

Chappy Mall

204 N. Commercial | Branson, MO 65616

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- FOR SALE OR LEASE: LENDER OWNED VACANT DOWNTOWN MALL \$2,000,000 ASKING PRICE.
- FOR RENT: LOWER LEVEL ACCOMODATES RESAURANT AND CLUB. SIX UPSTAIRS SUITES WITH CENTER HALL
- LOCATED IN HISTORIC DOWNTOWN SURROUNDED BY PUBLIC PARKING LOTS. ADDITIONAL NEXT DOOR PUBLIC PARKING MY BE AVAILABLE.
- NEAR BRANSON LANDING THE LAKESIDE SHOPPING, ENTERTAINMENT AND CONVENTION CENTER DEVELOPMENT
- ASKING PRICE BASED ON BELOW MARKET PROJECTED RENTAL RATES

Commercial Brokers

ANALYSIS

Analysis Date **December 2014**

PROPERTY

Property Chappy Mall
Property Address 204 N. Commercial
 Branson, MO 65616
Year Built 2007



PURCHASE INFORMATION

Property Type Retail
Purchase Price \$2,000,000
Tenants 7
Total Rentable Sq. Ft. 20,000

FINANCIAL INFORMATION

All Cash

LOANS

	Debt	Term	Amortization	Rate	Payment	LO Costs
All Cash						

INCOME & EXPENSES

Gross Operating Income \$135,000
Monthly GOI \$11,250
Total Annual Expenses \$0

CONTACT INFORMATION

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

FOR SALE LENDER OWNED DOWNTOWN MALL
Asking Price: \$2,000,000. Lease Rate \$7.50 PSF NNN

Vacant Downtown Mall. Offering price based on average rental rates of \$7.50 PSF NNN, well below current market rates with plenty of upside opportunities. Require rebranding and remixing the center. Good foot traffic with restaurants, offices, a bank and other retail merchants next door. The property is located only a few blocks from and within easy walking distance to two Hilton Hotels, Starbucks, the 100+ stores of the Branson Landing and the convention center.



The Branson, MO. tourist market attracts over 7.75M visitors a year who attend live production shows, lakes, shopping, championship golf, theme parks and numerous other attractions. The nations only privately owned commercial airport. The 220,000 sq. ft. Branson Convention Center, two 4-star Hilton hotels that are part of the Branson Landing development and located on the downtown lakefront.

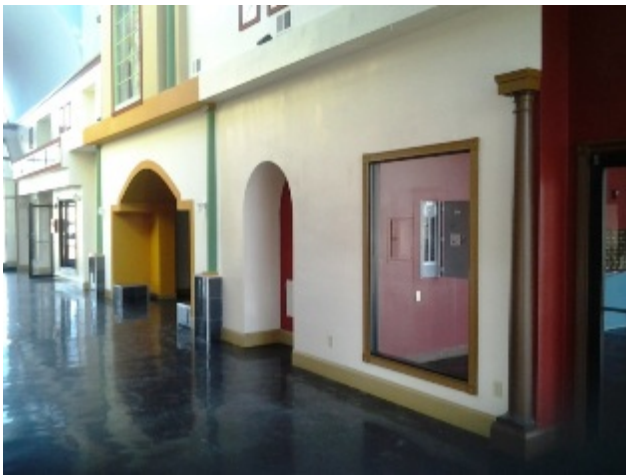
20,000 Sq Ft. Multi-Tenant Downtown Mall
Two Floor with Possible Restaurant On Lower Level



Suite F Interior



Center Hall Serving Main Floor Suites



Interior



Interior

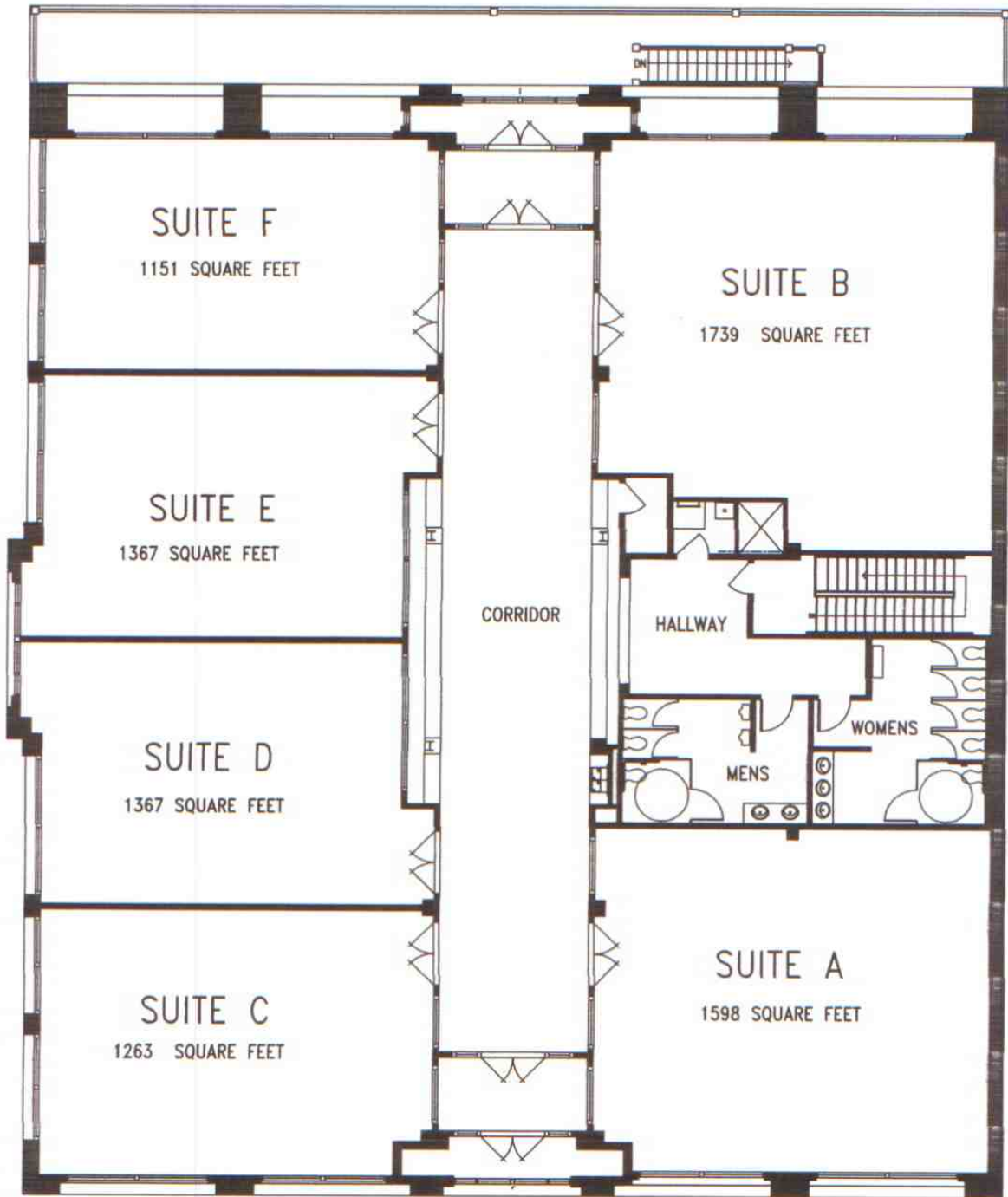


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TOTAL SQUARE FOOTAGE SHOWN INCLUDES
CORRIDOR AND RESTROOM SPACE

Chappy Mall
204 N. Commercial
Bradenton, FL 33511-4

LEASING SCHEDULE
CHAPPY MALL
Effective 12-1-14



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SUITE	SIZE	PSF RENT	CAM'S	TOTAL MONTHLY
A	1598	\$ 8.50	\$ 2.50	\$ 1,464.83
B	1739	\$ 7.50	\$ 2.50	\$ 1,449.17
C	1263	\$ 7.50	\$ 2.50	\$ 1,052.50
D	1367	\$ 7.50	\$ 2.50	\$ 1,139.17
E	1367	\$ 7.50	\$ 2.50	\$ 1,139.17
F	1151	\$ 7.50	\$ 2.50	\$ 959.17
LL	10000	\$ 5.00	\$ 2.50	\$ 6,250.00

All Prices Are Subject To Change Without Notice.

