

Property Information

Tenant	PNC Bank
Location	8001 W Florissant Ave, Jennings, MO 63136
Property Type	Freestanding, Financial Institution
Lot Size	1.93 Acres
Purchase Price	\$151,800
Cap Rate	5.50%
Percent Interest	5.020%

PNC Financial Services Group, Inc. known as PNC is a Pittsburgh based financial services corporation. PNC is one of the largest diversified financial services institutions in the United States. With assets as of December 31, 2016, of approximately \$366 billion, as well as deposits of approximately \$249 billion, PNC is one of the largest banks in the US. PNC is the fifth largest bank by number of branch offices, sixth largest by deposits, ninth largest by total assets, and fourth largest in number of ATMs.

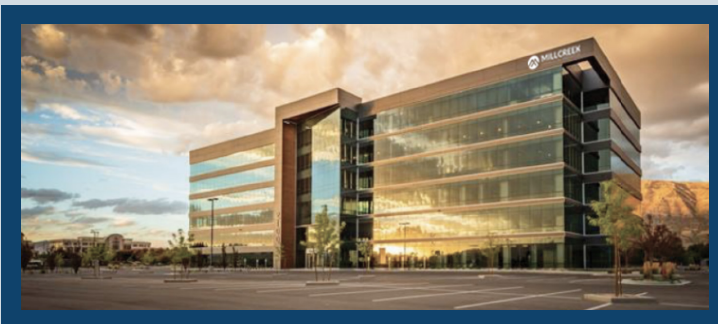
St. Louis, MO

St. Louis is the second-largest city in Missouri. It sits near the confluence of the Mississippi and the Missouri Rivers. In 2020, the city proper had a population of 301,578, while the bi-state metropolitan area, which extends into Illinois, had an estimated population of over 2.8 million, making it the largest metropolitan area in Missouri, the second-largest in Illinois, and the 20th-largest in the United States.

About Tenant in Common

Tenant-in-Common or TIC ownership allows multiple buyers to purchase an undivided percentage of a single piece of property. Each buyer receives their own deed to the property and benefits from all of the income, tax shelters and appreciation it provides. This Millcreek Commercial property has the following characteristics:

- Ideal investment opportunity for SDIRA users



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Lease Information

Initial Lease Term | 5 years remaining on initial 20 year lease

Investment Highlights

OVERSIZED, PROMINENT PARCEL AT ENTRANCE TO REGIONAL SHOPPING CENTER

The subject offering is over 1.93 acres of land in an extremely dense inll market, nearly double many of the surrounding parcels. The property is situated at the hard corner of Lucas-Hunt Road and West Florissant Avenue, making it the most prominently exposed parcel to over 60,000 vehicles per day. The intrinsic qualities of the underlying real estate make this a desirable investment.

INFILL GROCERY-ANCHORED SHOPPING CENTER

The subject offering is an outlot in the Plaza on the Boulevard anchored by a high performing Schnucks. This infill location is densely populated with no other regional malls or power centers within ten driving miles. Schnucks is the only grocery store located within a multi-tenant retail shopping center in this area, which makes this site desirable for all types of retailers.

PROVEN GROCERY LOCATION

Schucks is the number one market share grocer in the St. Louis MSA. The grocer has maintained an extremely good health ratio, at this location, assuring their plans of being a strong anchor to the center for the foreseeable future.

EXCELLENT TRAFFIC, VISIBILITY & ACCESS

At the busy intersection of West Florissant Avenue and Lucas- Hunt Road, there are a combined 60,000 vehicles per day that pass by the shopping center. Customers have access into the shopping center from nine different entrances including three that are fully signalized. This access helps regulate traffic flow, and creates many opportunities to turn in and visit the subject offering