

PRIME HISTORIC MAIN ST. CORRIDOR

St. Charles, MO 63301 | Trophy Mixed-Use Asset

OFFERING STATUS

Unpriced / Highest & Best

OCCUPANCY TERMS

Delivered Vacant OR Tenanted

OPTIONAL BASELINE NOI

\$93,600 / Year (NNN)

EXECUTIVE OVERVIEW: THE MAIN STREET DREAM

An extraordinary opportunity to acquire a highly flexible, high-visibility historic asset located in the absolute heart of St. Charles' celebrated Historic District. Positioned directly on the famous South Main Street grid, this property features an expansive **5,001 total square feet**—a rare footprint size on a corridor where most historic assets are significantly smaller.

MAXIMUM OCCUPANCY FLEXIBILITY: The asset is offered with complete acquisition versatility. A buyer may choose to take delivery of the building **100% vacant at closing** for immediate owner-occupancy, a private luxury live/work compound, or a flagship commercial headquarters—OR choose to close with an **executed 10-year corporate master lease in place** for immediate, turnkey NNN cash flow.

KEY INVESTMENT HIGHLIGHTS

- Maximum Acquisition Flexibility:** Delivered 100% vacant for owner-users OR fully stabilized with a 10-year corporate master lease—buyer's choice.
- Rare & Substantial Scale:** 5,001 total square feet offering unmatched space flexibility directly on the historic brick-paved corridor.
- Guaranteed Baseline Revenue Option:** If turnkey cash-flow route is selected, property is backed by an executed 10-year master lease LOI generating **\$93,600 initial annual NNN income** (\$7,800/month).
- Inflation-Hedged Escalations:** Contractual **2.0% annual compounding rent escalations** commencing in Year 4 protect investor yield over the 10-year term.
- Zero Landlord Operational Overhead:** Absolute Triple-Net (NNN) lease structure requires tenant to cover real estate taxes, building insurance, utilities, and routine operational maintenance.
- High-Visibility Parade & Festival Route:** Positioned directly on the official route for St. Charles' famous year-round festivals, parades, concerts, and holiday celebrations.

ASSET SPECIFICATIONS & SPACE ALLOCATION

PROPERTY FEATURE	SPECIFICATION / STRATEGIC DETAIL
Location Grid	Historic South Main Street District, St. Charles, MO 63301
Total Building Footprint	5,001 Square Feet
Front Space Allocation	1,550 SF (Ideal for Luxury Residence, Boutique Retail, or Executive Reception)
Rear Space Allocation	3,451 SF (Highly Adaptable Commercial / Clinical / Studio Space)
Occupancy Options	Delivered 100% Vacant OR Fully Tenanted (Buyer's Preference)
Optional Master Lease Term	10-Year Corporate Master Lease LOI (Essential-Service Healthcare Provider)
Initial Base Rent	\$7,800 / Month (\$93,600 / Year NNN)
Escalation Schedule	2.0% Compounding Annually (Commencing Lease Year 4)
Lease Structure	Absolute Triple-Net (NNN) — Zero Landlord Expenses

TWO DISTINCT ACQUISITION PATHWAYS

PATHWAY A

Owner-User / Live-Work Residence

Delivered 100% Vacant at Closing

- **Complete Building Control:** Take control of the entire 5,001 SF footprint to create a luxury residence, private compound, or corporate headquarters.
- **Hybrid Live/Work Potential:** Utilize the elegant 1,550 SF front space as a luxury primary residence or boutique storefront, while utilizing the 3,451 SF rear flexible space for private offices, creative studio, or secondary quarters.
- **Unrivaled Walkability:** Step directly onto brick-paved streets leading to world-class dining, parks, and cultural events.

PATHWAY B

Turnkey Cash Flow Investment

10-Year Corporate NNN Master Lease In Place

- **Turnkey Income Day One:** Close with an active, high-demand pediatric clinical provider under a 10-year master lease commitment generating \$93,600/yr NNN NOI.
- **Essential-Service Tenant:** Healthcare and pediatric therapy services provide exceptional recession resilience and long-term stability.
- **Compounding Growth:** 2.0% compounding annual rent increases protect real yields against inflation.

10-YEAR CASH FLOW & LEASE ESCALATION SCHEDULE

When acquired as a turnkey investment asset with the 10-year corporate master lease in place, the contractual **2.0% annual compounding escalation** schedule (commencing in Year 4) provides built-in income growth over the holding period:

LEASE YEAR	MONTHLY BASE RENT	ANNUAL NNN NOI	ESCALATION RATE	CUMULATIVE NET INCOME
Year 1	\$7,800.00	\$93,600.00	Initial Base Rate	\$93,600.00
Year 2	\$7,800.00	\$93,600.00	Flat (Stabilization)	\$187,200.00
Year 3	\$7,800.00	\$93,600.00	Flat (Stabilization)	\$280,800.00
Year 4	\$7,956.00	\$95,472.00	+2.0%	\$376,272.00
Year 5	\$8,115.12	\$97,381.44	+2.0%	\$473,653.44
Year 6	\$8,277.42	\$99,329.07	+2.0%	\$572,982.51
Year 7	\$8,442.97	\$101,315.65	+2.0%	\$674,298.16
Year 8	\$8,611.83	\$103,341.96	+2.0%	\$777,640.12
Year 9	\$8,784.07	\$105,408.80	+2.0%	\$883,048.92
Year 10	\$8,959.75	\$107,516.98	+2.0%	\$990,365.90

*Note: Total projected cumulative income over the initial 10-year term exceeds **\$990,000 in net cash flow** directly to the property owner.

LOCAL SUBMARKET BENCHMARKS & FINANCIAL SENSITIVITY MATRIX

Historic Main Street St. Charles is a supply-constrained submarket where commercial assets trade between **\$240 / SF and \$300+ / SF**. Because the property is offered on an **unpriced basis**, prospective buyers can evaluate their projected yields based on the \$93,600 baseline NNN NOI:

OFFER PRICE SCENARIO	PRICE / SF (5,001 SF)	PROJECTED INITIAL NNN CAP RATE	INVESTOR YIELD PROFILE
\$995,000	\$198.96 / SF	9.41%	Outstanding Cash-Flow Yield
\$1,095,000	\$218.95 / SF	8.55%	High-Yield Commercial Outlier
\$1,195,000	\$238.95 / SF	7.83%	Strong Submarket Alignment
\$1,295,000	\$258.95 / SF	7.23%	Main Street Historic Trophy Yield
\$1,395,000	\$278.94 / SF	6.71%	Long-Term Capital Preservation

PRIME FRONT-ROW LOCATION & FESTIVAL ROUTE EXPOSURE

Positioned **directly on the official parade and festival route** along Missouri's premier historic retail grid, South Main Street benefits from massive regional draw, continuous foot traffic, and millions of annual visitors throughout the year:

- **Saint Charles Christmas Traditions®:** A month-long international holiday festival drawing hundreds of thousands of visitors directly past the front door with holiday characters, carolers, and festive decor.
- **Legends & Lanterns®:** St. Charles' famed Halloween festival where historical figures, folklore villains, and ghost stories take over Main Street for several weekend celebrations.
- **Festival of the Little Hills:** The Midwest's premier arts and crafts festival featuring 300+ artisan vendors, live music, and dense crowds spanning the entire Main Street corridor.
- **St. Charles Riverfest (4th of July 2-Day Festival):** Premier multi-day Independence Day celebration featuring the famous Riverfest Parade down Main Street, a massive drone light show, live concerts, carnival, and fireworks over the Missouri River.
- **Main Street Art Walk & Gallery Nights:** Regular art walks and studio events connecting Main Street galleries with the nearby Foundry Art Centre, drawing art lovers, collectors, and evening foot traffic.
- **Music on Main Concert Series:** Beloved free monthly summer outdoor concert series (3rd Wednesday of every month, May through September) that fills Main Street with live music and heavy pedestrian crowds.
- **St. Patrick's Day Parade:** High-volume annual Celtic parade and street celebration that paints Main Street green and fills local shops and dining venues.
- **Mardi Gras Parade & Street Party:** Historic Main Street hosts festive parade floats, walking krewe, bagpipes, and energetic street celebrations right at the doorstep.
- **Main Street in Bloom:** Vibrant annual spring celebration bringing floral displays, artisan vendors, and seasonal shoppers straight to the historic brick grid.
- **Saint Charles Market & Peach Festival:** Featured summer street market event bringing local fresh produce, peach cobbler contests, live entertainment, and heavy weekend foot traffic.