

## VISTA PLAZA

2005 WEST HIGHWAY 76, BRANSON, MISSOURI



### PROPERTY SUMMARY

<b>Sale Price:</b>	\$3,795,000
<b>Cap Rate:</b>	9.25%
<b>NOI:</b>	\$350,954
<b>Lot Size:</b>	2.57 Acres
<b>Building Size:</b>	39,564 SF
<b>Year Built:</b>	2001
<b>Renovated:</b>	2012
<b>Zoning:</b>	Commercial
<b>Market:</b>	Branson
<b>Sub Market:</b>	Hwy 76
<b>Cross Streets:</b>	

### PROPERTY OVERVIEW

This property has maintained a high occupancy level for over a decade. Current leasing and management team have operated this property for more than 15 years. The majority of the leases run through 2020 and 2022. Some opportunity to bump rents in lower level as several tenants are paying CAM's only on short term leases. The market will offer an opportunity to increase rents soon as the retail market occupancy is just over 90%.

### PROPERTY HIGHLIGHTS

- Combination of Franchise and Local Store Operators, Several Have Been Tenants for Over 10 Years
- Two Successful Restaurants and a Ticket Outlet Anchor the Property
- 93% Occupied Strip Center
- 8.5% CAP Rate Based on 2016 Actual Performance
- No Deferred Maintenance
- Located on the Famous Hwy 76 In The Heart Of The Branson Tourist District
- Across The Street From WalMart, Branson Mall and Price Chopper Grocery Store as well as McDonalds, Taco Bell, Moe's, and Subway.

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Lower Level Looking West Towards WalMart, Branson Mall and Price Chopper Grocery

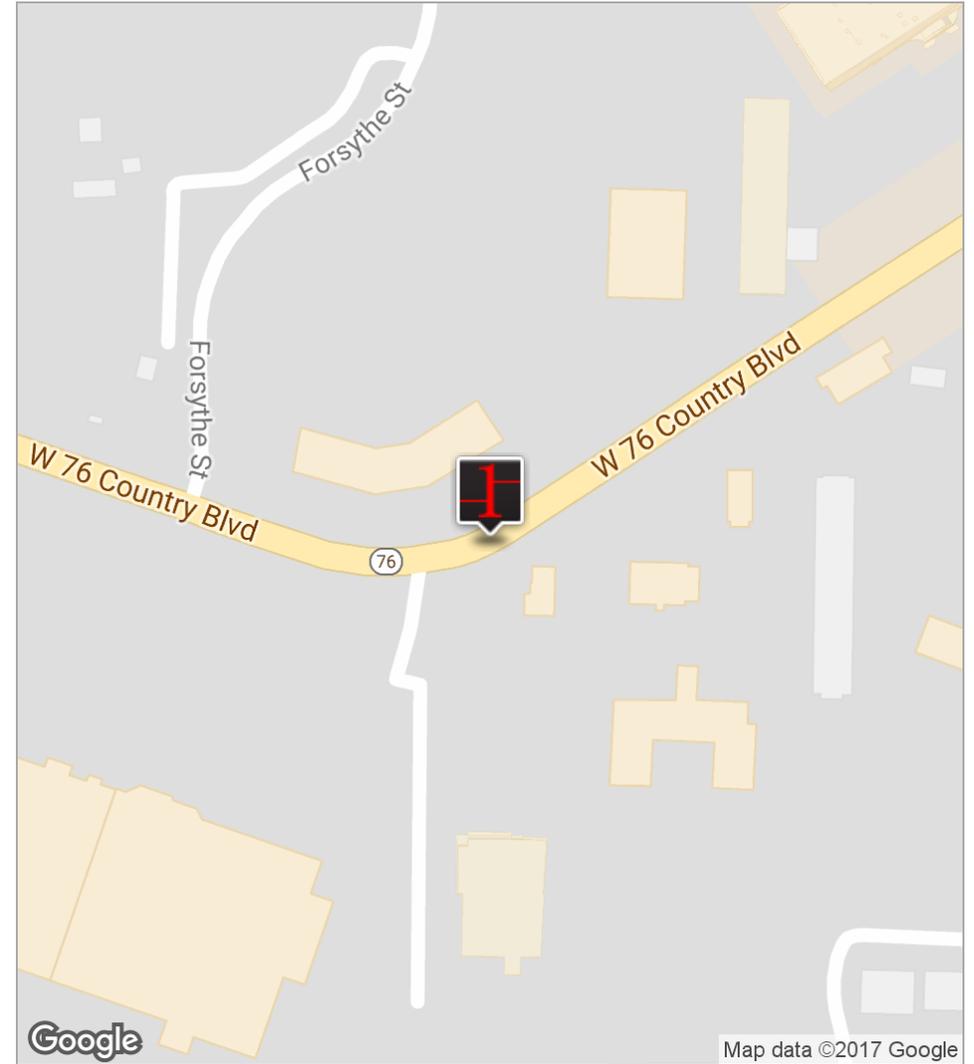
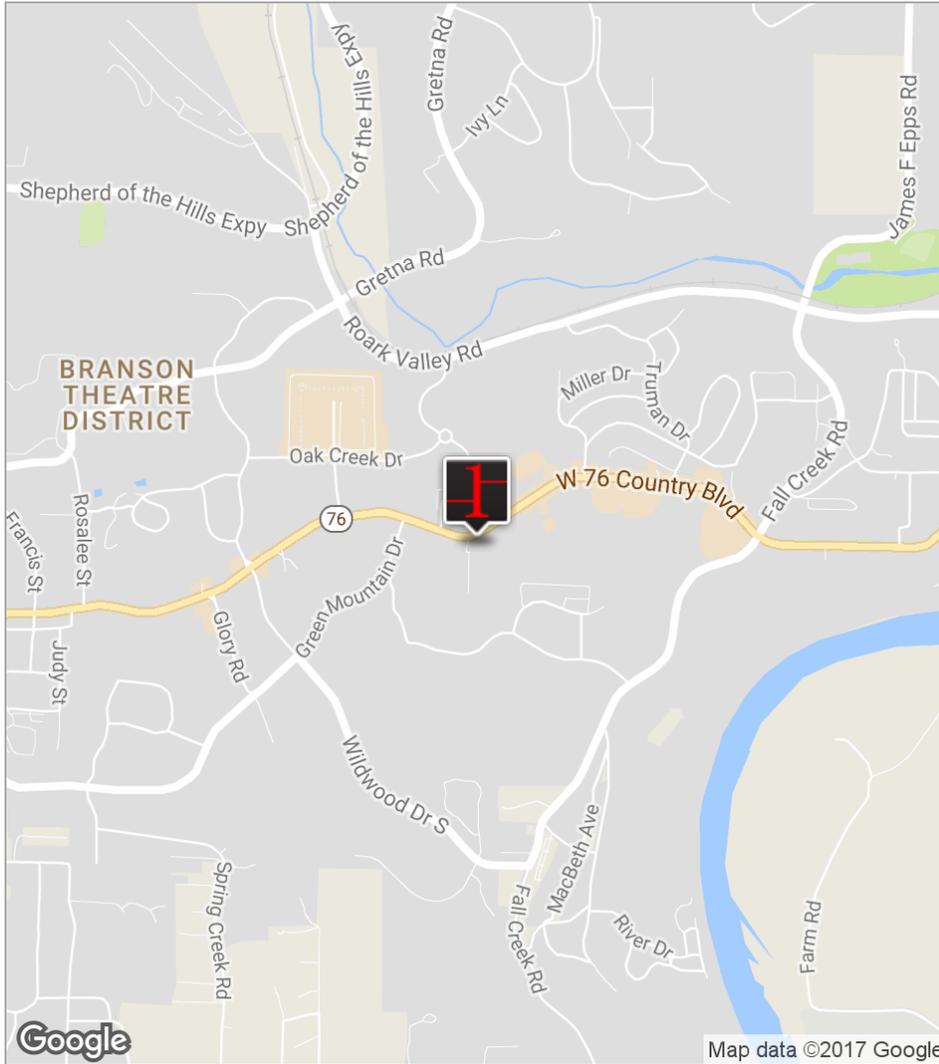
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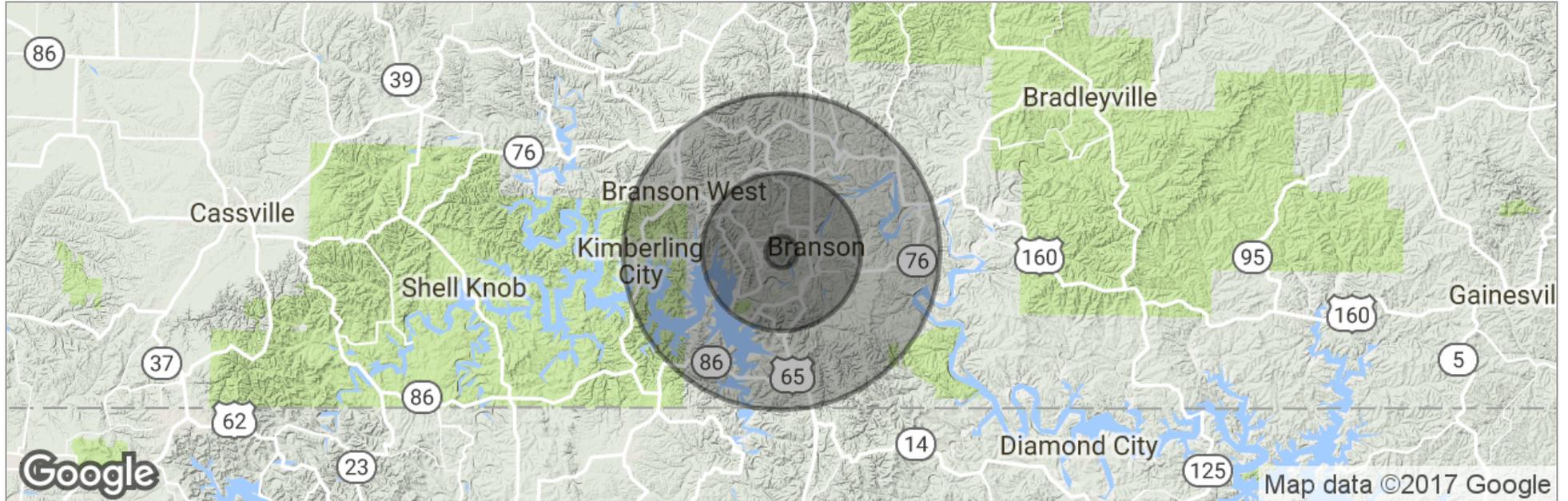


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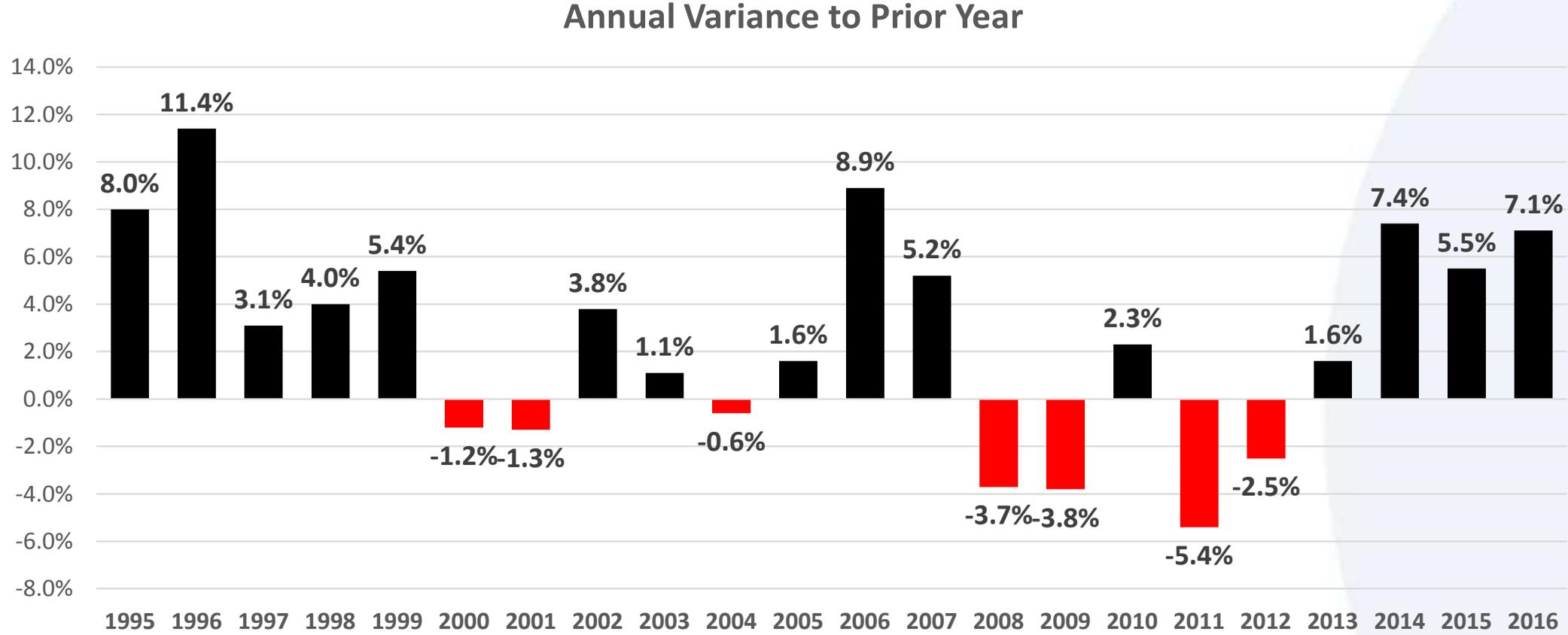
	1 Mile	5 Miles	10 Miles
Total Population	1,291	24,439	52,199
Population Density	411	311	166
Median Age	43.5	39.1	40.6
Median Age (Male)	39.4	35.8	38.4
Median Age (Female)	45.9	41.2	42.0
Total Households	580	10,057	21,324
# of Persons Per HH	2.2	2.4	2.4
Average HH Income	\$53,928	\$58,280	\$56,775
Average House Value		\$226,982	\$188,894

\* Demographic data derived from 2010 US Census

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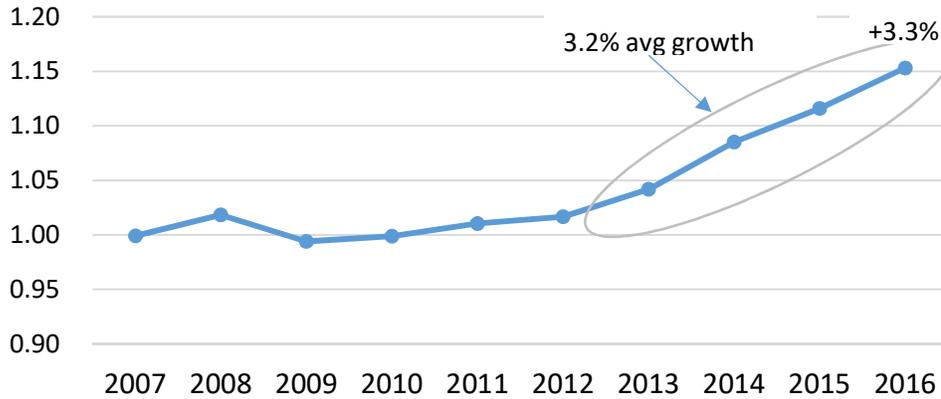
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# Branson's 2016 visitation increased by 7.1%, another record.



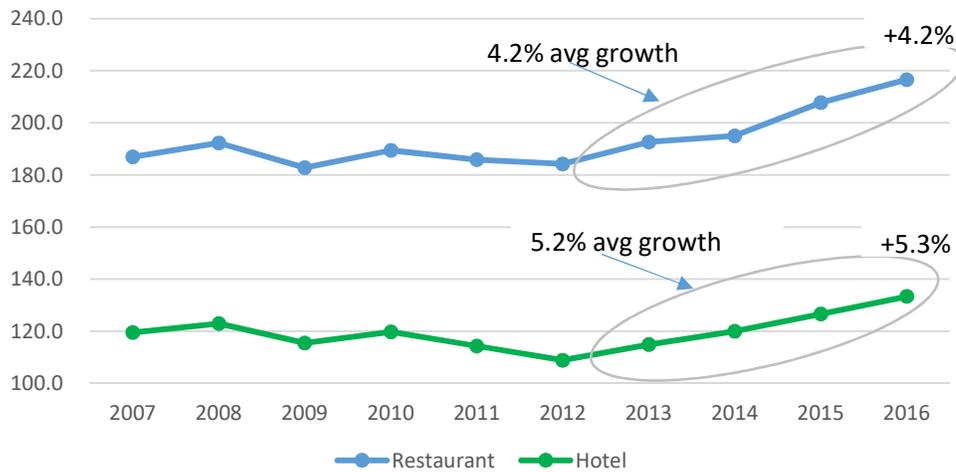
## Branson Retail: Steady Growth, Recession-resistant

**Branson Retail Sales**  
(in \$Billions)



\* Reflects reported sales/tourism tax data, adjusted to reflect ~2 month reporting lag.

**Branson Restaurant and Hotel Revenue**  
(in \$Millions)



## Branson Retail: Balanced Seasonality

**Retail Sales Seasonality - 2016**

