

CBRE



AT&T

419 E ASHLEY ROAD | BOONVILLE, MO 65233

EXCLUSIVE MARKETING ADVISORS

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OFFERING SUMMARY

PRICE: \$952,000

CAP RATE: 7.50%

NET OPERATING INCOME	\$71,400
YEAR BUILT	2016
GROSS LEASEABLE AREA	1,976 SF
LOT SIZE	0.35 ACRES
LEASE TERM	7 YEARS
LEASE COMMENCEMENT	AUGUST 2016
LEASE EXPIRATION	JULY 2023
REMAINING TERM	3+
LEASE TYPE	NN
ROOF & STRUCTURE	LANDLORD
RENT INCREASES	YES
OPTIONS	YES
OPTIONS TO PURCHASE	NO
GUARANTOR	PRIME COMMUNICATIONS



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INVESTMENT HIGHLIGHTS

New 2016 Construction

Small Price-Point Asset, Significantly Less Than Most On-Market AT&T Offerings – Allows investor to purchase an asset with strong real estate fundamentals that isn't artificially inflated due to a lease with tenant improvements

Strong Guarantor – The Franchisee operates over 2,000 AT&T mobility stores across the US. Prime Communications is the largest privately held AT&T Authorized retailer in the US

Rare 15% Rental Increase in Option – Strong Hedge Against Inflation

High Visibility, Easy Ingress/Egress – Over 6,000 vehicles per day on Main Street

Locating within Boonville's Main Retail Corridor – Surrounding retailers include Casey's General Store, A&W, O'Reilly Auto Parts, and more



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TENANT OVERVIEW

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TYPE:	Retail
NO. OF LOCATIONS:	2,000+
YEARS IN BUSINESS:	20
HEADQUARTERS:	Sugarland, TX
WEBSITE:	www.primecomms.com

Prime Communications has more than 2,000 locations coast-to-coast in 28 states. Prime is the largest privately held AT&T Authorized Retailer in the US. Established in 1999 and takes great pride in being one of AT&T's premier partners. Prime Communications create simple, easy-to-understand solutions for customers who are eager to connect with AT&T's latest technologies for personal and business communication, home entertainment and home automation. Whether it's the latest smartphone or tablet, DirecTV, or home Internet, the company enjoys its role as product experts in a wide array of categories. Its customer-centric style and sales process produces consistently strong sales volumes and guest satisfaction scores, and has earned repeated recognition from AT&T as a leading performer among its collective partners.



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PRIME COMMUNICATIONS

Salt Lake City - Spring Mobile, an authorized AT&T wireless retailer, announced that it has been successfully acquired by Prime Communications, L.P. for \$700 million, excluding transaction fees and customary working capital and indebtedness adjustments. Spring Mobile owns and operates 1,284 AT&T wireless stores and has operated as a division of GameStop Corp. (NYSE: GME) since 2013. With the acquisition today, Spring and Prime will collectively operate nearly 2,000 AT&T Wireless stores.

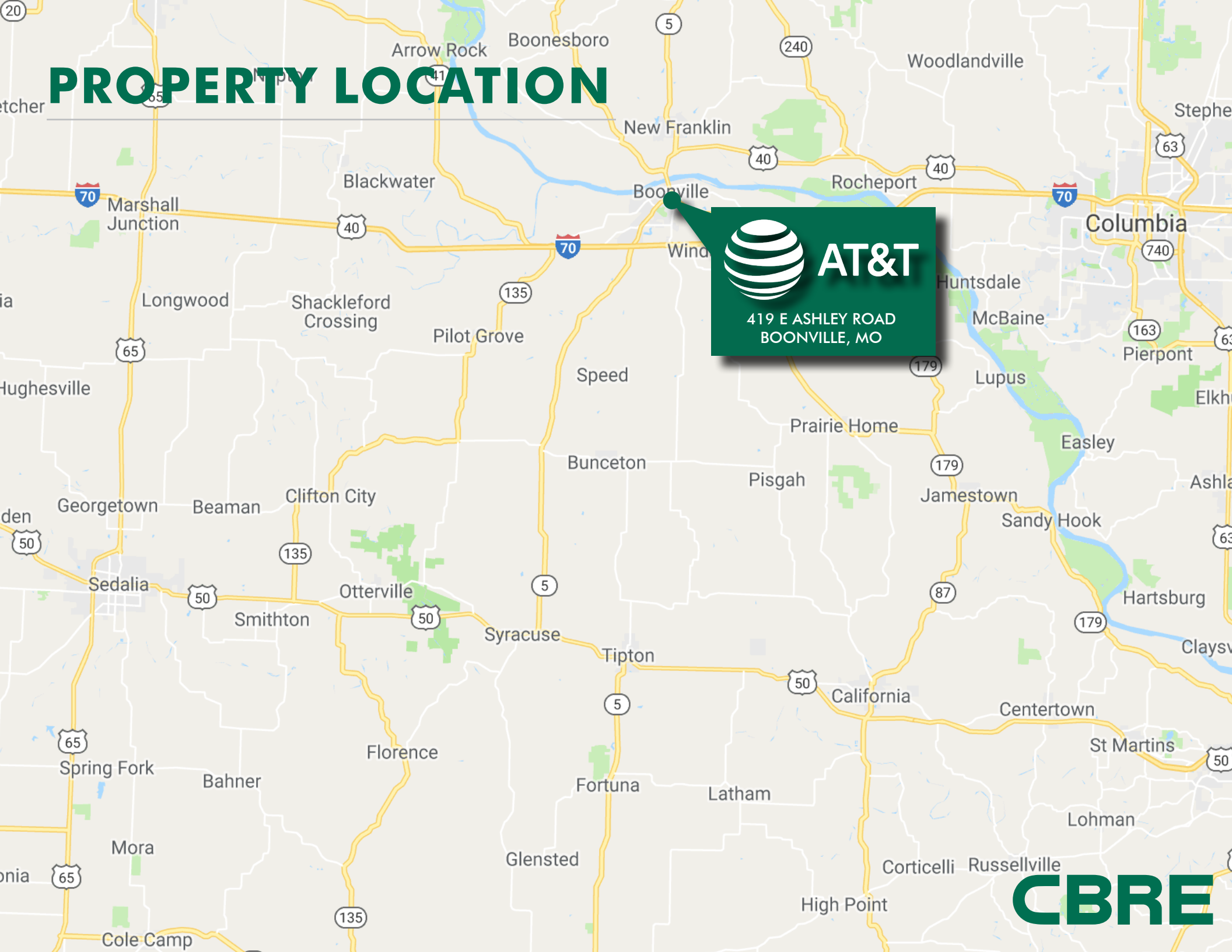
Prime Communications is based in Sugarland, Texas and will continue to operate offices in Salt Lake City.

Jason Ellis, CEO, and co-founder of Spring Mobile said, "We are excited to announce this acquisition and to begin 2019 with exciting new ownership. Over the years, we have worked closely with the Prime team and share a deep respect for one another. In coming together, we are now able to leverage our competitive position as AT&T's largest authorized retailer to bring the nation's best wireless products to more customers than ever before."

Source: Utah Business

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PROPERTY LOCATION

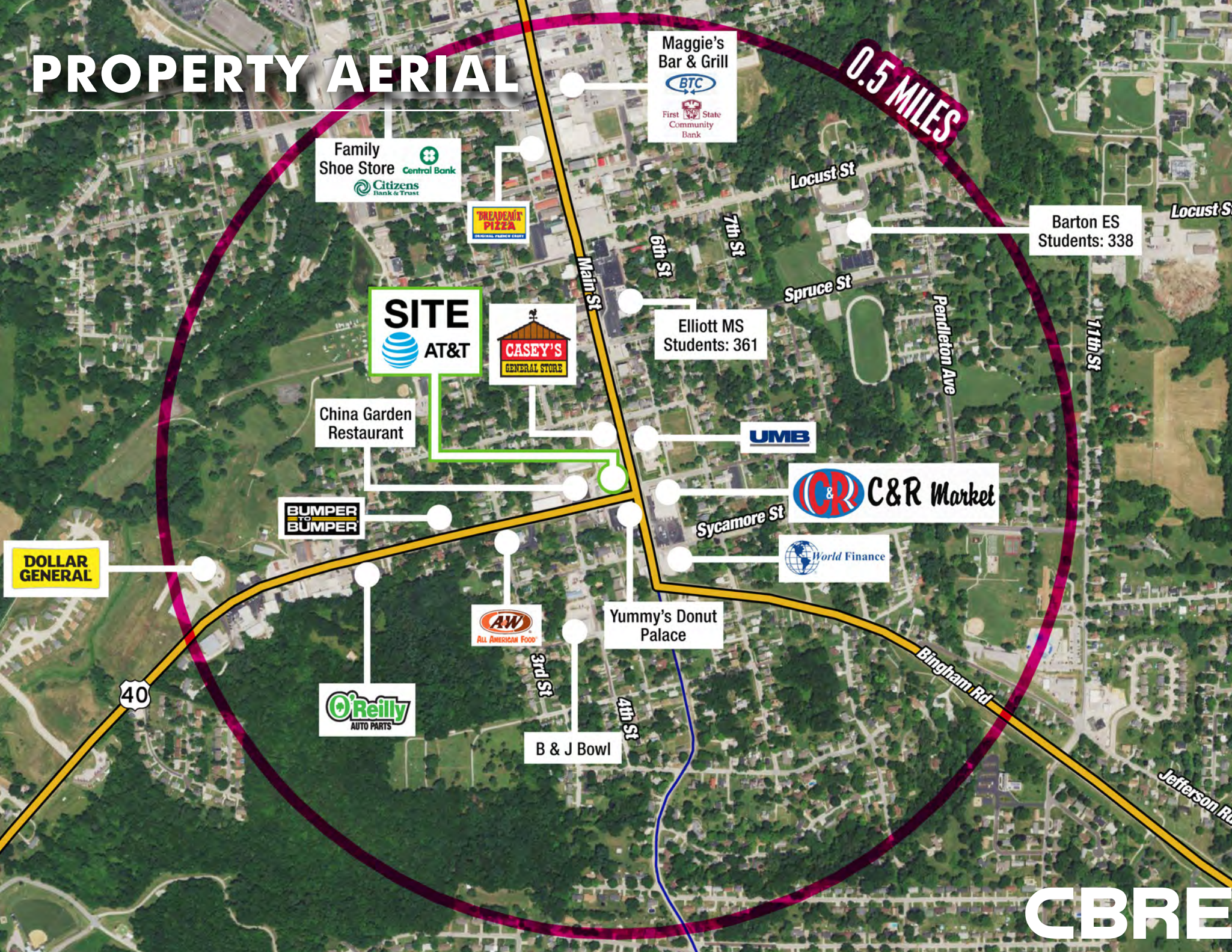


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PROPERTY AERIAL

0.5 MILES



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DEMOGRAPHICS

POPULATION (2019)

1 MILE	6,682
3 MILES	8,980
5 MILES	11,283
7 MILES	12,434

DAYTIME POPULATION (2019)

1 MILE	5,784
3 MILES	9,127
5 MILES	11,003
7 MILES	11,691

HOUSEHOLDS (2019)

1 MILE	2,259
3 MILES	3,186
5 MILES	4,145
7 MILES	4,601

AVG HH INCOME (2019)

1 MILE	\$55,016
3 MILES	\$56,149
5 MILES	\$56,577
7 MILES	\$58,238

TRAFFIC COUNTS (VPD)

MAIN STREET	6,689
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WHY BOONVILLE?

Nestled high atop wooded bluffs overlooking the Missouri river sits Boonville, Missouri, a beautiful city rooted in history offering visitors an unexpected experience. Conveniently located right off I-70 in the heart of the state, almost half-way between Kansas City and St. Louis, Boonville will impress you with everything it has to offer. With a lively, stimulating cultural scene, combined with small-town charm and hospitality, Boonville will lure you in time and time again.

Boonville is near the middle of the Katy Trail, a 225-mile state park enjoyed by cyclists and hikers. Katy Trail Bridge in Boonville, crosses the Missouri River near the Isle of Capri Casino and Historic Selwyn Shoe Factory.

Annually, Boonville celebrates Boonville Heritage Days. This is a summer weekend event that focuses on heritage. Activities include a parade, craft booths, a carnival and much fun for people of all ages. On the last evening there is a fireworks show.

Other annual events include the Festival of the Leaves, which is held on the last Saturday in September, and The Festival of The Lights, which is held every Thursday night in September. Shops stay open late, and there are booths with food, free stuff, and games.

The historic Thespian Hall built in 1855-1857, located downtown, is the oldest theater and is still in use

today for concerts, art shows, and plays.

The new visitors center and museum opened up to the public this summer for visitor information and as a new attraction. The River, Rails and Trails museum tells the story of the Boonville area's history starting with Lewis and Clark and features a half scale Keel Boat. There is also a replica fort children's area, an authentic wagon, steamboat history, and lots of train memorabilia.

Located right next to the Katy Trailhead for Boonville, we are also in the historic Depot District which includes the first phase of the Katy Train Bridge that is open to the public. Across the street is the Katy Depot which houses the Chamber of Commerce office and a Bike Shop, and just a half a block away is the Mitchell Antique Motorcar Museum, which you can arrange a tour for here at the visitors center.

DISCLAIMERS

CBRE, Inc. operates within a global family of companies with many subsidiaries and/or related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates, including CBRE Investors, Inc. or Trammell Crow Company. Those, or other, Affiliates may express an interest in the property described in this Memorandum (the "Property") may submit an offer to purchase the Property and may be the successful bidder for the Property. You hereby acknowledge that possibility and agree that neither CBRE, Inc. nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, CBRE, Inc. will act in the best interest of the client(s) it represents in the transaction described in this Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offeror or prospective offeror, but rather will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Memorandum.

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested par-

ties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

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