Main St	Wildwood
OKLAHOMA			
12	Cinema 8 Theater	1407 West Country Club Rd	Claremore
13	Miami Cineplex	222 N Main St	Miami
14	Sapulpa Cinema 8	10141 OK-66 Hwy	Sapulpa
TEXAS			
15	Wylie 12	711 Woodbridge Pkwy	Wylie



**Exhibition is not a HOLLYWOOD industry; it is a MAIN STREET industry.** Theaters are the cornerstones of small towns, rural communities, and major cities all around the world. [CinemaUnited.com](http://CinemaUnited.com)



# INDUSTRY OVERVIEW

## BUY THE *BOUNCE*

The movie exhibition industry is poised for strong performance in the near-term. The industry has endured unprecedented disruption since COVID, yet well-positioned operators are emerging stronger.

The consensus among numerous industry-watchers is that 2025 and 2026 will be **record-breaking years** in box office revenue based on a strong slate of upcoming films and the well-established rebound in box office revenue over the past several months.

**2025** will be the first  
**fully-uninterrupted**  
year of Hollywood  
production **since 2019**

## BOX OFFICE FORECAST

2025

\$9.5B

2026

\$10.4B

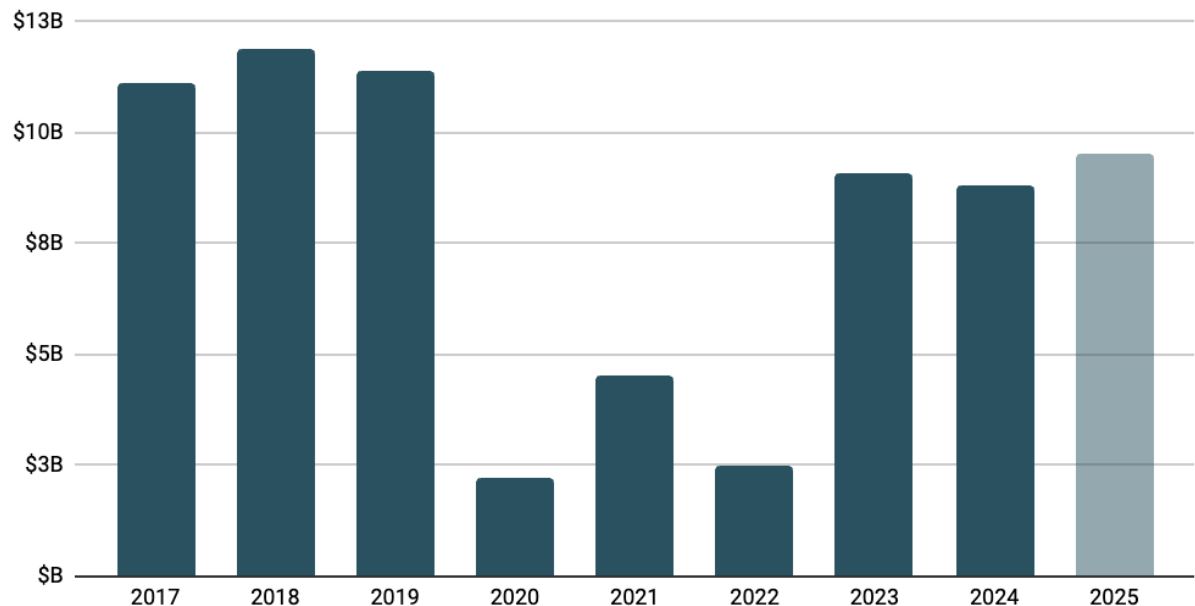
YOY FORECAST

+9.5% 



**2025-6** will have  
**more wide releases**  
than any year **since 2019**

Box Office Trends 2017-2025



Source: MPA Theme Report/Gower Street





# FAMILY OWNED AND OPERATED

## LARGEST PRIVATELY-HELD THEATRE CHAIN



ORIGINAL B&B FAMILY  
BILLS & BAGBY

In 1924 Elmer Bills Sr. stepped off the train in Salisbury, MO and purchased the Lyric Theatre. This paved the way for 4 generations of family involvement. Today, B&B Theatres is the largest privately held theatre chain in America and is celebrating over 100 years of the same family ownership.

### BAGBY FAMILY TODAY

#### 4TH GENERATION LEADERSHIP



Elmer Bills Sr.

Johnnie Miller

Sterling Bagby went to work for Elmer senior at age 10.



Sterling Bagby  
Pauline Kelso



Elmer Bills Jr.  
Amy Selmeyer



Bridget Bills Bob Bagby



Brittanie Brock Bobbie



## EXCLUSIVE INVESTMENT CONTACTS:



**John Nolan | Principal**  
913.486.9129  
[jnolan@crossroads-kc.com](mailto:jnolan@crossroads-kc.com)



**Holly Larrison Mills, MAI, CCIM**  
Director of Investment Sales  
816.808.2540  
[hmills@crossroads-kc.com](mailto:hmills@crossroads-kc.com)

**CROSSROADS REAL ESTATE GROUP**  
7227 Metcalf Ave, Suite 201  
Overland Park, KS 66204



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**B&B THEATRES**