



# ROLLA CENTER

1050 South Bishop Avenue, Rolla  
Rolla, MO 65401 Most

OFFERING MEMORANDUM



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## EXCLUSIVELY PRESENTED BY:



TONY

Broker

Mobile: 314-267-4408

[Tony@stlbroker.net](mailto:Tony@stlbroker.net)

License #: Tony Alqam



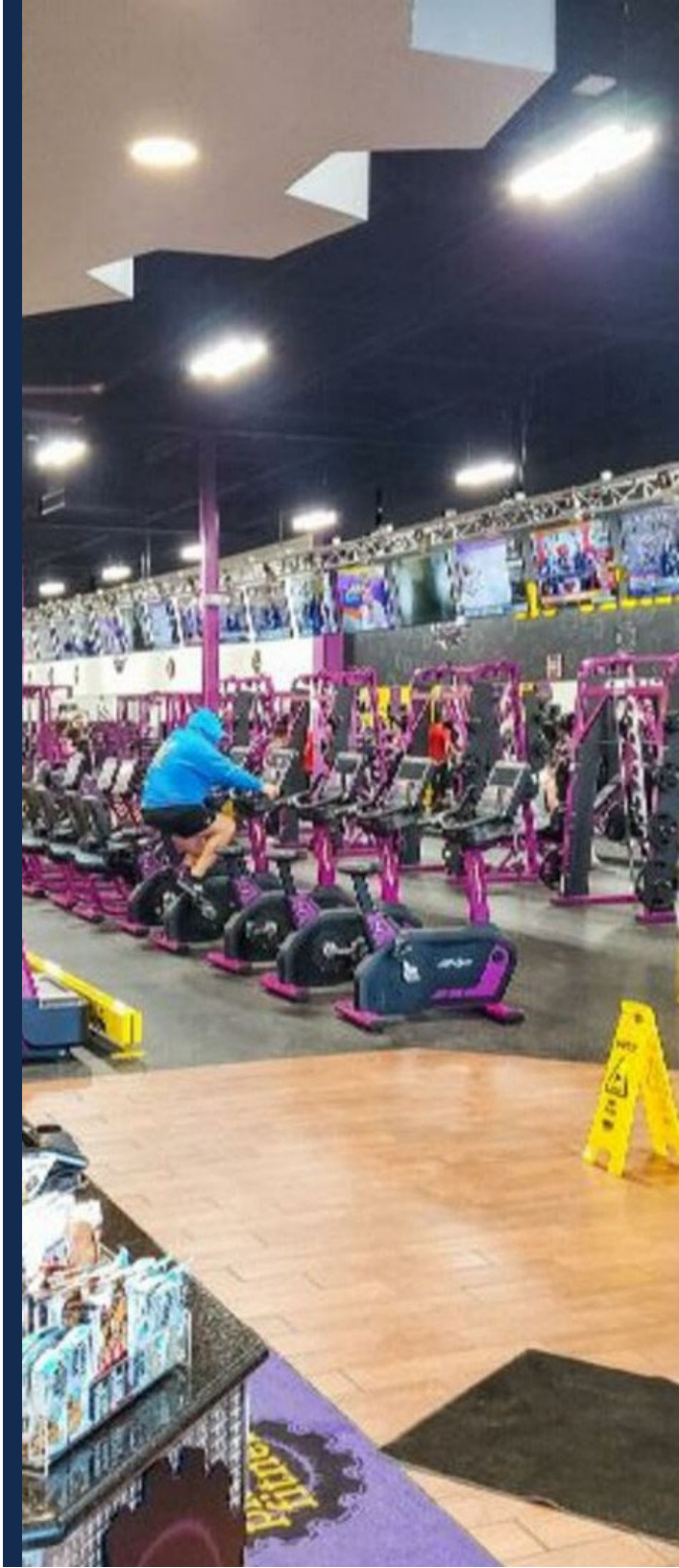
A&M REALTY INC

317 GREEN HAVEN DR  
ST PETERS, MO 63376

Office: 314-267-4408

[www.stlbroker.net](http://www.stlbroker.net)

**A&M REALTY INC**





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# INVESTMENT SUMMARY

A&M realty Inc. Is pleased to offer Rolla Center in Rolla, MO. This is a 100% percent leased, stabilized asset, that offers an investor the rare opportunity to acquire a well constructed multi tenant retail center at almost a 9.56% percent Cash-on-Cash Return. Almost 100% percent of the gross leasable area has a corporate guarantee. The property is a 81,348 square foot inline center on Bishop Ave consisting of 3 tenants.

This investment opportunity is for the fee simple interest in Rolla Center, a 81,348 square foot anchored retail center sitting on a total of 6.90 acres. The center is anchored by Planet Fitness, Bealls , JCPenney that combine to create an excellent tenant synergy and a dynamic cross-shopping experience. Rolla Center is located in Rolla, MO.



# PROPERTY SUMMARY

Offering Price	\$3,900,000.00
Building SqFt	81,348 SqFt
Year Built	1974
Lot Size (acres)	6.90
Parcel ID	71-09-6.0-14-003-002-002.000
Zoning Type	Commercial
County	Phelps
Frontage	0.00 Ft
Coordinates	37.928493,-91.780616

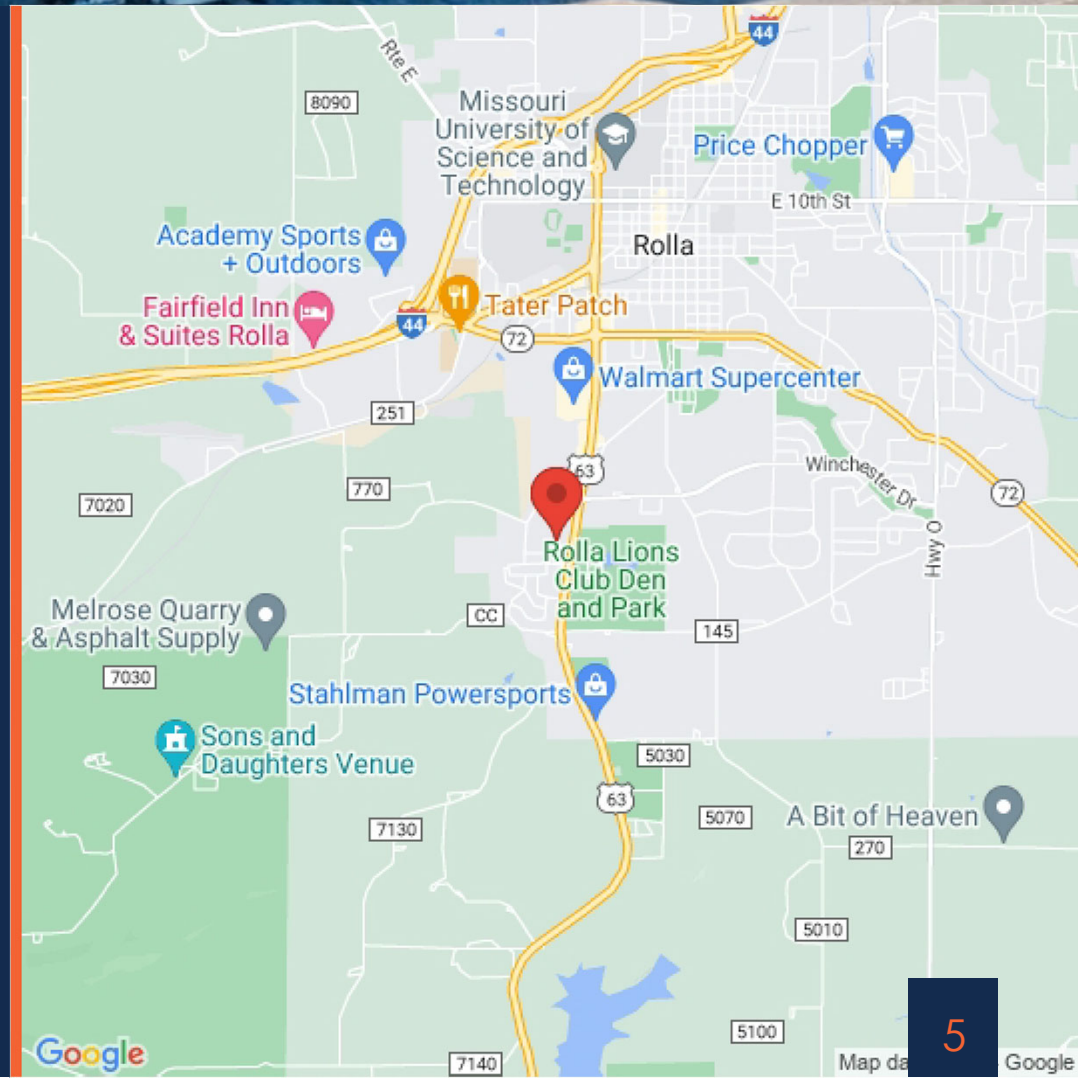






## INVESTMENT HIGHLIGHTS

- Mix of national tenants.
- Ample parking available spaces for shoppers and employees.
- Property is strategically located in the Market Area with direct frontage on Bishop Ave. The opportunity is being offered for \$3,900,000.00.
- Absolute NNN lease .
- 1050 South Bishop Avenue, Rolla, Rolla, Mo 65401 Most is being offered at \$3,900,000.00 with a net operating income of \$362,314.00









# LOCATION HIGHLIGHTS

- Excellent Visibility from Bishop Ave and Surrounding Businesses.
- Located on Bishop Ave, a major thoroughfare and premier location in the submarket.
- Excellent access, frontage and visibility.
- The property offers convenient access to shoppers from the high-density middle and upper-middle income residential neighborhoods.



# RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO
	JCPenney	48,094	\$226,756.00	\$4.71	Other Income - \$0.00	09/23/1993	06/30/2028
	Planet Fitness	16,988	\$118,986.00	\$7.00	NNN - \$15,300.00	05/31/2018	5/31/2028
	Bealls	16,256	\$73,197.00	\$4.50	NNN - \$14,625.00	08/01/2023	1/31/2035
	Total Occupied	81338	\$418,939.00				
<b>TOTAL</b>		<b>81338</b>	<b>\$418,939.00</b>		<b>\$29,925.00</b>		

UNIT	TENANT NAME	Options
	JCPenney	Two 5-Year
	Planet Fitness	Two 5-Year
	Bealls	Five 5-Year



# OVERVIEW & ASSUMPTIONS

## PRICING SUMMARY

Pricing	\$3,900,000.00
Price PSF	\$47.95
Year 1 NOI	\$362,314.00
Year 1 Cap Rate	9.29%
Year 1 Leveraged Cash / Cash Return	12.40%

## GENERAL INFORMATION

Analysis Period	3
Analysis Start Date	06/25/2024
Market Rent/SF	\$5.15

## EXPENSE BREAKDOWN

Property Insurance	\$12,675.00
Property Tax	\$38,870.00
Management Fee	\$10,500.00
CAM	\$24,505.00
Total Expenses	\$86,550.00

## POTENTIAL FIRST LOAN

Loan Amount	\$2,925,000.00
Down Payment	\$975,000.00
Interest Only Annual Payment	-
Principal & Interest Annual Payment	\$241,402.88
Interest Rate	6.70%
Interest Only Period	0 /Years
Amortization Period	25 /Years
Loan Term	25 /Years





# CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1	YEAR 2	YEAR 3
<b>POTENTIAL GROSS REVENUE</b>				
BASE RENTAL REVENUE	\$418,939.00	\$418,939.00	\$418,939.00	\$418,939.00
SCHEDULED BASE RENTAL REVENUE	\$418,939.00	\$418,939.00	\$418,939.00	\$418,939.00
NNN	\$29,925.00	\$29,925.00	\$29,925.00	\$29,925.00
TOTAL POTENTIAL GROSS REVENUE	\$448,864.00	\$448,864.00	\$448,864.00	\$448,864.00
EFFECTIVE GROSS REVENUE	\$448,864.00	\$448,864.00	\$448,864.00	\$448,864.00
<b>OPERATING EXPENSES</b>				
PROPERTY TAX	\$38,870.00	\$38,870.00	\$38,870.00	\$38,870.00
INSURANCE	\$12,675.00	\$12,675.00	\$12,675.00	\$12,675.00
MANAGEMENT FEE	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00
CAM	\$24,505.00	\$24,505.00	\$24,505.00	\$24,505.00
TOTAL OPERATING EXPENSES	\$86,550.00	\$86,550.00	\$86,550.00	\$86,550.00
<b>NET OPERATING INCOME</b>	<b>\$362,314.00</b>	<b>\$362,314.00</b>	<b>\$362,314.00</b>	<b>\$362,314.00</b>
<b>RESERVES</b>				
DEBT SERVICE		\$(241,402.88)	\$(241,402.88)	\$(241,402.88)
CASH FLOW AFTER DEBT SERVICE		\$120,911.12	\$120,911.12	\$120,911.12
CAP RATE		9.29%	9.29%	9.29%
CASH/CASH		12.40%	12.40%	12.40%



**bealls**

**bealls**  
**NOW OPEN**





# TENANT PROFILES



## JCPenney

JCPenney, founded in 1902, has grown into a major retail chain in the United States, operating 663 stores as of 2024. The stores are spread across 50 states and territories, including Puerto Rico, with a strong presence in Texas, California, and Florida. The company employs approximately 50,000 people, providing a wide range of products and service



## Planet Fitness

Planet Fitness, founded in 1992, is one of the largest and fastest-growing franchisors and operators of fitness centers globally. As of December 31, 2023, the company operates 2,575 locations across 50 states, the District of Columbia, Puerto Rico, Canada, Panama, Mexico, and Australia, serving approximately 18.7 million members



## Bealls Inc

Bealls Inc., founded in 1915, operates over 600 retail stores across 23 states in the United States. The company is headquartered in Bradenton, Florida, and has a rich history of growth and expansion in the retail industry

# SALES COMPARABLES

1040-1360 Forum Dr  
Rolla, Missouri 65401



PRICE	\$12,500,000.00
SALE DATE	07/28/2022
CAP RATE%	7.50
NET OPERATING INCOME	\$937,500.00
BUILDING SIZE	86,741 SQFT
LOT SIZE	510,088 SQFT
NUMBER OF UNITS	9.00
OCCUPANCY %	100.00

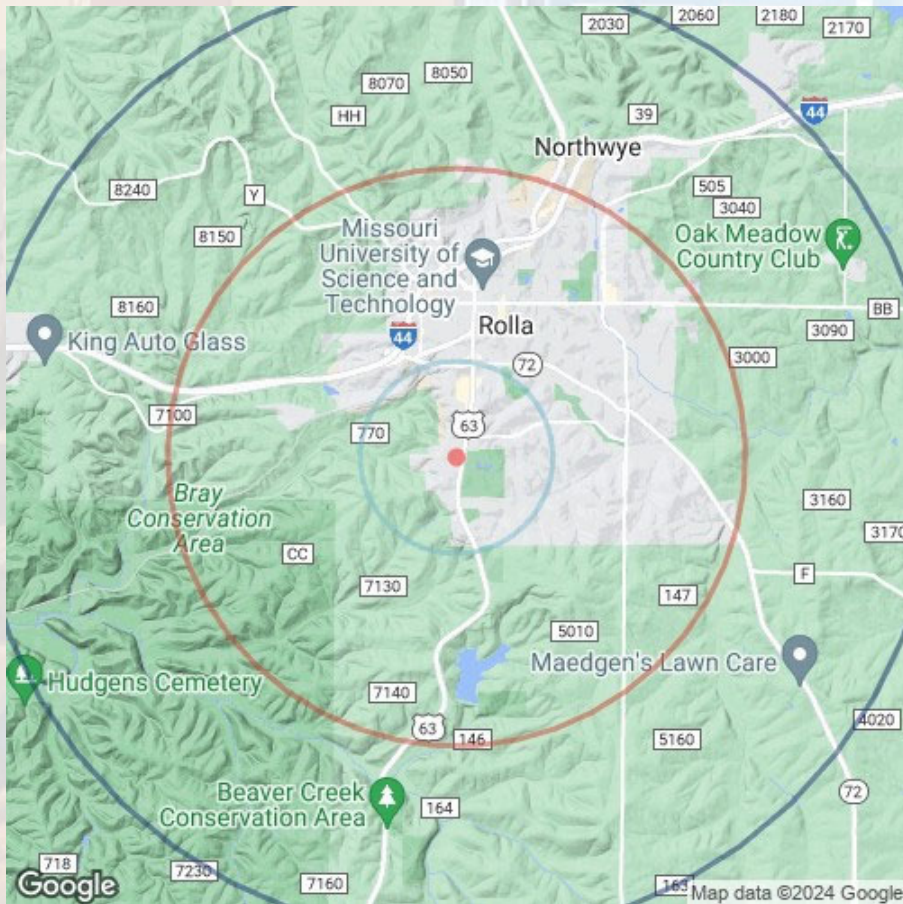




# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,948	18,759	23,406
2010 Population	2,170	21,289	26,928
2023 Population	2,229	21,141	26,946
2028 Population	2,183	20,900	26,750
2023-2028 Growth Rate	-0.42 %	-0.23 %	-0.15 %
2023 Daytime Population	3,456	26,356	30,543

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	174	1,599	1,861
\$15000-24999	114	872	1,047
\$25000-34999	80	1,306	1,538
\$35000-49999	101	1,102	1,346
\$50000-74999	205	1,381	1,681
\$75000-99999	89	771	1,029
\$100000-149999	158	828	1,219
\$150000-199999	70	467	673
\$200000 or greater	44	260	493
Median HH Income	\$ 54,206	\$ 40,890	\$ 45,212
Average HH Income	\$ 77,383	\$ 65,221	\$ 73,077



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	869	7,422	9,273
2010 Total Households	986	8,278	10,520
2023 Total Households	1,035	8,586	10,889
2028 Total Households	1,021	8,551	10,890
2023 Average Household Size	2.1	2.19	2.24
2023 Owner Occupied Housing	690	4,030	5,585
2028 Owner Occupied Housing	684	4,050	5,643
2023 Renter Occupied Housing	345	4,556	5,304
2028 Renter Occupied Housing	337	4,501	5,247
2023 Vacant Housing	95	1,329	1,512
2023 Total Housing	1,130	9,915	12,401

## CITY OF ROLLA

## AREA

CITY	12.1 SQ MI
LAND	12.1 SQ MI
ELEVATION	1122 FT

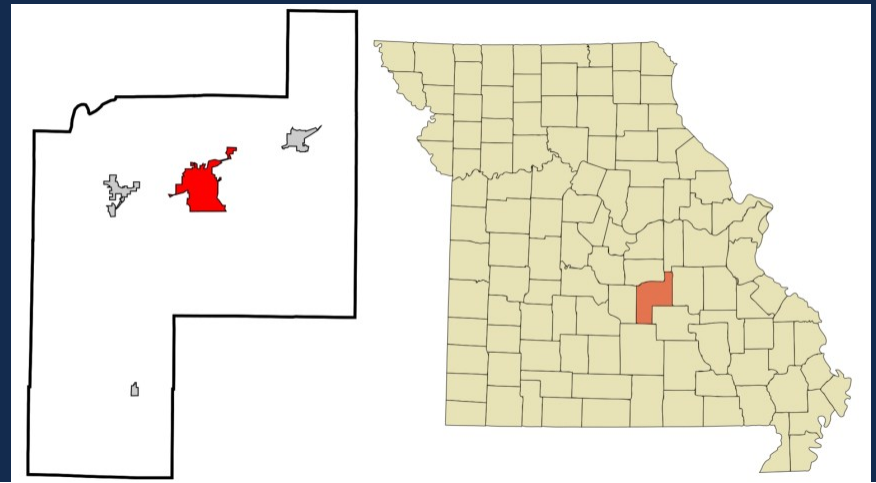
## POPULATION

POPULATION	19,943
ESTIMATE (2023)	20,515
DENSITY	1,644.24 SQ MI



## ABOUT ROLLA

Rolla, MO, situated in south-central Missouri along Historic Route 66, is a dynamic city with a population exceeding 20,000. As the county seat of Phelps County, which has a population of over 45,000, Rolla functions as a regional trade hub. Its strategic location at the intersection of Interstate 44 and US Route 63 places it 100 miles from Columbia, Springfield, and St. Louis, and 60 miles from Jefferson City, the state capital. The city is home to the Missouri University of Science and Technology (MS&T), a distinguished technological research university with over 7,083 students and more than 1,000 employees, making it a significant public employer. Additionally, the Phelps County Regional Medical Center, the largest hospital in the region, features 240 beds, nearly 100 doctors, and over 800 employees. This establishes Rolla as a crucial center for government services and healthcare providers in the eight-county area.





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PLEASE CONTACT THE A&M REALTY INC ADVISOR FOR MORE DETAILS.

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Broker

Mobile: 314-267-4408

[Tony@stlbroker.net](mailto:Tony@stlbroker.net)

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