



NOVATECH

FOR SALE

NNN Leased Investment Property For Sale

3001 North Douglas St, Malden, MO 63863

eXp Commercial | 3401 Mallory Lane, Suite 100 | Franklin, TN 37067 | expcommercial.com

John Metz

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It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net.

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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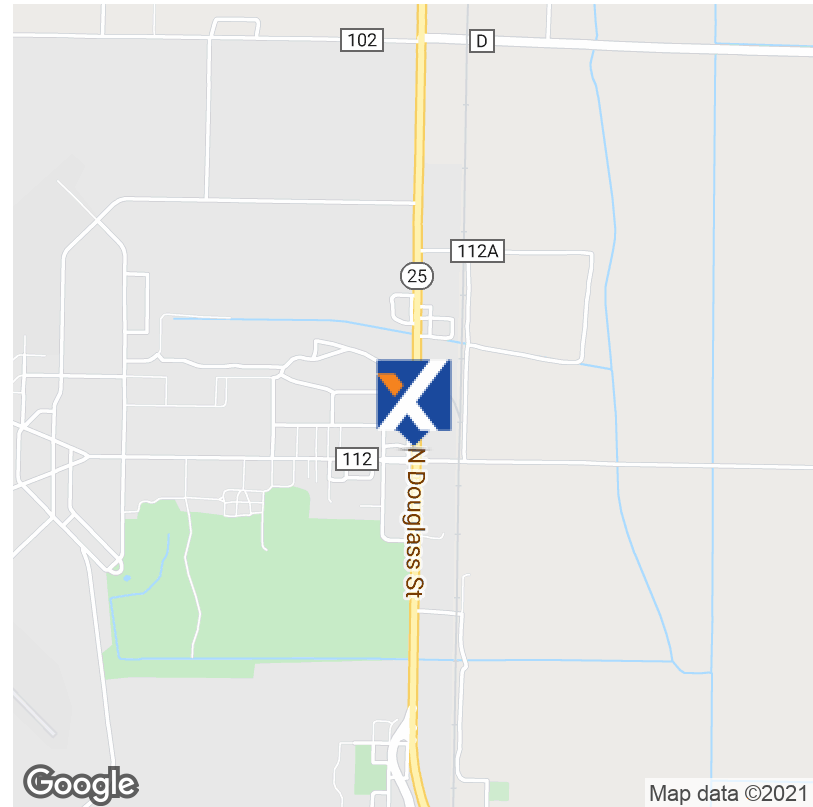
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PROPERTY INFORMATION

FOR SALE | Executive Summary

3001 North Douglas St, Malden, MO 63863



Offering Summary

Sale Price:	\$865,000
Building Size:	7,020 SF
Available SF:	
Price / SF:	\$135
Cap Rate:	8.75
NOI:	\$75,680
Market:	Malden
Submarket:	Sikeston

Property Overview

Excellent investment opportunity to own this newly constructed building in Malden Missouri. Four years remain on the lease to an Office Technology Company with locations throughout the midsouth and Texas serving the entire Southeastern U.S. with 400+ employees.

Property Highlights

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FOR SALE | Complete Highlights

3001 North Douglas St, Malden, MO 63863



Location Information

Building Name	NNN Leased Investment Property For Sale
Street Address	3001 North Douglas St
City, State, Zip	Malden, MO 63863
County	Dunklin
Market	Malden
Sub-market	Sikeston
Signal Intersection	No

Building Information

NOI	\$75,680
Cap Rate	8
Building Class	A
Occupancy %	100.0%
Tenancy	Single
Number of Floors	1
Free Standing	No

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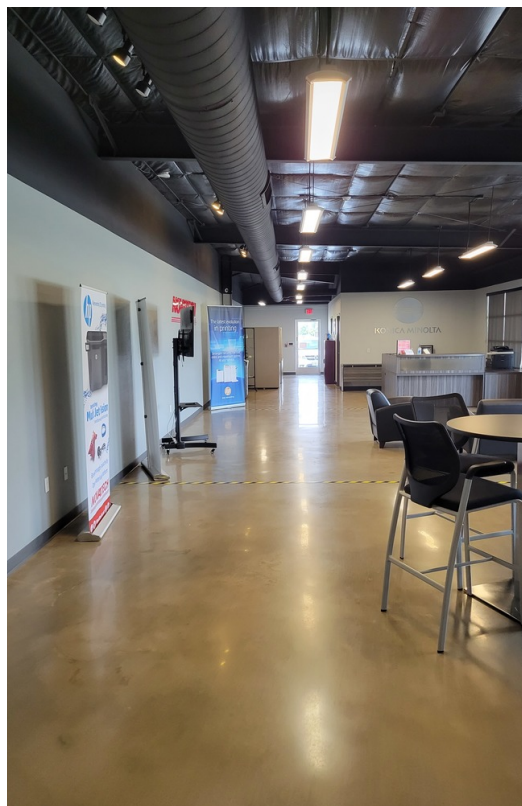
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FOR SALE | Additional Photos

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LOCATION INFORMATION

eXp Commercial | 3401 Mallory Lane, Suite 100 | Franklin, TN 37067 | expcommercial.com

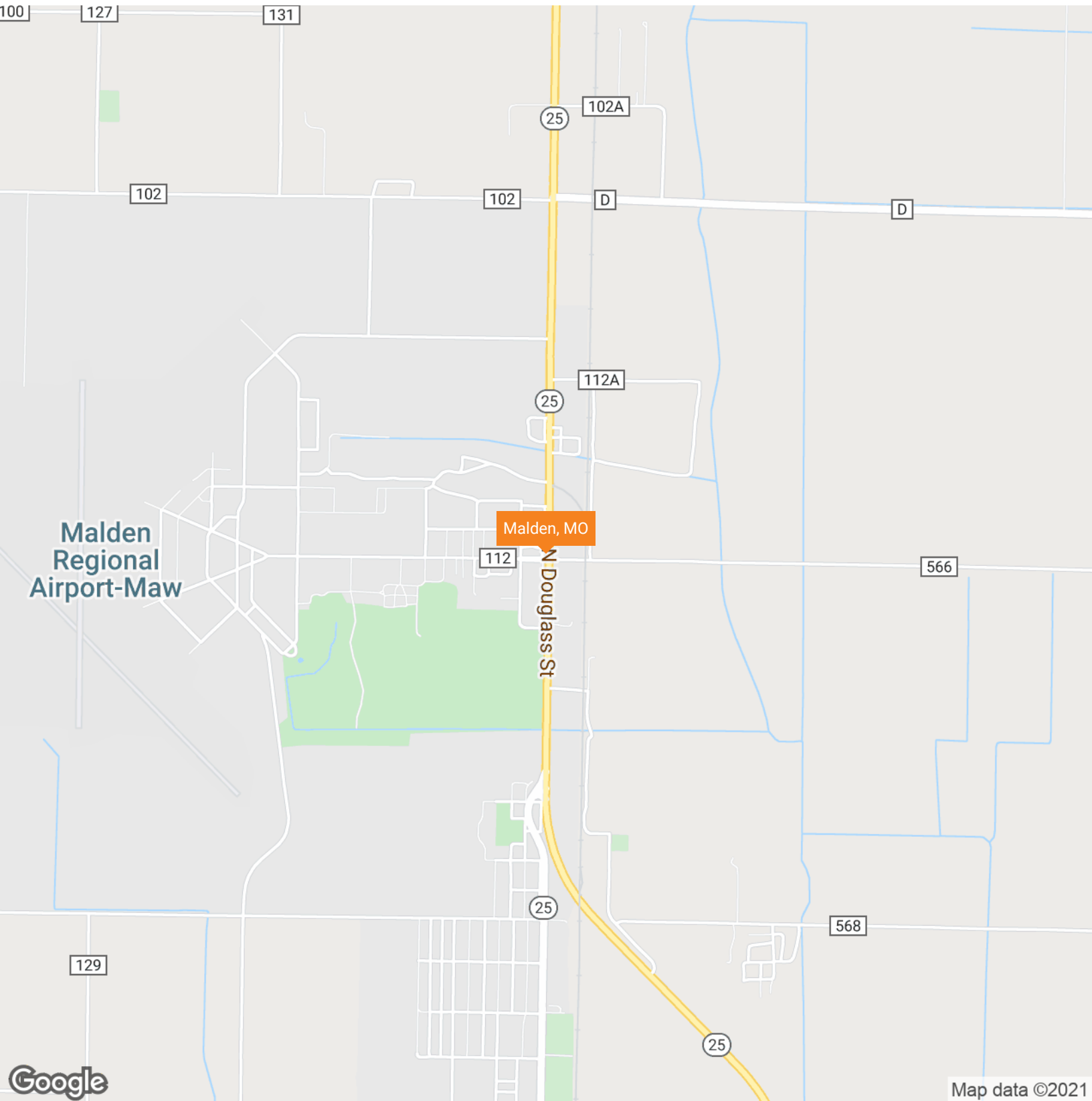
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FOR SALE | Regional Map

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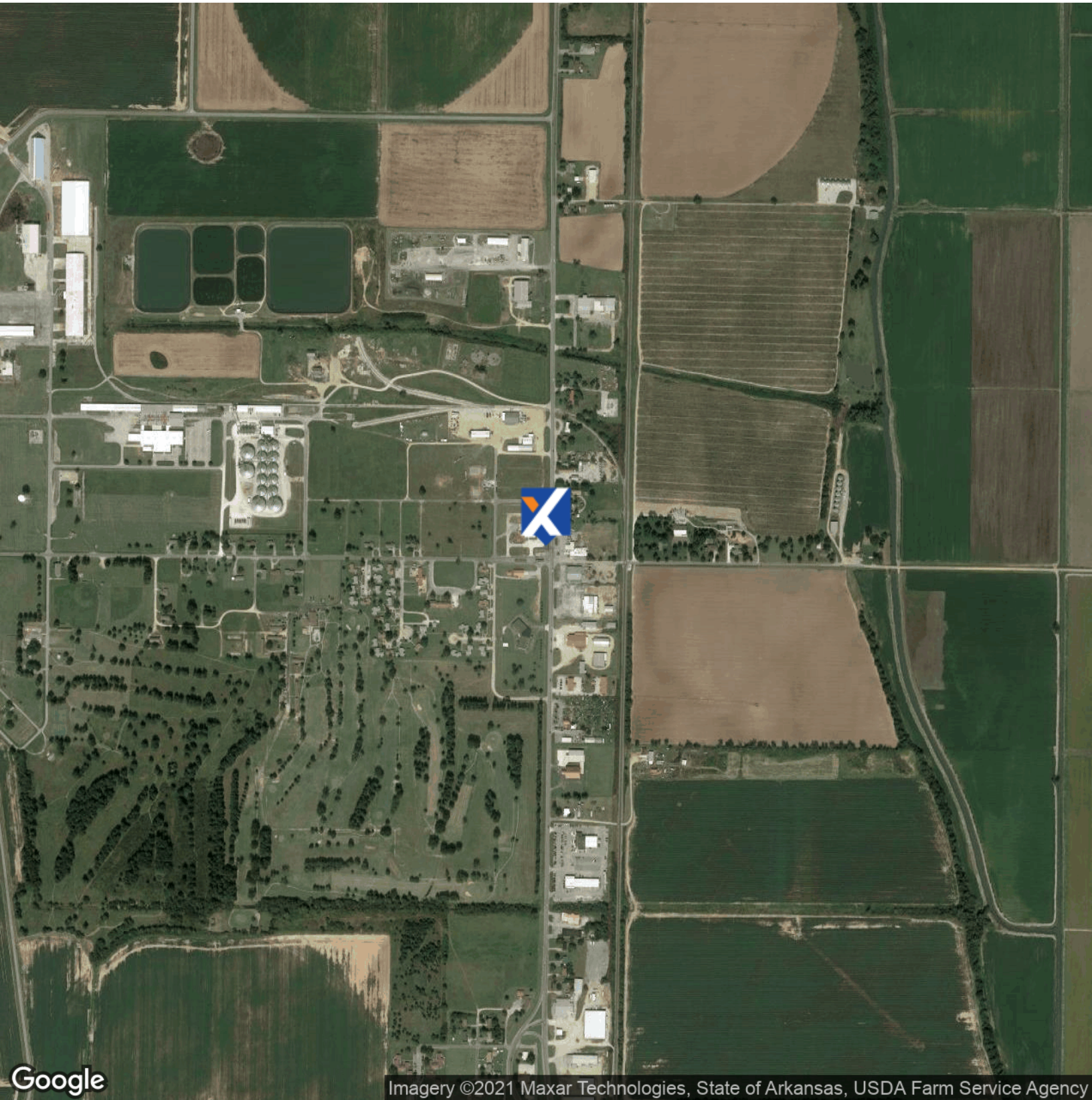
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FOR SALE | Aerial Map

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Google

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FOR SALE | Rent Roll

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Tenant Name	Unit Size (SF)	Lease Start	Lease End	Annual Rent	% of Building	Price Per SF/YR
Novatech	7,020	9/2018	10/2028	\$75,680	100.0	\$10.78
				\$0		
				\$0		
				\$0		
Totals/Averages	8,000			\$75,680		\$10.78

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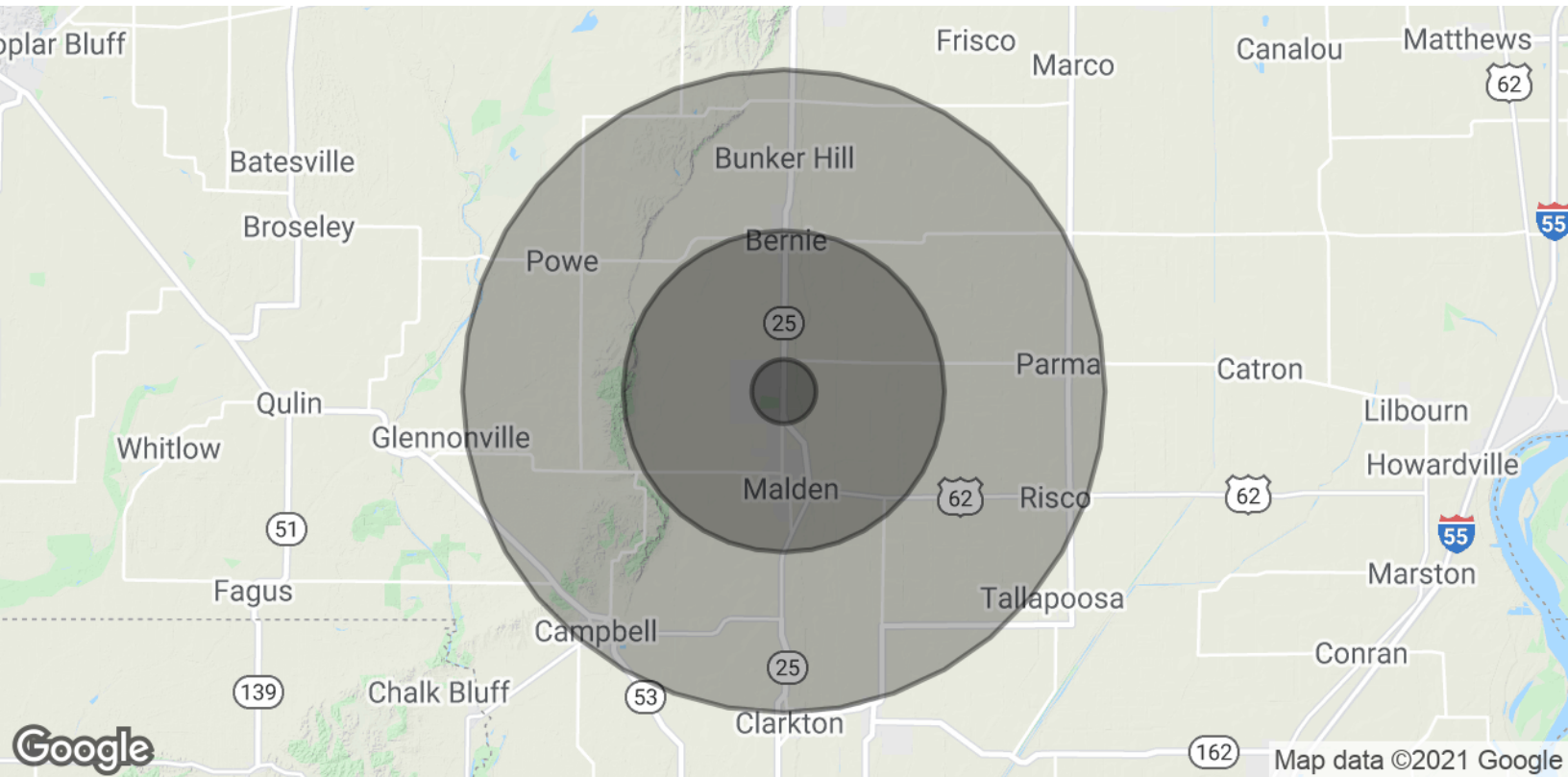
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DEMOGRAPHICS

FOR SALE | Demographics Map & Report

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Population	1 Mile	5 Miles	10 Miles
Total Population	946	8,162	14,243
Average age	39.7	39.8	40.9
Average age (Male)	39.0	37.9	39.8
Average age (Female)	39.9	41.7	41.8
Households & Income	1 Mile	5 Miles	10 Miles
Total households	399	3,347	5,827
# of persons per HH	2.4	2.4	2.4
Average HH income	\$35,121	\$38,289	\$42,201
Average house value	\$38,490	\$56,672	\$88,534

* Demographic data derived from 2010 US Census

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ADVISOR BIOS

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FOR SALE | Advisor Bio 1

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Professional Background

Commercial and Residential Developer/Investor/Broker since 1996. Developments include Commercial, Retail, Office, Multifamily and Mobile Home Parks. Completed PILOT, LEED and Historical Tax credit properties.

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