



ABSOLUTE NNN LENDNATION
10220 W. FLORISSANT AVENUE
ST. LOUIS, MO 63136

SCAN HERE



OFFERING MEMORANDUM



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MANOR REAL ESTATE

AERIAL



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 Centene, Reinsurance Group of America, Enterprise Holdings, Anheuser-Busch, Edward Jones, and the National Geospatial Agency.

Greater St. Louis has all the advantages of a major market but with the charm of a small city. The 2.8M people 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.





MARKET HIGHLIGHTS

DELLWOOD

Dellwood is a municipality within St. Louis County, Missouri. The population was 5,245 at the 2020 census. Dellwood is centrally located approximately 1 mile south of Interstate 270 and approximately 2.3 miles North of Interstate 70.

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		10,718	97,905	234,978
HOUSEHOLDS		4,448	40,757	96,648
AVERAGE HH INCOME		\$44,323	\$54,267	\$59,921



SITE AERIAL



FINANCIAL SUMMARY

PRICING SUMMARY

PRICE	\$985,925
CAP RATE	6.75%
NET OPERATION INCOME	\$66,550.00 <i>(12/1/24)</i>
TOTAL RENTABLE S.F.	4,610 S.F.
PRICE PER S.F.	\$213.86/S.F.
TOTAL LAND AREA	1.29 ACRES
YEAR BUILT	1976
YEAR RENOVATED	2016
LEASE EXPIRATION	11/30/2029 + OPTIONS

PROPERTY SUMMARY

LEASE STRUCTURE	ABSOLUTE NNN
LANDLORD RESPONSIBILITY	NONE
GUARANTOR	QCHI CORPORATION
TENANT OPERATION	230 LOCATIONS, 13 STATES

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NON-DISCLOSURE & CONFIDENTIALITY AGREEMENT

The information included in this Offering Memorandum is strictly confidential. It is intended to be reviewed only by the party receiving it from manor real estate and should not be made available to any other person or entity without written consent. This offering memorandum has been prepared to provide prospective investors with summary information and establish a preliminary level of interest in the property referenced herein. The information within this offering memorandum is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future protected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical conditions of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information included in this offering memorandum has been obtained from sources believed to be reliable by Manor Real Estate; however, all potential buyers and investors must take appropriate measures to investigate and verify the income and expenses for any specific property. By receipt of this memorandum, you agree that this memorandum and its contents are of confidential nature, that you will hold and treat it in the strictness of confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner.