

OFFERING MEMORANDUM

VETERANS ADMINISTRATION (GSA) CLINIC AND SUPPORTING TENANTS

5571 GRETNA ROAD | BRANSON, MO 65616



VA CLINIC AND TENANTS

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THE OFFERING

Purchase Price: \$7,200,000

Cap Rate: 7.9%



Windermere Commercial Real Estate is pleased to offer for sale to qualified investors, the opportunity to acquire a fee simple interest in the property located at 5571 Gretna Road, Branson, MO 65616. the Veterans Administration (VA) Clinic and Multiple Tenants located at 5571 Gretna Rd. Branson, MO.

The subject property consists of 3.30 acres and an approx. 39,450 Square Foot medical office facility that was built in 2007. The building is approximately 62% leased to the United States Department of Veteran Affairs (VA). Five of the seven remaining offices are leased and the vacant office will be leased upon closing of the sale or the Seller will provide a 2 year guarantee for Suite D at \$11/SF.

The medical center office building located at the corner of Gretna Rd. and Hwy 248 offers nice amenities for any business office. The building is configured to offer high-visibility, efficient accommodations for medical office or most small to medium urban office needs in a prestigious and modern building. The walk in first floor location provides bright display windows, easy door-side parking as well as sign locations above the door for high visibility to the Highway 248 traffic. Access to Gretna and Highway 248 is through a lighted intersection.

The Subject Property has several other tenants including medical, legal, and administrative offices for national and regional companies on the lower level.

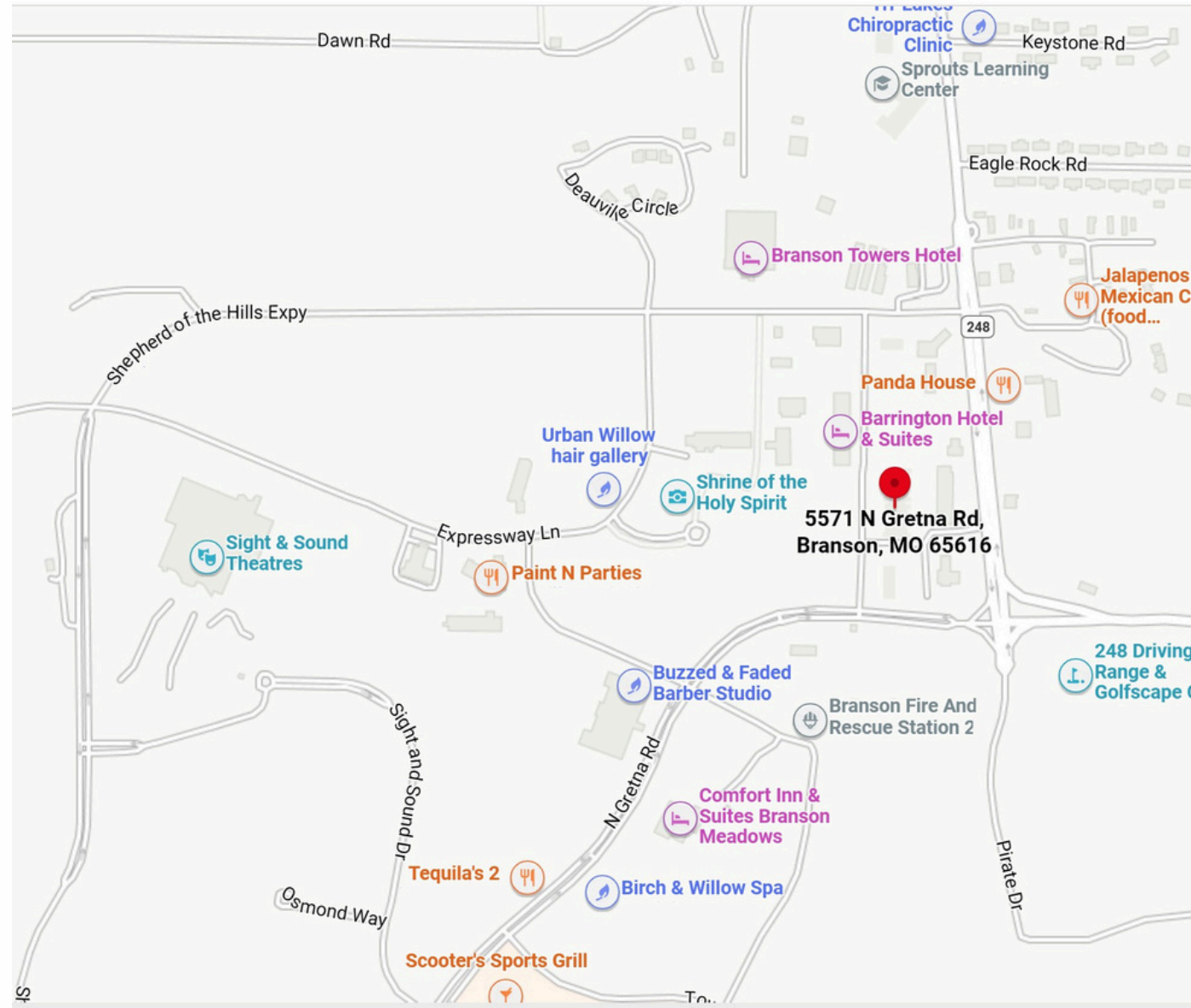
PROPERTY OVERVIEW

PURCHASE PRICE: \$7,200,000

CAP RATE: 7.9%

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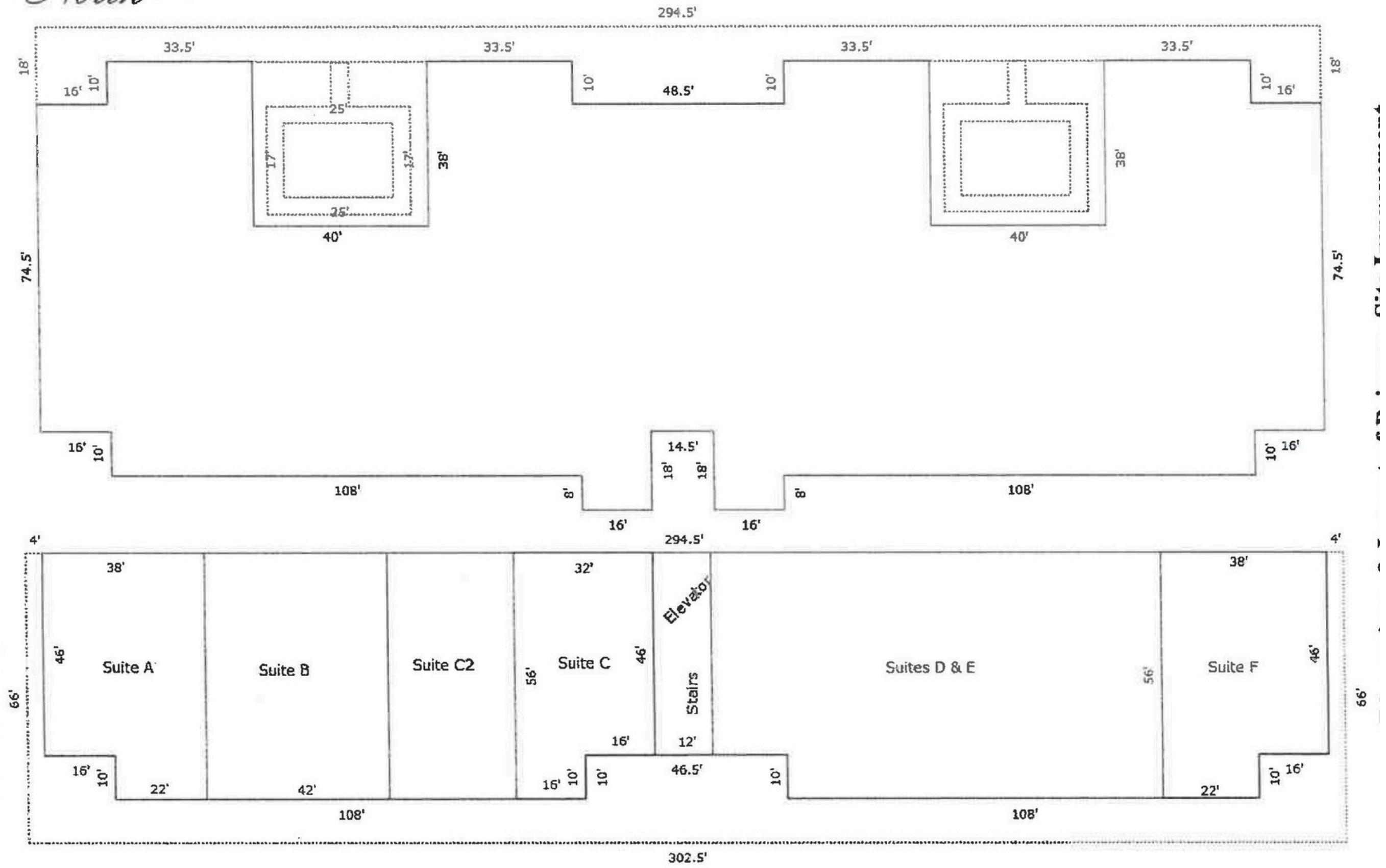
Property Name:	Executive Center
County:	Taney
Property Type:	Office
Total Building Area:	39,540 SF
Gross Leasable:	37,786 SF
Occupied Area:	34,626 SF
Vacant Area:	3,160 SF
Land Area:	Approx. 2.49 Acres
Year Built:	2006
Number of Floors:	2
Parcel ID:	8-9.0-30-000-000-057.016
Lease Type:	The VA Lease is a Gross Lease with the building expenses reimbursed by the VA. See rent roll page. All other leases are modified gross leases where Tenants are responsible according to leases.
Landlord Responsibilities:	Roof and Structure
Improvements:	New Roof 2018 VA Full buildout 2019 Radiology Department 2018. Additionally an 0.81 acre site was purchased for additional parking.



VA CLINIC HIGHLIGHTS



- The United States Department of Veterans Affairs (VA) is a federal Cabinet-level agency that provides near-comprehensive healthcare services to eligible military veterans at VA medical centers and outpatient clinics located throughout the country.
- The lease is signed and guaranteed by the United States of America. The United States Government carries an investment-grade credit rating by all major rating agencies, including an AA+ rating with a stable outlook from Standard & Poor's Financial Services LLC, and its tax revenues exceeded \$4.9 trillion for 2022.
- The building was constructed in 2007.
- The VA occupies approximately 24,746 SF and signed a 10 - year lease with 4 years remaining and an additional 10 year option. Guaranteed by the US Federal Government (S&P AA+)
- VA has just completed an extensive remodel in 2009 and added a radiology department in 2018. Additionally a 0.81 acre lot was purchased for additional parking.



BRANSON EXECUTIVE CENTER FLOOR PLAN

SUPPORTING TENANTS OVERVIEW



- Ozarks Area Community Action - Is a nonprofit agency working to alleviate the causes and conditions of poverty in the Ozarks through the development of programs for families to initiating community projects.
- CWU - Branson LLC - Nurse Practitioner focusing on Primary needs.
- Chick-fil-A Administration - Having opened the first Chick-fil-A in Atlanta Georgia in 1967; today Chick-fil-A has restaurants in every state except three and makes more revenue per restaurant than any other restaurant.
- Home Instead (Caring Wounds Unlimited) - Is a wound clinic that offers patient's wound evaluation and care
- FosterAdopt Connect - FosterAdopt Connect (FAC) works with youth and families as they navigate the child welfare system.

5571 GRETNA LLC
5571 GRETNA ROAD BRANSON, MO
RENT ROLL
AS OF 05.23.2025

<u>SUITE</u>	<u>TENANT</u>	<u>RENT</u>	<u>SIZE</u>	<u>NNN</u>	<u>EXPIRATION.</u>
SUITE A	OZARK AREA CA CORP.	\$ 1,844	1,905	YES	9/30/2027
SUITE B	CWU - BRANSON LLC	\$ 2,562	2,347	YES	1/31/2027
SUITE C-1	VA	INCLUDED	1,450	YES	8/13/2029
SUITE C-2	CHIK FIL A	\$ 1,900	1,450	YES	7/31/2028
SUITE D-1	HOME INSTEAD	\$ 1,450	1,530	NO	
SUITE D-2	VACANT *	\$ 1,716	1,580	YES	
SUITE E	VACANT *	\$ 2,543	2,347	YES	3/1/2025
SUITE F	FOSTER ADOPT CONNECT	\$ 2,009	1,905	YES	12/1/2026
SUITE G,H,I,J	VETERANS MEDICAL CTR	\$ 68,553	22,962	MODIFIED	8/31/2029
TOTAL MONTHLY RENTS		\$ 82,577			
ANNUALIZED RENTS		\$ 990,924			

* SUITES D -2 AND SUITE E TO BE GUARANTEED UPON CLOSE OF SALE OF BUILDING AT \$13/SF AND \$12/SF RESPECTIVELY UNLESS SUITES ARE LEASED.

YEAR END 12.31.2024

GROSS RENT:

VETERANS ADMINISTRATION	\$	675,094
PROP TAX. JANITORIAL, Alarm, HVAC	\$	30,492
SUITE A: OACA	\$	21,688
SUITE B: CWU - BRANSON LLC	\$	34,214
SUITE C-1: CHICK-FIL-A	\$	22,800
SUITE C-2: VA	\$	0
SUITE D: VACANT *	\$	41,080
SUITE E: MUSIC DYNAMICS **	\$	28,164
SUITE F: FOSTER ADOPTION	\$	22,920
TOTAL SUITES A-F	\$	<u>170,866</u>
TOTAL GROSS RENT	\$	876,452

*Seller to guaranty rent for 1 year @ 13/SF Gross.

**Seller to guaranty rent for 1 year @ \$12/SF Gross

***HVAC - \$4,432 unit replacment

EXPENSES:

UTILITIES	\$	96,302
HVAC ***	\$	9,197
INTERNET	\$	4,402
SECURITY	\$	61,200
JANITORIAL AND SUPPLIES	\$	105,600
LANDSCAPE/SNOW	\$	18,490
REPAIRS	\$	2,369
GARBAGE AND BIO	\$	12,184
PEST CONTROL	\$	560
ALARM AND INSPECTION	\$	3,308
PARKING LOT STRIPPING	\$	5,740
INSURANCE	\$	14,781
PROPERTY TAXES	\$	40,882
PROPERTY MANAGEMENT	\$	30,385
TOTAL EXPENSES		<u>\$405,400</u>
NET INCOME	\$	464,776

PROFORMA 2025

GROSS RENT:

VETERANS ADMINISTRATION	\$	822,636
PROP TAX. JANITORIAL, Alarm, HVAC		
SUITE A: OACA	\$	22,128
SUITE B: CWU - BRANSON LLC	\$	30,744
SUITE C-1: CHICK-FIL-A	\$	22,800
SUITE C-2: VA	\$	0
SUITE D-1: HOME INSTEAD	\$	17,400
SUITE D-2 VACANT*	\$	20,540
SUITE E: VACANT **	\$	28,164
SUITE F: FOSTER ADOPTION	\$	24,108
TOTAL SUITES A-F	\$	<u>165,884</u>
TOTAL GROSS RENT	\$	988,520

*Seller to guaranty rent for 1 year @ 13/SF Gross.

**Seller to guaranty rent for 1 year @ \$12/SF Gross

***HVAC - \$4,432 unit replacment

EXPENSES:

UTILITIES	\$	103,000
HVAC ***	\$	12,700
INTERNET	\$	2,604
SECURITY	\$	69,400
JANITORIAL AND SUPPLIES*	\$	112,752
LANDSCAPE/SNOW	\$	23,600
GARBAGE AND BIO	\$	7,836
PEST CONTROL	\$	560
ALARM AND INSPECTION	\$	2,050
INSURANCE	\$	14,504
PROPERTY TAXES	\$	40,882
PROPERTY MANAGEMENT	\$	32,400
TOTAL EXPENSES		<u>\$422,288</u>
NET INCOME		\$566,232

LOCATION OVERVIEW



BRANSON is a city in Taney County, Missouri. It is located in southwest Missouri, 35 miles south of Springfield on U.S. 65. The population 12,947 per the 2022 census.

Branson has long been a popular destination for vacationers from Missouri and neighboring areas. The presence of over 50 theatres and more than 100 shows has increased Branson's popularity as a tourist destination. Visitors can see productions throughout the day beginning with breakfast shows, matinees and evening performances. The variety entertainment includes country, pop, swing, rock n' roll, gospel, bluegrass, classical music; Broadway shows along with comedy acrobatics and magic shows provide visitors a broad range of entertainment.

The Ozark Mountains and the Branson/Lakes area offers numerous actives including fishing, boating, parasailing, swimming, hiking, biking, camping and birdwatching.

The city is conveniently located within a day's drive of more than 1/3 of the country's population, The Branson Airport began operation in 2009 and is approximately 8 miles south of Branson. Auto rental, taxi, and shuttle services are on site. The Springfield-Branson National Airport (SGF) is approximately 50 miles and connects to 12 international airports.

Branson has a strong economic growth, there is a broad range of employment ranging from full time, year-round and season. The economy has had steady growth for years with the population growing at an average of 1.08% per year and the value of new construction surpassing \$100 million each year. The City's sales tax of 2% and lack of an Excise Tax adds to the attractiveness of investing in Branson, MO.

The revenue has enabled the City of Branson to build state of the art streets, water and wastewater systems. Added amenities provided for residents range from the 12 million RecPlex (Recreation Sports complex and water park) to the development of a 100 mile network of biking and hiking trails. 2026 is targeted to include the \$300 million, 68 acre Imagine Hotels and Resorts including 450 guest rooms, 100,000 SF indoor themed waterpark, 30,000 SF convention space etc.



AERIAL





DEMOGRAPHICS



BRANSON, MO

DEMOGRAPHICS

2022

Population

Total Households

Average HH Income

Median Home Value

BRANSON

12,947

5,051

\$45,669

\$170,800

SPRINGFIELD

40 MILES

169,176

78,824

\$39,991

\$127,800

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