

**SOUTHTOWNE CENTER**  
For Sale



**165 Southtowne Blvd, Hollister, MO**

**Sales Information:**

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**Building Size:** 10,500 sq. ft.  
**Land:** .86 acres +/-  
**Purchase Price:** \$1,630,000  
**Cap Rate:** 8.1%

**GALEN PELLHAM, AIA, CCIM**  
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417.575.8564 office 417.447.5447 fax  
1625 E Primrose, Springfield, MO 65804  
[www.murneycommercial.com](http://www.murneycommercial.com)



**SOUTHTOWNE CENTER**  
For Sale



**165 Southtowne Blvd, Hollister, MO**

**Sales Information:**

Building Size:	10,500 sq. ft.
Land:	.86 acres
Lot Dimension:	200 x 187 m/l
Frontage:	200'
Built:	2001
Zoning:	CR
Parcel ID#:	174017000000003009
Purchase Price:	\$1,630,000
Cap Rate:	8.1%

**Property Description:**

10,500 sq ft of retail center for sale as investment property in fast growing Hollister area.  
 Building has a 4,500 sq ft restaurant and three (4) 1,500 sq ft of retail bays.  
 Copy of pro-forma and leases available.  
 Building is just South of Lowes along Hwy 65 and West of Hollister Industrial Park.

Retail Center consists of five spaces:

Restaurant - El Patio:	4,500 sf
165A - Vapor 100:	1,500 sf
165B - Vapor 100:	1,500 sf
165C - Action Arcade:	1,500 sf
165D - Cash Advance:	1,500 sf

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**Le Patio**



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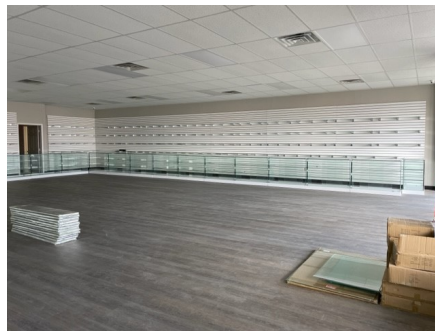
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**Vapor 100**



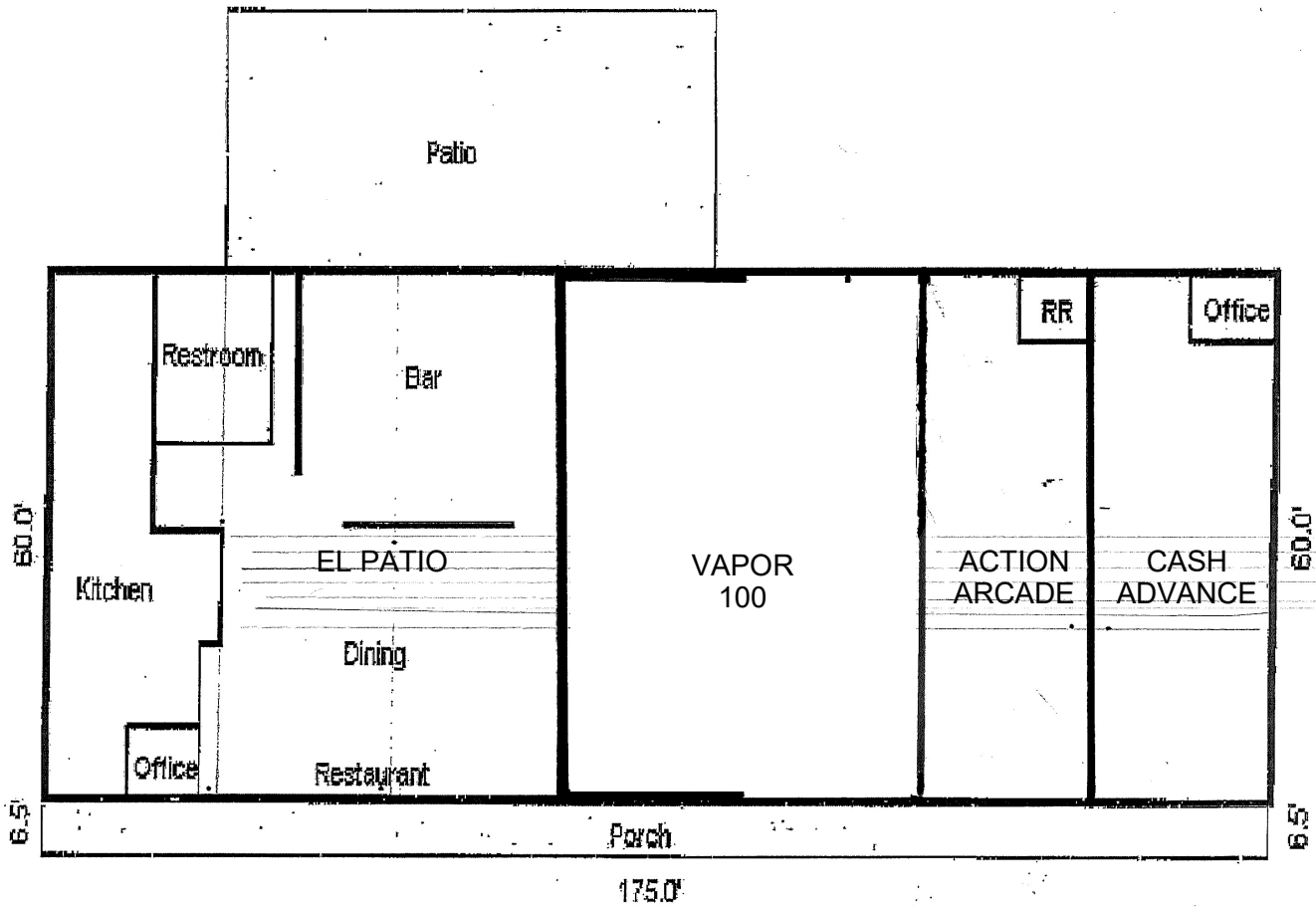
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**SOUTHTOWNE CENTER**  
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**SKETCH**

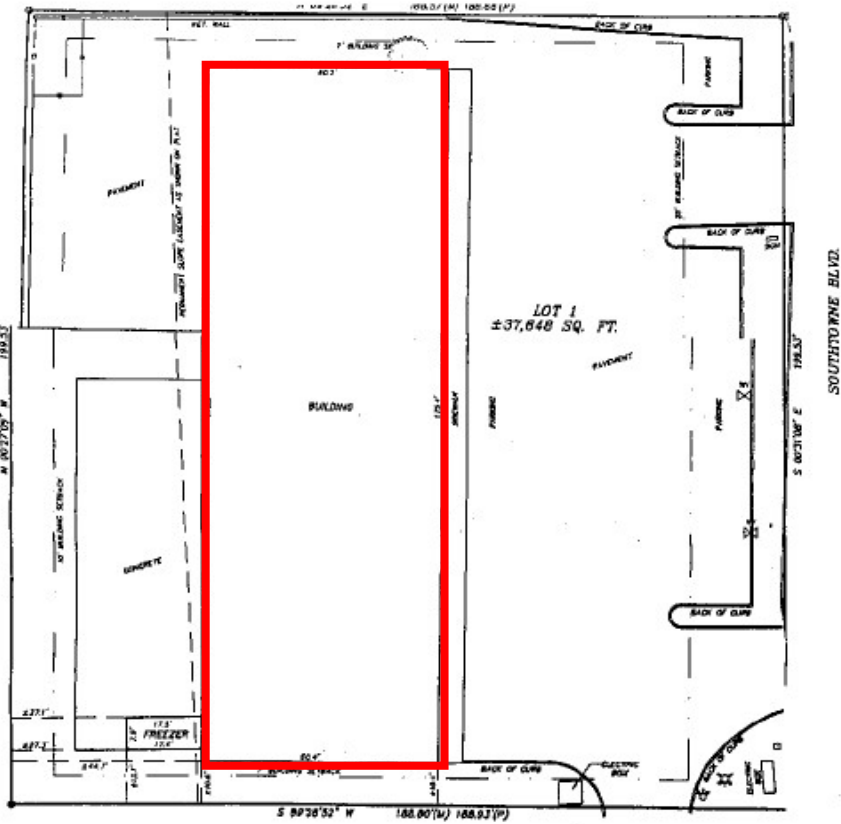


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**SOUTHTOWNE CENTER**  
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**SOUTHTOWNE**  
**Proforma**

	<u>Size</u>	<u>Mo. Rate</u>	<u>Yrly Rate</u>	<u>Commenced</u>	<u>Expires</u>
<b><u>Income:</u></b>					
<b>165-A: Vapor 100</b>	1,500 sq. ft.	\$1,700	\$20,400	1.1.23	12.31.28
<b>165-B: Vapor 100</b>	1,500 sq. ft.	\$1,700	\$20,400	12.1.22	12.31.28
<b>165-C: Action Arcade</b>	1,500 sq. ft.	\$1,850	\$22,200	10.1.23	9.30.26
<b>165-D: Cash Advance</b>	1,500 sq. ft.	\$1,925	\$23,100	12.1.05	11.30.23
<b>Restaurant: El Patio</b>	4,500 sq. ft.	\$5,500	\$66,000	9.1.22	9.1.25
	<b>10,500 sq. ft.</b>	<b>\$12,675</b>	<b>\$152,100</b>		
<b>Billboard:</b>		\$672/mo	\$8,064/yr.		
		<b>\$13,347</b>	<b>\$160,164</b>		

**Expenses:**

Property Taxes:	\$10,124
Insurance:	\$6,341
Trash:	\$3,615
Mowing / snow:	\$350
Repairs / maintenance: (3%)	\$4,750
Liberty: (electrical)	\$660
Management:	\$2,310
	<b>\$28,150</b>

**NOI: \$132,014**

**Cap Rate: 8.1%**

**Value: \$1,630,000**

\* NEW ROOF RECENTLY INSTALLED

**SOUTHTOWNE CENTER**  
For Sale

**“Potential” Proforma**

	<u>Size</u>	<u>Mo. Rate</u>	<u>Yrly Rate</u>	<u>Commenced</u>	<u>Expires</u>
<b><u>Income:</u></b>					
<b>165-A: Vapor 100</b>	1,500 sq. ft.	\$1,700	\$20,400	1.1.23	12.31.28
<b>165-B: Vapor 100</b>	1,500 sq. ft.	\$1,700	\$20,400	12.1.22	12.31.28
<b>165-C: Vacant (Potential)</b>	1,500 sq. ft.	\$1,700	\$20,400		
<b>165-D: Cash Advance</b>	1,500 sq. ft.	\$1,925	\$23,100	12.1.05	11.30.23
<b>Restaurant: El Patio</b>	4,500 sq. ft.	\$5,500	\$66,000	9.1.22	9.1.25
	<b>10,500 sq. ft.</b>	<b>\$10,825</b>	<b>\$150,300</b>		
Vacancy (5%)			<b><u>-\$7,515</u></b>		

<b>Billboard:</b>	<u>\$672/mo</u>	<u>\$8,064/yr.</u>
		<b>\$142,785</b>

<b>Expenses:</b>		
Property Taxes:	\$10,124	
Insurance:	\$6,341	
Trash:	\$3,615	
Mowing / snow:	\$350	
Repairs / maintenance: (3%)	\$4,750	
Liberty: (electrical)	\$660	
Management:	\$2,310	
		<b><u>\$28,150</u></b>

**NOI: \$114,635**

**Cap Rate: 7.0%**

**Value: \$114,635 / 7.0% = \$1,630,000**

\* NEW ROOF RECENTLY INSTALLED

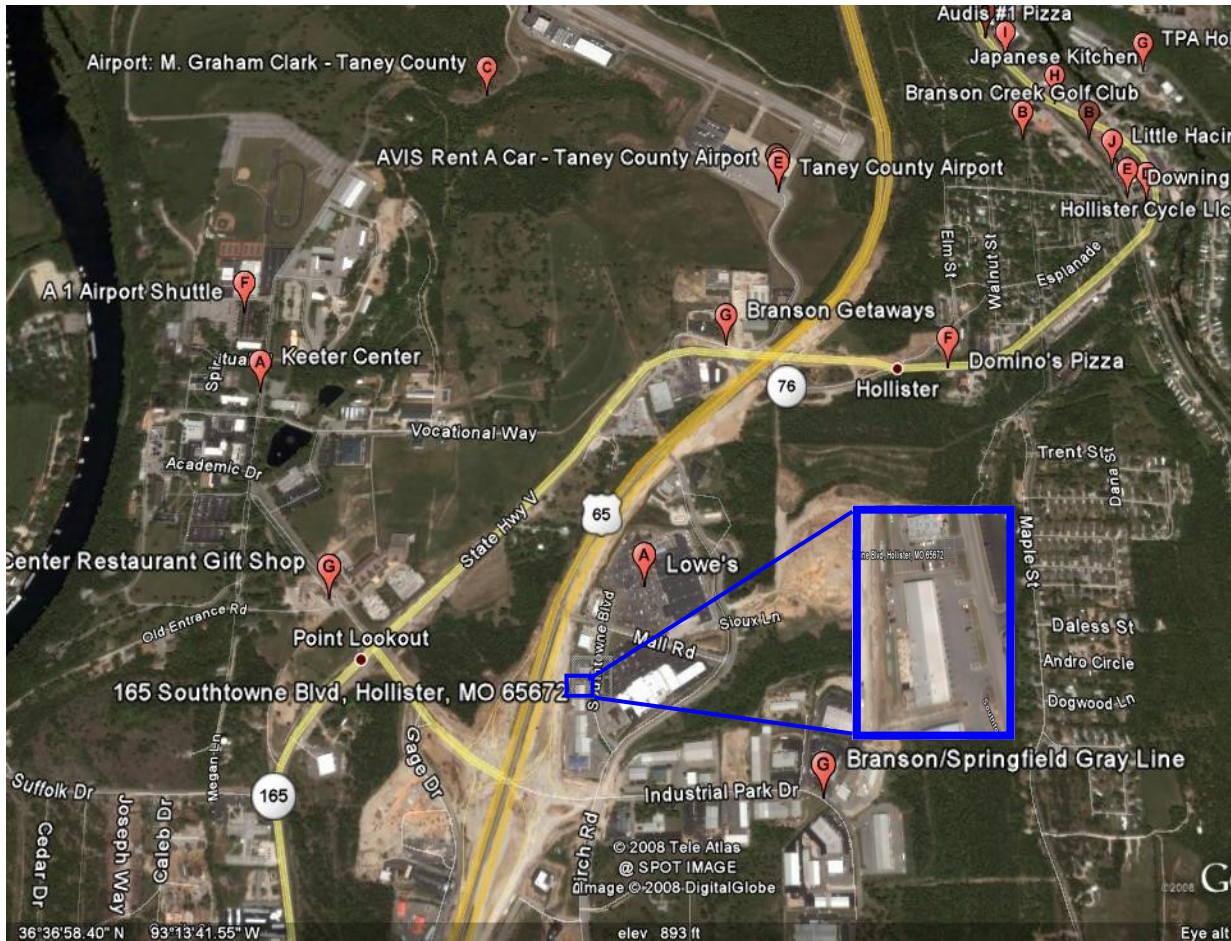
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**SOUTHTOWNE CENTER**  
For Sale



**165 Southtowne Blvd, Hollister, MO 65672**

**Property Directions:**

Turn off Hwy 65 @ Hollister (College of the Ozarks) intersection, go east under Hwy 65, turn left @ Walgreens stop light, turn left on Southtowne Blvd., property on left.

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**AIA:** *The American Institute of Architects*

**CCIM:** *Certified Commercial Investment Member:*

- A recognized expert in the discipline of commercial and investment real estate specializing in market, financial and investment analysis.

**2012 GOLD MEDAL AWARD, LIFETIME MEMBER:**

- One of 5 recipients of Greater Springfield Board of Realtors 1,700 members having closed \$8M-\$15.9M of transactions, three (3) consecutive years.

**CO-STAR POWER BROKER:**

- Ranked among the Market's Top Firms for Leasing Transactions.

**MURNEY:**

- Largest real estate company in southwest Missouri with 35% of market transactions
- Ranked 91st of Top 500 real estate companies in the country by Power Broker Report
- An affiliate of Leading Real Estate Companies with 4,000 offices in 40 countries
- Ranked #1 on Google for more key words than any competitor, locally or nationally

**Galen Pellham, AIA, CCIM** has been an architect since 1977, founding Pellham-Phillips Architects & Engineers. His firm designed many of Springfield's and Branson's notable projects and others in over 23 states.

As an architect, Pellham has a creative approach to the real estate market, able to visualize uses of properties. He has the technical knowledge to develop schematic designs formulating the "highest and best" use of his Client's property.

To expand his Real Estate knowledge, Pellham obtained the CCIM designation gaining in-depth knowledge of **Financial Analysis** (measuring investment value performance); **Market Analysis** (supply and demand factors); **User Decisions** (timing of operating cash flows and its affect on value and rate of return and calculating the cost for leasing vs. owning); **Investment Analysis** (determining a client's investment strategy).

In 2001, during his second year in commercial real estate, Pellham was the **Top Producer** of Carol Jones Realtors 235 agents and continued to be one of its yearly top producers. In 2012, Pellham was one of the five recipients of the **Gold Medal Award** of Excellence Lifetime Members of the Greater Springfield Board of Realtors' 1,700 residential and commercial agents by closing \$8M-\$15.9M of transactions three consecutive years.

Always ready to position himself to better serve his Clients, Pellham merged his 3-yr old **Pellham Commercial Realtors** office with the region's largest real estate company – **Murney Associates Realtors**. During 2012, Murney had 35% of all real estate transactions, totaling more than \$614,688,000 in southwest Missouri; was ranked 91<sup>st</sup> in the country for total transactions and is an affiliate of **Leading Real Estate Companies**.

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