



A & M REALTY INC

YOUR SUCCESS, OUR BLUEPRINT

**Elite Market & Grill
SALE LEASE BACK**



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RETAIL LIQUOR STORES

ELITE MARKET & GRILL

**SALE / LEASE BACK
THREE BUILDINGS
12 YRS LEASE / TWO FIVE
YRS OPTIONS**

9,997 +/- S F | \$7,696,551

7.25% ROI





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3 RETAIL BUILDINGS

SAINT LOUIS, MISSOURI

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ELITE MARKET & GRILL
**Bud Ice and Busch Family
25oz Can Special**

Investment Summary and Breakdown

- Total Annual Rental Income: \$558,000
- Average Cap Rate: 7.25%
- Combined Estimated Portfolio Value: \$7,696,551

Detailed Breakdown by Property:

1. 1403 Union Blvd, St. Louis, MO 63113

- Monthly Rent: \$18,000
- Annual Rent: \$216,000
- Cap Rate: 7.25%
- Estimated Property Value: \$2,979,310
- Size: 3,400 +/- SQF
- Annual Rent per SQF: $\$216,000 / 3,400 = \63.53 per SQF

2. 8337 N Broadway, St. Louis, MO 63147

- Monthly Rent: \$10,000
- Annual Rent: \$120,000
- Cap Rate: 7.25%
- Estimated Property Value: \$1,655,172
- Size: 3,900 +/- SQF
- Annual Rent per SQF: $\$120,000 / 3,900 = \30.77 per SQF

3. 9101 W Florissant Ave, St. Louis, MO 63136

- Monthly Rent: \$18,500
- Annual Rent: \$222,000
- Cap Rate: 7.25%
- Estimated Property Value: \$3,062,069
- Size: 2,697 +/- SQF
- Annual Rent per SQF: $\$222,000 / 2,697 = \82.34 per SQF



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EXECUTIVE SUMMARY

A&M Realty Inc. presents three convenience store properties, operated as Elite Market & Grill, available for sale-leaseback. These properties offer long-term absolute NNN leases, providing stable returns with minimal landlord responsibilities. The leases feature a 12-year minimum term with two 5-year renewal options. The owner has over 18 years of experience in the retail business.

1403 Union Blvd, St. Louis, MO 63113

- Size: 3,400 +/- SQF on 14,375 SQF lot
- Monthly Rent: \$18,000
- Cap Rate: 7.25%
- Year Built: 2017

Located in Hamilton Heights, with high walkability and modern construction, this site offers excellent visibility for retail operations.

8337 N Broadway, St. Louis, MO 63147

- Size: 3,900 +/- SQF on 7,485 SQF lot
- Monthly Rent: \$10,000
- Cap Rate: 7.25%
- Year Built: 1968 Renovated in 2014

Situated in the Baden neighborhood, this property features a brick structure and favorable zoning for commercial use.

9101 W Florissant Ave, St. Louis, MO 63136

- Size: 2,697 +/- SQF on 21,344 SQF lot
- Monthly Rent: \$18,500
- Cap Rate: 7.25%
- Year Built: 1987 (Renovated 2010)

Located in Ferguson, with off-street parking and a walk score of 76, this site is ideal for retail traffic.

Investment Summary

- Annual Rent: \$558,000
- Portfolio Value: \$7,696,551

These properties provide solid income potential with minimal management, backed by a proven retail business model.



EXECUTIVE SUMMARY

Elite Market & Grill

ADDRESS	1403 Union Blvd, St. Louis, MO 63113
TENANT	Elite Market & Grill
NET RENTABLE AREA	3,386 ± Sq. Ft.
FLOORS	1 Floor
PARKING	18 ± spaces (1 handicap) 5.31 ± per 1,000 SF GLA
PARCEL SIZE	0.330 ± Acres
YEAR BUILT	Built 2017
ZONING	C-1
SALE PRICE	\$2,979,310

❖ Elite Market & Grill is a spacious and modern retail establishment, built in 2017, with a strong presence in St. Louis. Situated in a prime commercial area, the store benefits from excellent visibility and accessibility. Its strategic location, near major thoroughfares and key commercial hubs, enhances its potential for growth and continued business success. With a contemporary design and a well-established reputation, Elite Market & Grill is positioned as a leading convenience store in the region.



EXECUTIVE SUMMARY

Elite Market & Grill

ADDRESS	9101 W Florissant Ave, St. Louis, MO 63136
TENANT	Elite Market & Grill
NET RENTABLE AREA	2,697 Sq. Ft.
FLOORS	1 Floor
PARKING	14 + Spaces
PARCEL SIZE	0.489 Acres
YEAR BUILT	1987 Renovated In 2010
ZONING	C-1
SALE PRICE	\$3,062,069

❖ Elite Market & Grill, located on West Florissant Ave, is a bustling retail establishment with high foot and vehicle traffic. Originally built in 1987 and renovated in 2010, the store offers a spacious and modern shopping experience, maintaining a strong presence in St. Louis. Situated in a prime commercial area, it boasts excellent visibility and accessibility, making it an ideal destination for customers. Its strategic location near major roads and commercial centers positions Elite Market & Grill for ongoing growth and success, cementing its reputation as a leading convenience store in the region.



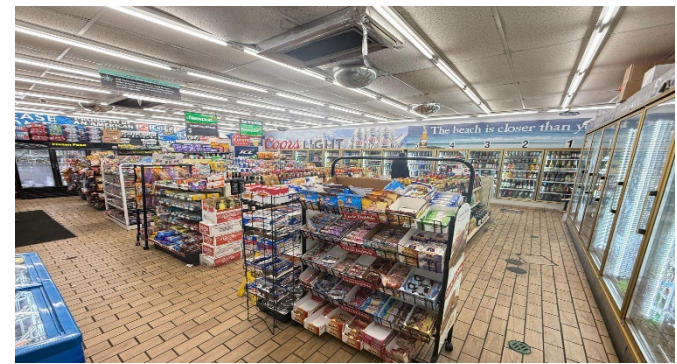
EXECUTIVE SUMMARY

Elite Market & Grill

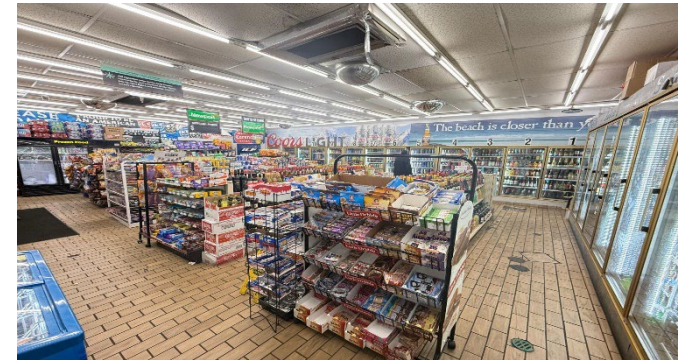
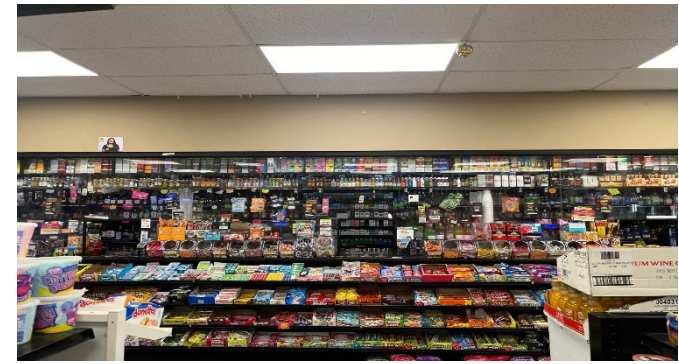
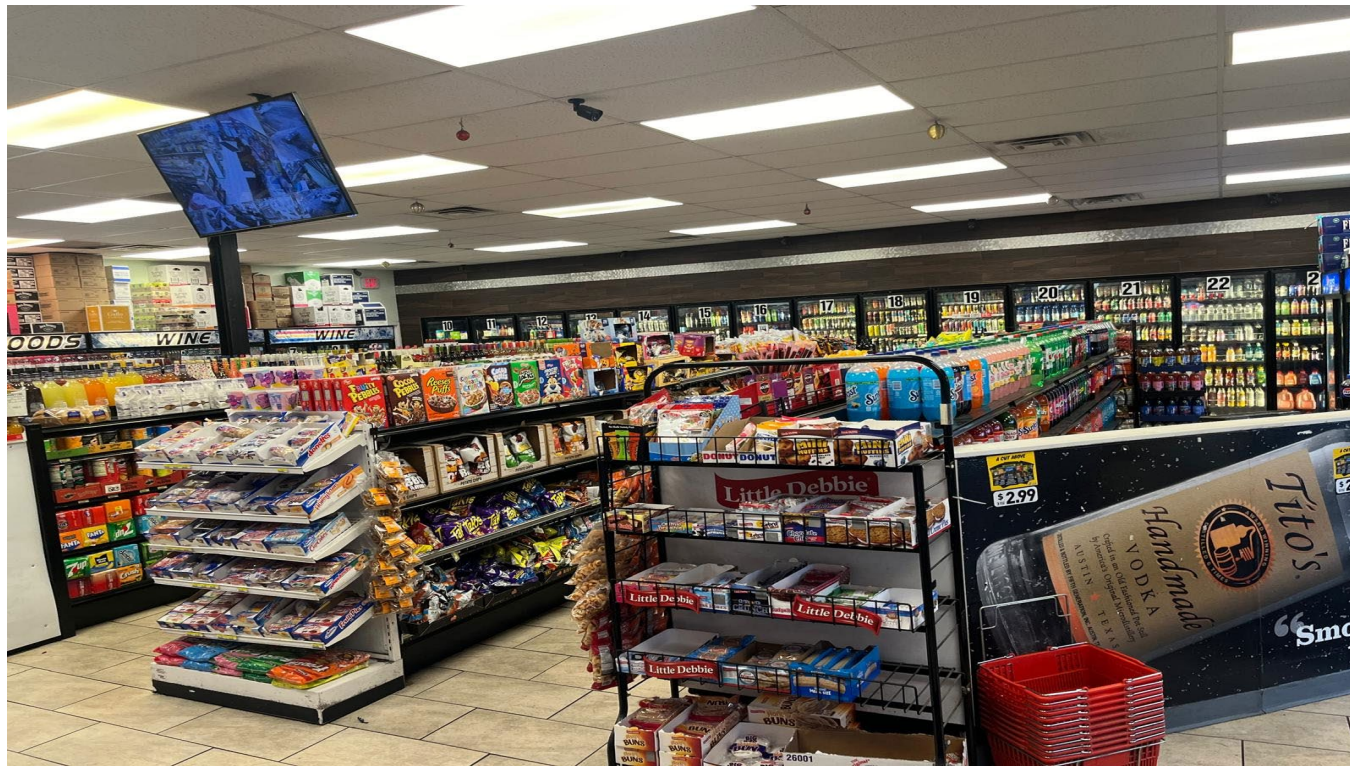
ADDRESS	8337 N Broadway, St. Louis, MO 63147
TENANT	Elite Market & Grill
NET RENTABLE AREA	3,900 Sq. Ft.
FLOORS	1 Floor
PARKING	21 + Spaces
PARCEL SIZE	0.17 Acres
YEAR BUILT	1968 / Renovated 2014
ZONING	C-1
SALE PRICE	\$1,655,172

❖ Elite Market & Grill, situated on Broadway, is a vibrant 3,900-square-foot retail establishment with significant foot and vehicle traffic. Built in 1968 and renovated in 2014, the store provides a spacious and contemporary shopping experience, firmly establishing its presence in St. Louis. Located in a prime commercial zone, it enjoys excellent visibility and accessibility, making it a popular destination for customers. Its strategic position near major roads and commercial hubs sets the stage for continued growth and success, reinforcing Elite Market & Grill's reputation as a top convenience store in the area.






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PROPERTIES SUMMARY

Elite Market & Grill Properties Summary

1. 1403 Union Blvd (3,400 SQF)

1. Built: 2018 | Rent: \$18,000/month | Cap Rate: 7.25%
2. Estimated Value: \$2.98M | Walk Score: 85
3. Modern building in Hamilton Heights.

1. 8337 N Broadway (3,900 SQF)

1. Built: 1968, Renovated 2014 | Rent: \$10,000/month | Cap Rate: 7.25%
2. Estimated Value: \$1.66M | Walk Score: 74
3. Located in the busy Baden area.

1. 9101 W Florissant Ave (2,697 SQF)

1. Built: 1987, Renovated 2010 | Rent: \$18,500/month | Cap Rate: 7.25%
2. Estimated Value: \$3.06M | Walk Score: 76
3. Positioned in Ferguson with ample parking.

Investment Overview

• **Total Annual Rent:** \$558,000 | **Portfolio Value:** \$7.7M

• **Average Cap Rate:** 7.25% | **Rent per SQF:** \$54.63

These locations boast over 18 years of retail success, offering stable income and growth potential.



COMPANY OVERVIEW



A&M REALTY INC
YOUR SUCCESS. OUR BLUEPRINT

TONY ALQAM

Broker / Officer

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A&M Realty Inc., under the astute leadership of Tony Alqam, has risen to prominence in the real estate and business brokerage industry since its inception in 2005. This esteemed company specializes in Business Brokerage and Commercial Real Estate, with a particular focus on C-store properties and retail strip centers.

Tony Alqam began his journey as a Business Broker and Commercial Broker. His knack for pinpointing valuable opportunities and steering pivotal deals has placed both him and A&M Realty Inc. at the forefront of the commercial real estate market. This expertise is further highlighted by the company's notable achievements, which resonate throughout the industry.

Beyond the realm of sales, Tony is also recognized for his adeptness in managing retail properties. For the past six years, his management techniques, characterized by their efficiency and client-focused approach, have set industry standards. This dual proficiency in both sales and property management ensures that A&M Realty Inc. offers a comprehensive suite of services to address the multifaceted needs of the retail property sector.

With a reputation sculpted on transparency, integrity, and unmatched service quality, A&M Realty Inc. stands out as a beacon of trust and expertise. Whether clients are in the market to buy, sell, or manage retail properties, they can confidently turn to Tony Alqam's A&M Realty Inc. for unparalleled expertise and unwavering dedication.

In sum, Tony Alqam's transformative journey from a broker to the guiding force behind A&M Realty Inc. showcases his passion, profound knowledge, and the consistent pursuit of excellence that drives the company in the competitive world of real estate and business brokerage.



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RETAIL ELITE MARKET

SAINT LOUIS, MISSOURI



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