



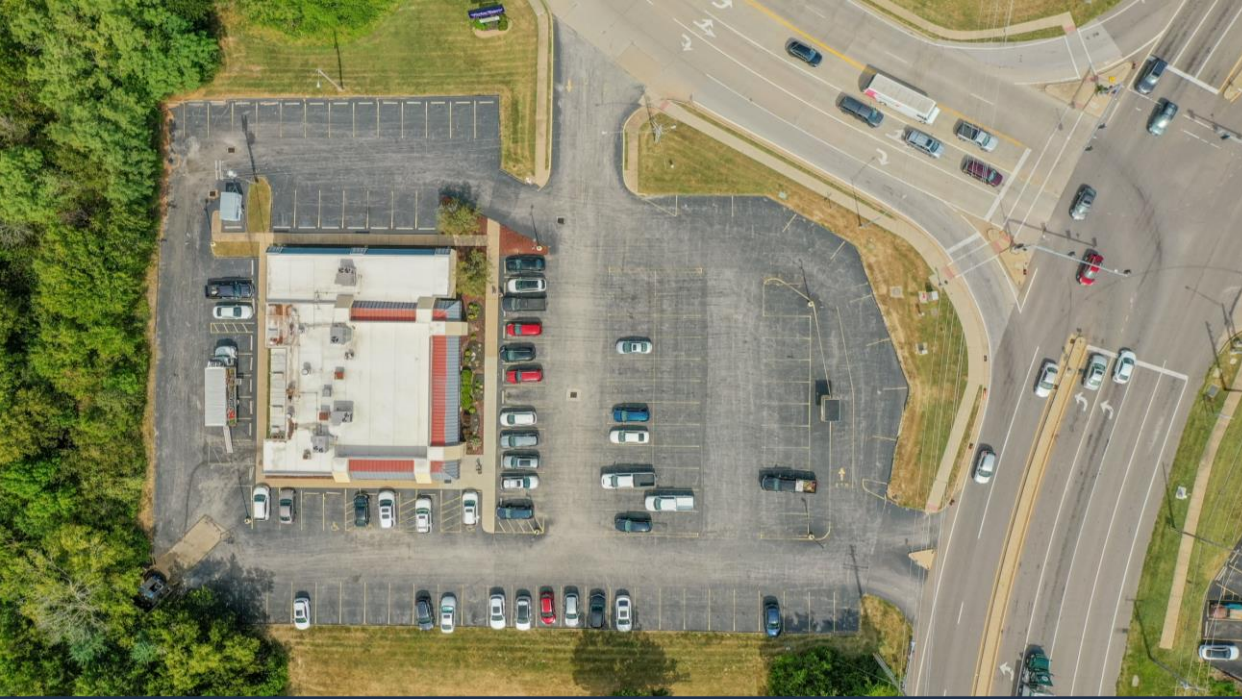
## RARE ABSOLUTE NNN RESTAURANT

3601 JEFFCO BOULEVARD  
ARNOLD, MO 63010

360 AERIAL







**EDDIE CHERRY, CCIM**  
**314.647.6611 (EXT. 113)**  
**EDDIE@MANORREALESTATE.COM**



**MANOR** REAL ESTATE



# INVESTMENT HIGHLIGHTS

*Wesley Roger's*  
★ STEAK AND BUFFET ★

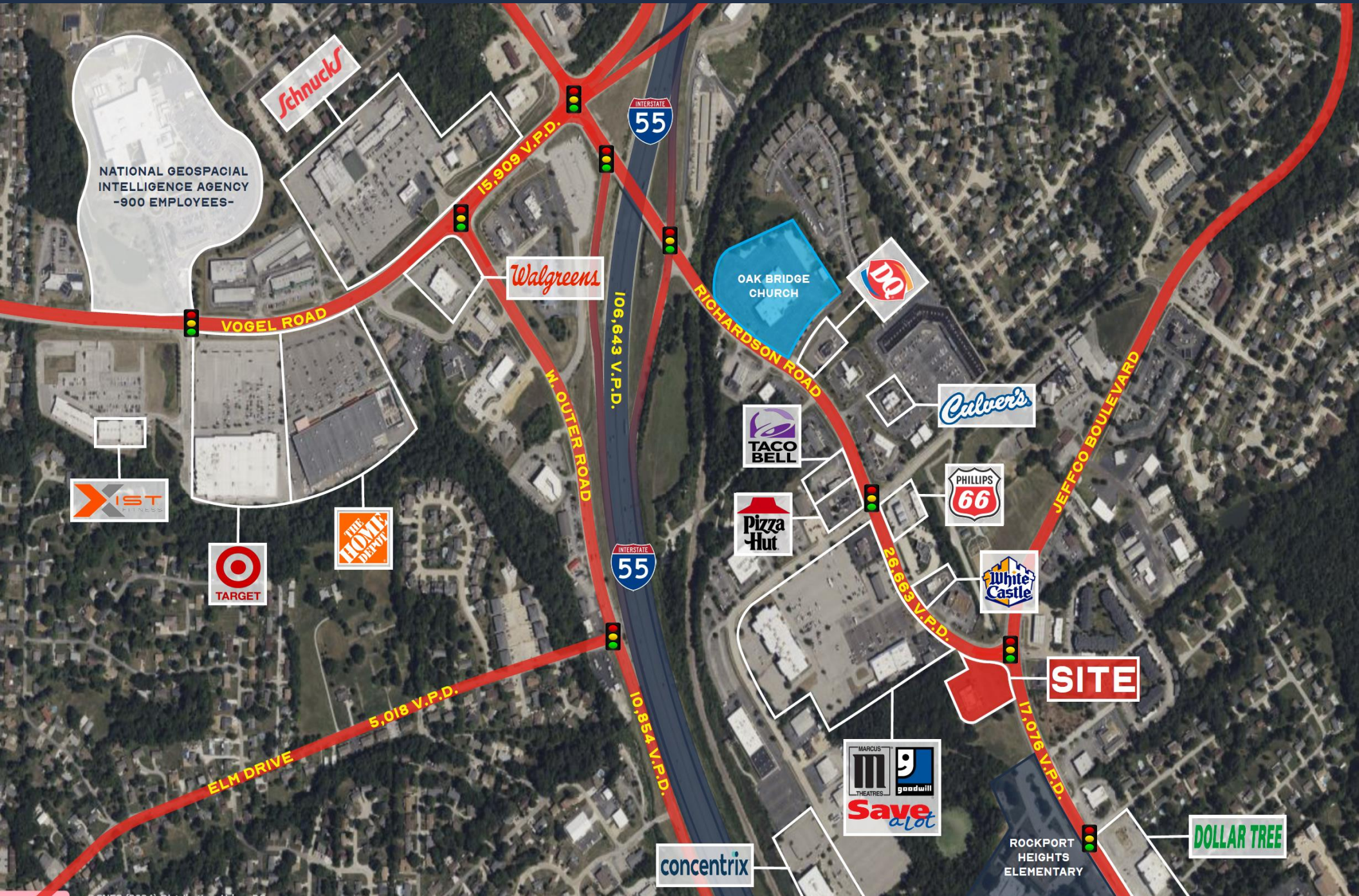


- **LANDMARK ABSOLUTE NNN RESTAURANT**
- **IMPRESSIVE 35-YEAR OPERATING HISTORY**
- **7,857 SQUARE FOOT RESTAURANT ON LARGE 2.20-ACRE LOT**
- **POSITIONED AT SIGNALIZED HARD-CORNER**
- **TRAFFIC COUNTS EXCEED 31,000 VEHICLES DAILY**
- **7 YEARS OF PRIMARY TERM REMAINING**
- **2.00% ANNUAL RENT GROWTH**
- **EXCELLENT FUTURE DEVELOPMENT OPPORTUNITY**
- **COVERED LAND PLAY**
- **ARNOLD SUBMARKET IS EXPERIENCING ROBUST GROWTH**





# AERIAL





# TENANT PROFILE



WESLEY ROGERS STEAK AND BUFFET IS A FAMILY-OWNED AND OPERATED RESTAURANT FEATURING A VAST ASSORTMENT OF HIGH-QUALITY PREPARED FOODS SERVED ON A TRADITIONAL BUFFET. THE DELICIOUS FOOD COUPLED WITH THE DOWN-HOME ATMOSPHERE AND HOMESTYLE SERVICE BRING CUSTOMERS BACK AGAIN AND AGAIN TO THIS LOCAL FAVORITE. WESLEY ROGERS IS LOCATED IN THE HEART OF ARNOLD, MISSOURI, AND HAS BEEN A COMMUNITY STAPLE FOR MORE THAN THREE DECADES SINCE IT'S OPENING IN 1988.

THE BUFFET FEATURES ITEMS SUCH AS BREADS, SOUPS, SALAD INGREDIENTS, MEAT DISHES, SIDE DISHES, AND DESSERT ITEMS. A SMALL MENU IS ALSO AVAILABLE TO ORDER FROM WITH ENTREES INCLUDING SIRLOIN, RIBEYE, T-BONE, NEW YORK STRIP, SALMON, SHRIMP, AND CHICKEN.

WESLEY ROGERS OFFERS A SPECIAL FRIDAY NIGHT SEAFOOD BUFFET AS WELL AS A SUNDAY BRUNCH. THE RESTAURANT IS OPEN DAILY; CUSTOMERS CAN ENJOY THEIR FARE THROUGH DINE-IN OR CARRYOUT. THE RESTAURANT ALSO OFFERS TWO GENEROUS BANQUET ROOMS THAT CAN ACCOMMODATE 20 TO 100 GUESTS. THESE ROOMS CAN BE USED FREE OF CHARGE WITH A MINIMUM OF 20 MEALS PURCHASED, MAKING THE RESTAURANT A POPULAR DESTINATION FOR BIRTHDAYS, SHOWERS, SMALL WEDDINGS, AND OTHER CELEBRATIONS.

THE RESTAURANT OPENED AS A PONDEROSA STEAKHOUSE IN 1988 AND REMAINED PART OF THE WELL-LOVED FRANCHISE UNTIL 2020. IN MARCH OF 2021, WESLEY ROGERS STEAK AND BUFFET CELEBRATED ITS ONE-YEAR ANNIVERSARY UNDER ITS NEW NAME.

COMPANY TYPE: PRIVATE

LOCATIONS: 1

WEBSITE: [WWW.WESLEY-ROGERS.COM](http://WWW.WESLEY-ROGERS.COM)



**1988**  
YEAR THE FAMILY-OWNED  
RESTAURANT OPENED

**100**  
SEATS IN PRIVATE  
BANQUET ROOM

**7 YEARS**  
TERM  
REMAINING



# MARKET HIGHLIGHTS

## ST. LOUIS

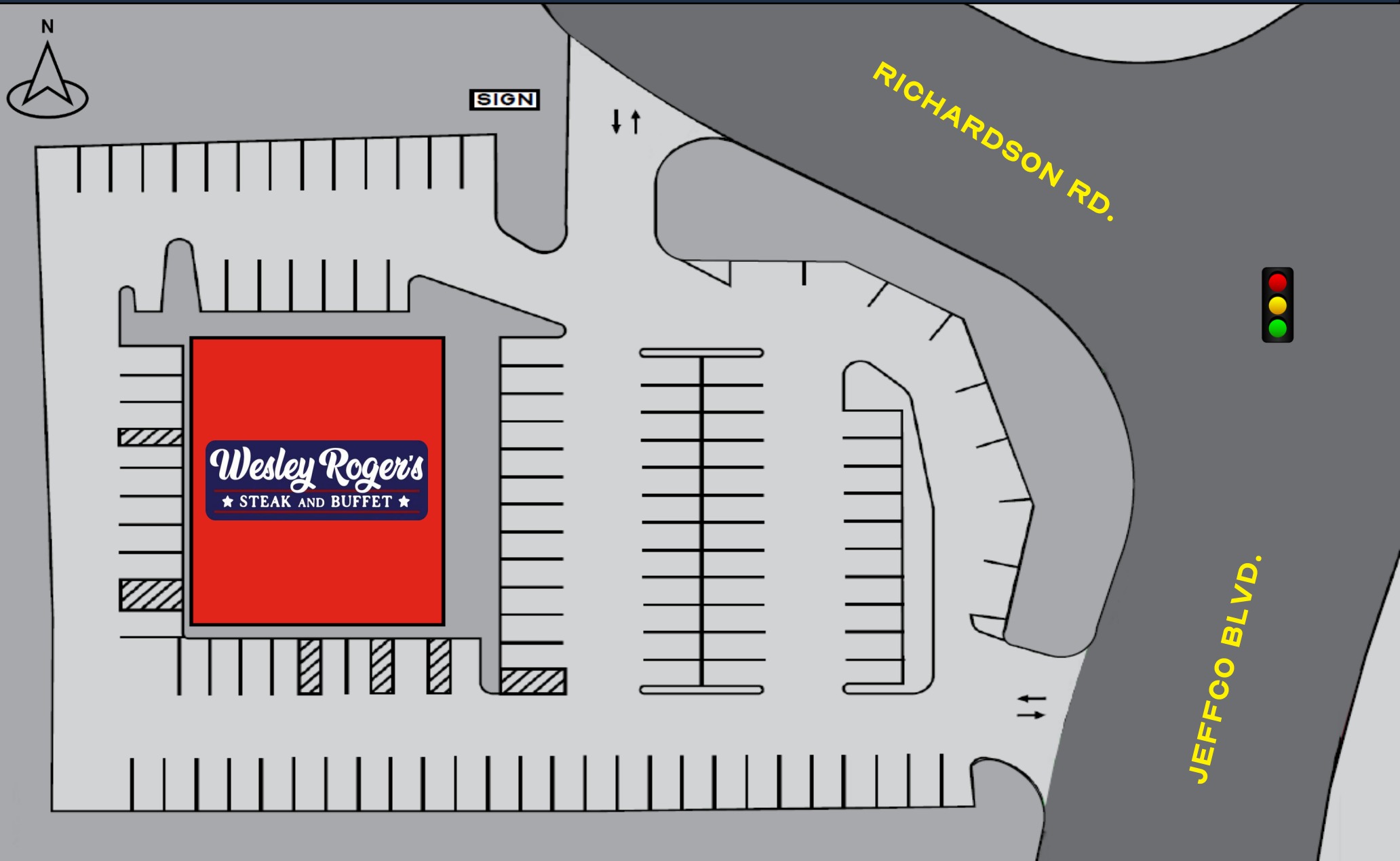
**ST. LOUIS'S LONG-STANDING REPUTATION AS THE GATEWAY CITY MAKES IT AN IDEAL CANDIDATE FOR PARTNERSHIP AND DEVELOPMENT. AS THE SEVENTH-LARGEST METRO IN THE GREAT LAKES REGION, ST. LOUIS IS HOME TO 14 FORTUNE 1000 COMPANIES, AND A MULTITUDE OF MAJOR FIRMS, INCLUDING ANHEUSER-BUSCH, U.S. BANK, AND THE U.S. DEPARTMENT OF AGRICULTURE.**

**THE ST. LOUIS WORKFORCE IS AS IMPRESSIVE AS THE CITY ITSELF. THE METROPOLITAN WORKFORCE IS EXPECTED TO GROW 7.3% BY 2030, BRINGING AN ESTIMATED 81,488 JOBS TO THE AREA.**

**GREATER ST. LOUIS HAS ALL THE ADVANTAGES OF A MAJOR MARKET BUT WITH THE CHARM OF A SMALL CITY. THE 750,000 FAMILIES LIVING IN THE METROPOLITAN AREA ENJOY THE UNIQUE CITY-SUBURB BALANCE OFFERED IN ST. LOUIS. GREATER ST. LOUIS COMBINES THE FEATURES OF A BOOMING METROPOLIS WITH THOSE OF QUIET SUBURBS, MAKING IT AN AREA WHERE PEOPLE OF ALL BACKGROUNDS CAN RESIDE AND THRIVE.**



# SITE PLAN



**2.20 ACRES • 7,857 S.F. BUILDING • 120 PARKING SPACES**  
**PYLON SIGN • MULTIPLE ACCESS POINTS**

# NNN RESTAURANT

## FINANCIAL SUMMARY

### OFFERING SUMMARY

PRICE	\$3,056,266
CURRENT NET OPERATING INCOME	\$229,220.88
CURRENT CAPITALIZATION RATE	7.50%
TOTAL RENTABLE S.F.	7,857 S.F.
TOTAL LAND AREA	2.20 ACRES
YEAR BUILT	1993

### LEASE TERMS

TENANT	WESLEY ROGERS STEAK & BUFFET
LEASE COMMENCEMENT	10/26/2021
LEASE EXPIRATION	12/31/2031
LEASE TYPE	ABSOLUTE NNN
ROOF & STRUCTURE	TENANT RESPONSIBILITY
MONTHLY RENT	\$19,101.74
ANNUAL RENT	\$229,220.88
RENTAL INCREASES	2% ANNUALLY
RENEWAL OPTIONS	TWO 5-YEAR @ 2% ANNUALLY





# MANOR REAL ESTATE

## NON-DISCLOSURE & CONFIDENTIALITY AGREEMENT

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