THE FALLS PARKWAY SHOPPING CENTER

8.10-YR WEIGHTED TENANT TENURE | ADD-VALUE OPPORTUNITY

NEAR BRANSON'S TOP TOURIST DESTINATIONS

3265 FALLS PKW,
BRANSON, MO 65616

Marcus & Millichap

SHARKO | WEISENBECK | MENDOZA GROUP

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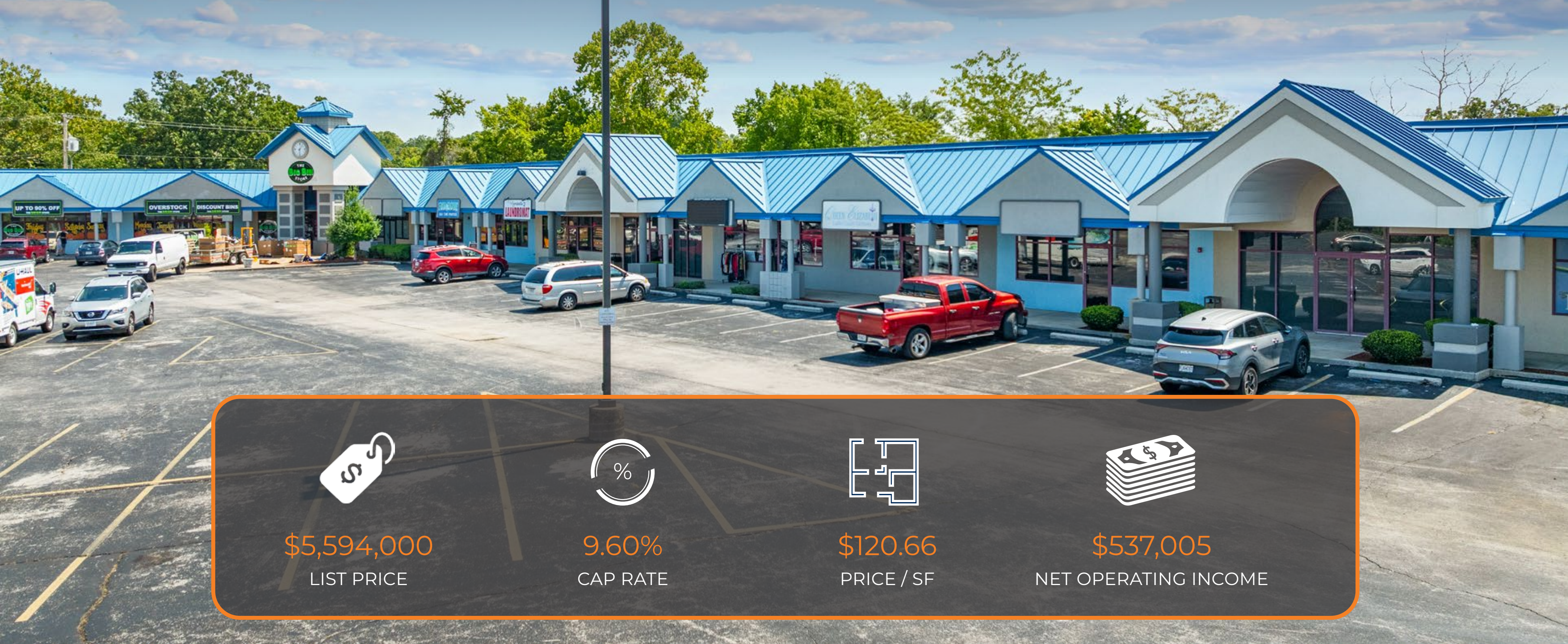
THE OFFERING

The Falls Parkway Shopping Center is a 91% occupied retail center featuring an established tenant base with an 8.10-year weighted tenant tenure. Long-operating tenants, including Hollywood Nails (2000), Red Garter Ladies Apparel (2007), and Shogun Japanese Steak & Sushi (2014), highlight the center's stable occupancy history. The property also presents a value-add opportunity through approximately 4,000 square feet of available space. Located along Historic Highway 165, the center benefits from strong visibility and convenient access near Branson's top tourist destinations. The property is surrounded by many of the area's most popular attractions and hundreds of nearby hotel rooms that help generate consistent visitor traffic throughout the year. Branson Mall, located two miles away, attracts 3.9 million annual visitors and ranks in the top 8% of shopping centers nationwide by visits. Supported by Branson's tourism-driven economy and a growing trade area, more than 13,000 residents and 16,000 employees are located within three miles. Within a mile the population grew 16.43% from 2010-2020 and is projected to grow 2.6% by 2030.



$5,594,000	9.60%	$120.66	$537,005
LIST PRICE	CAP RATE	PRICE / SF	NET OPERATING INCOME


Dense Entertainment Area
Ripley's Believe It or Not!
Lost Treasure Golf
Frontier Adventures
Titanic Museum
Farris Wheel
Hugh Brothers Theatre
Extreme Racing
Bigfoot Fun Park
White Water Waterpark
227.5K visitors
Ballparks of America
163K visitors
Carriage Place
138-rooms
multi-building
Branson Waterpark Hotel
98-room hotel
Clarion Inn
166-room hotel
Marriott's Willow Ridge Lodge
216-room hotel
Thousand Hills Resort Hotel
473-room hotel
The Bransinn
102-room hotel
Wonder Inn
78-room hotel
Stone Castle Hotel
296-room hotel
All American Inn and Suites
81-room hotel
Midwest Inn
56-room hotel
KOA
BRANSON BANK
165
Historic Hwy 165
6,862 VPD
WonderWorks
223K visitors
Branson Boardwalk Amusement Center & Aquarium
473.8K visitors
165


The Falls Village Resort
297-rooms across
multiple buildings


"Crazy Good Comedy!"
Tripadvisor
PRESLEYS
Shogun
MOCHAS AND MEOWS
A FULL SERVICE CAFE
FOSTER-BASED CAT RESCUE

FINANCIAL SUMMARY

PRICE	**$5,594,000**
CAP RATE	**9.60%**
Price/ SF	$120.66
Gross Leasable Area	46,360 SF
Year Built	1993
Lot Size	5.35 Acres +/-
Parcel Numbers	18-1.0-11-001-002-010.000
Parking	238 Surface Spaces +/-
NOI	$537,005
5-Year CAGR	4.62%

PROPOSED FINANCING

LTV	60%
Interest Rate | Amortization	6.50% | 25 Years
Down Payment	$2,237,600
First Trust Deed/Mortgage	$3,356,400
Debt Service	$271,952
Debt Coverage Ratio	1.97
Net Cash Flow After Debt Services | Return %	$265,053 | 11.85%
Principal Reduction	$55,417
Total Return | Return %	$320,471 | 14.32%
Loan Constant	8.10%

CASH FLOW YR 1 - STARTING 2/1/2027

BASE RENT	CURRENT	PER SF
Occupied Space	$573,864	$13.55
Available Space	$53,500	$13.38
Gross Potential Rent	$627,364	$13.53
Expense Reimbursements		
Real Estate Taxes	$38,040	$0.82
Insurance	$13,185	$0.28
CAM	$51,167	$1.10
Management Fee	$25,246	$0.54
Administrative Fee	$6,559	$0.14
Total Expense Reimbursements	$134,196	$2.89
Gross Potential Income	$761,560	$16.43
Collections Allowance	($22,847)	($0.49)
Vacancy	($53,500)	($1.15)
Effective Gross Income	**$685,213**	**$14.78**
Expenses		
Real Estate Taxes	$50,222	$1.08
Insurance	$17,407	$0.38
CAM	$55,333	$1.19
Management Fee	$25,246	$0.54
Total Expenses	$148,208	$3.20
NET OPERATING INCOME	**$537,005**	**$11.58**

CAM BREAKDOWN

CAM	CURRENT	PER SF
Utilities	$37,555	$0.81
Parking Lot Sweeping	$9,119	$0.20
Landscaping	$5,179	$0.11
Snow Removal	$2,110	$0.05
Pest Control	$1,370	$0.03
TOTAL CAM	**$55,333**	**$1.19**

EXPENSE REIMBURSEMENTS

TENANT	TAXES	INSURANCE	CAM	MGMT FEE	ADMIN FEE	PSF	GROSS INCOME
Vacant	-	-	-	-	-	-	-
Royalty Billiards	$4,875	$1,690	$5,371	$3,780	$756	$3.66	$16,471
Queen Elizabeth	-	-	$7,500	-	-	$2.50	$7,500
Well and Good Property Services	$1,627	$564	$1,748	$1,002	$663	$3.74	$5,605
The Launderette 2	$1,627	$564	$1,793	-	$90	$2.72	$4,074
Old Time Photos at the Falls	-	-	$1,800	-	-	$0.60	$1,800
The Big Bin Store	$8,784	$3,045	$9,678	$5,189	$1,612	$3.02	$28,308
Vacant	-	-	-	-	-	-	-
Red Garter Ladies Apparel	$1,356	$470	$1,494	$868	$255	$3.55	$4,443
Hollywood Nails	$1,356	$470	$1,494	-	$196	$2.81	$3,516
Blue Rose Tattoo	$1,354	$469	$1,492	$1,026	$205	$3.64	$4,547
Mocha & Meows	$6,092	$2,112	$6,712	$4,465	$1,196	$3.66	$20,577
Shogun | Japanese Steak and Sushi	$4,470	$1,549	$4,925	$5,407	$1,069	$4.22	$17,420
Saint City's Sports	$6,499	$2,253	$7,160	$3,507	$517	$3.32	$19,935
TOTAL	**$38,040**	**$13,185**	**$51,167**	**$25,246**	**$6,559**	**$37.45**	**$134,196**

RENT ROLL

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	OCCUPANCY REMAINING (YRS)	RENT SCHEDULE						% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
						PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/ SF	INCREASE			
Vacant	1,500	3.24%	-	-	-	Base	Current	$1,750	$21,000	$14.00	-	3%	-	-
Retail, Suite 3265 A						-	-	-	-	-	-			
Royalty Billiards Retail, Suite 3265 B, C,& D	4,500	9.71%	9/15/2023	1/31/2031	4.0 Years	Base	Current	$5,250	$63,000	$14.00	-	10%	1, 3-Year	Net
						-	2/1/2027	$6,348	$76,170	$16.93	21%			
T: Royalty Billiards LLC G: Personal						-	2/1/2028	$6,623	$79,478	$17.66	4%			
						-	2/1/2029	$6,913	$82,950	$18.43	4%			
						-	2/1/2030	$7,217	$86,604	$19.25	4%			
Notes: CapEx/replacement costs are part of tenant's CAM expense pool. Tenant responsible for HVAC repairs and maintenance. 20% administrative fee on CAM; 6% management fee on base rent. Option is a landlord renewal option which the landlord can exercise within 60 days for 3 years. The renewal term shall increase by 5% annually														
Queen Elizabeth Retail, Suite 3265 E&F	3,000	6.47%	1/1/2014	12/31/2026	-	Base	Current	$2,625	$31,500	$10.50	-	5%	None	Modified
						-	-	-	-	-	-			
T: Queen Elizabeth LLC G: Personal						-	-	-	-	-	-			
Notes: $500 HVAC repair expense cap per unit, per year. Tenant pays fixed CAM contribution annually.														
Well and Good Property Services Retail, Suite 3265 G	1,500	3.24%	10/1/2024	11/30/2027	0.8 Years	Base	Current	$1,444	$17,328	$11.55	-	3%	1, 3-Year	Net
						-	10/1/2026	$1,517	$18,204	$12.14	5%			
						Option 1	10/1/2027	$1,593	$19,114	$12.74	5%			
T: Well & Good Property Services Corp G: Personal						-	10/1/2028	$1,672	$20,070	$13.38	5%			
						-	10/1/2029	$1,756	$21,073	$14.05	5%			
Notes: Option increase is the greater of 5% or the CPI index; assumed 5% for underwriting purposes. CapEx/replacement costs are part of tenant's CAM expense pool. Tenant responsible for HVAC repairs and maintenance. 20% administrative fee on CAM; 6% management fee on base rent.														

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RENT ROLL

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	OCCUPANCY REMAINING (YRS)	RENT SCHEDULE PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/ SF	INCREASE	% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
The Launderette 2 Retail, Suite 3265 H T: SDL & Associates, LLC G: Personal	1,500	3.24%	11/1/2021	10/31/2031	4.7 Years	Base	Current	$1,250	$15,000	$10.00	-	2%	None	Net
						-	11/1/2027	$1,300	$15,600	$10.40	4%			
						-	-	-	-	-	-			
Notes: Tenant pays an admin fee of 5% of CAM excluding capital improvements. Tenants HVAC exposure is limited to $1,000 per lease year provided they keep up with preventative maintenance; CapEx/replacement costs are part of tenant's CAM expense pool.														
Old Time Photos at the Falls Retail, Suite 3265 I & J T: Me Entertainment LLC	3,000	6.47%	12/1/2016	2/28/2027	0.1 Years	Base	Current	$2,800	$33,600	$11.20	-	6%	None	Modified
						-	-	-	-	-	-			
						-	-	-	-	-	-			
Notes: CapEx/replacement costs are part of tenant's CAM expense pool. Tenant responsible for HVAC repairs and maintenance. Tenant pays a fixed amount of $150/mo for CAM														
The Big Bin Store Retail, Suite 3265 M,N, O, & P T: Table Rock Resale & More, LLC G: Personal	9,360	20.19%	6/28/2023	3/31/2030	3.2 Years	Base	Current	$9,568	$114,820	$12.27	-	19%	None	Net
						-	4/1/2028	$9,680	$116,158	$12.41	1%			
						-	4/1/2029	$9,803	$117,638	$12.57	1%			
						-	-	-	-	-	-			
Notes: CapEx/replacement costs are part of tenant's CAM expense pool. Tenant responsible for HVAC repairs and maintenance. 9% administrative fee on CAM; 6% management fee on base rent.														
Vacant Retail, Suite 3265 Q&R	2,500	5.39%	-	-	-	Base	Current	$2,708	$32,500	$13.00	-	5%	-	-
						-	-	-	-	-	-			

Continue on next page

RENT ROLL

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	OCCUPANCY REMAINING (YRS)	RENT SCHEDULE						% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
						PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/ SF	INCREASE			
Red Garter Ladies Apparel Retail, Suite 3265 S T: Red Garter Ladies Apparel, Inc. G: Personal	1,250	2.70%	10/1/2007	3/31/2029	2.2 Years	Base	Current	$1,326	$15,914	$12.73	-	3%	None	Net
						-	-	-	-	-	-			
						-	-	-	-	-	-			
Notes: CapEx/replacement costs are part of tenant's CAM expense pool. Tenant responsible for HVAC repairs and maintenance. 9% administrative fee on CAM; 6% management fee on base rent.														
Hollywood Nails Retail, Suite 3265 T T: Personal G: Personal	1,250	2.70%	8/1/2000	8/31/2027	0.6 Years	Base	Current	$1,500	$17,995	$14.40	-	3%	None	Net
						-	-	-	-	-	-			
						-	-	-	-	-	-			
Notes: CapEx/replacement costs are part of tenant's CAM expense pool. Tenant responsible for HVAC repairs and maintenance. 10% administrative fee on CAM.														
Blue Rose Tattoo Retail, Suite 3265 U T: Blue Rose Tattoo LLC	1,250	2.70%	9/17/2025	9/30/2027	0.7 Years	Base	Current	$1,425	$17,100	$13.68	-	3%	1, 3-Year	Net
						Option 1	10/1/2027	$1,496	$17,955	$14.36	5%			
						-	10/1/2028	$1,571	$18,853	$15.08	5%			
						-	10/1/2029	$1,650	$19,795	$15.84	5%			
Notes: CapEx/replacement costs are part of tenant's CAM expense pool. Tenant responsible for HVAC repairs and maintenance. 20% administrative fee on CAM; 6% management fee on base rent.														
Mocha & Meows Retail, Suite 3265 V- X-1 T: Mochas & Meows LLC G: Personal	5,625	12.13%	9/1/2019	12/31/2027	0.9 Years	Base	Current	$6,512	$78,142	$13.89	-	13%	None	Net
						-	1/1/2027	$6,838	$82,054	$14.59	5%			
						-	-	-	-	-	-			
Notes: CapEx/replacement costs are part of tenant's CAM expense pool. Tenant responsible for HVAC repairs and maintenance. 9% administrative fee on CAM; 6% management fee on base rent.														

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RENT ROLL

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	OCCUPANCY REMAINING (YRS)	RENT SCHEDULE						% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
						PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/ SF	INCREASE			
Shogun | Japanese Steak and Sushi Retail, Suite 3265 Y T: Shogun Branson, Inc. G: Personal	4,125	8.90%	3/1/2014	4/30/2029	2.2 Years	Base	Current	$7,510	$90,121	$21.85	-	15%	None	Net
						-	-	-	-	-	-			
						-	-	-	-	-	-			

Notes: CapEx/replacement costs are part of tenant’s CAM expense pool. Tenant responsible for HVAC repairs and maintenance. 9% administrative fee on CAM; 6% management fee on base rent.

TENANT / SUITE #	SF Leased	% OF TOTAL SF	START	END	OCCUPANCY REMAINING (YRS)	PERIOD	CHANGES ON	MONTHLY RENT	ANNUAL RENT	RENT/ SF	INCREASE	% OF TOTAL RENT	RENEWAL OPTIONS	LEASE TYPE & STRUCTURE
Saint City's Sports Retail, Suite 3265 Z T: Saint City's Sports & Grill LLC G: Personal	6,000	12.94%	3/1/2019	3/31/2027	0.2 Years	Base	Current	$5,054	$60,648	$10.11	-	10%	None	Net
						-	-	-	-	-	-			
						-	-	-	-	-	-			

Notes: CapEx/replacement costs are part of tenant’s CAM expense pool. Tenant responsible for HVAC repairs and maintenance. 4% administrative fee on CAM; 6% management fee on base rent.

Occupied	42,360	91%	$573,864	$13.55
Vacant	4,000	9%	$53,500	$13.38
Total	**46,360**	**100%**	**$627,364***	**$13.53**

* Annualized as of 2/1/2027

91% OCCUPIED RETAIL CENTER | 8.10-YEAR WEIGHTED TENANT TENURE

- 8.10-year weighted tenant tenure
  - Established tenant base: Hollywood Nails (2000), Red Garter Ladies Apparel (2007), Queen Elizabeth (2014), Shogun Japanese Steak & Sushi (2014), and Old Time Photos at the Falls (2016)
- Add-value opportunity | 4,000 SF of vacant space available to lease
- 10 out of 12 tenants operate on net leases
- 5 tenants offer annual rental increases

RECENT CAPITAL IMPROVEMENTS

- New roof was installed in 2020 with a silicone membrane over a standing seam metal roof | 20 year warranty
- New Metal Canopy over the sidewalks were also replaced in 2020

EASILY ACCESSIBLE AND HIGHLY VISIBLE

- Located on a 5.35-acre lot with 238 parking spaces
- Frontage along Historic Highway 165
- Multiple points of ingress/egress
- 8.2 miles from M. Graham Clark Downtown Airport, which averages about 30 aircraft operations per day

CLOSE PROXIMITY TO BRANSON'S TOP TOURIST DESTINATIONS AND NUMEROUS OF HOTELS

- Close proximity to Branson's popular tourist destinations
  - 1.2 miles from Branson Ferris Wheel, 1.5 miles from WonderWorks Branson, 1.6 miles from Aquarium at the Boardwalk and Branson Boardwalk, 1.8 miles from White Water Water Park, 1.9 miles from Thousand Hills Golf Resort, 2 miles from The Branson Coaster and more
- Abundance of hotels within a five-mile radius
  - National hotels: Marriott (414 rooms), Holiday Inn (120 rooms), Quality Inn (114 rooms), Clarion Hotel (166 rooms), and Fairfield (220 rooms), Best Western Center (162 rooms), Super 8 (70 rooms) and more
  - The Falls Village Resort (297 rooms), Legacy Academy (103 rooms), Stone Castle Hotel (296 rooms), The Bransinn (102 rooms), Carriage House Inn (98 rooms), Branson Waterpark Hotel (98 room), Thousand Hills Resort Hotel (473 rooms), Hotel Branson (345 rooms), Seven Gambles Inn (78 rooms), The Club Condos (140 rooms) and more
- 2 miles from Branson Mall, which attracts 3.9 million annual visitors and ranks in the top 8% of shopping centers nationwide by visits[1]

GROWING POPULATION

- 13,392 residents and 16,704 employees within a three-mile radius
- From 2010-2020, the population grew 16.43% within a mile radius
  - Expected to grow an additional 2.6% by 2030

[1] Placer.ai

The Falls Village Resort
297-rooms across
multiple buildings
FREEDOM
ENCOUNTER
Legacy Academy
(103 students)
BRANSON
BANK
RUNAWAY
MOUNTAIN COASTER
Family Dining
Roadhouse
165
Taproom
Hide A Way Branson
Campground & RV Retreat
Historic Hwy 165
6,862 VPD
165
THE
BIG BIN
STORE

5.0 ★ 19 GOOGLE REVIEWS

ROYALTYBILLIARDS.COM

- Family-owned billiards hall featuring pool tables, dart tournaments, and a full-service bar
- Hosts regular billiards and dart tournaments, serving players of all skill levels
- Includes a lounge area and pool bar
- Operates a single location in Branson, Missouri, with a focus on customer service and community engagement

4.7 ★ 1,790 GOOGLE REVIEWS

MOCHASANDMEOWS.COM

- Founded in 2019, Mochas & Meows is a cat café combining specialty coffee, food service, and cats
- Features a 2,500 SF cat lounge with 30+ free-roaming cats available for adoption
- Partners with the Branson Humane Society to provide cage-free housing and adoption opportunities for rescue cats
- Offers coffee, espresso drinks, teas, smoothies, and food items in a family-friendly environment

BRANSON Shōgun
Japanese Steak & Sushi
Hibachi Restaurant

4.2 ★ 1,220 GOOGLE REVIEWS

BRANSONSHOGUN.COM

- Japanese steakhouse and sushi restaurant specializing in hibachi dining, sushi, and sashimi
- Offers interactive teppanyaki-style dining with chefs preparing meals tableside
- Family-friendly dining destination serving steaks, seafood, sushi rolls, and traditional Japanese cuisine
- Operates a single location in Branson, Missouri

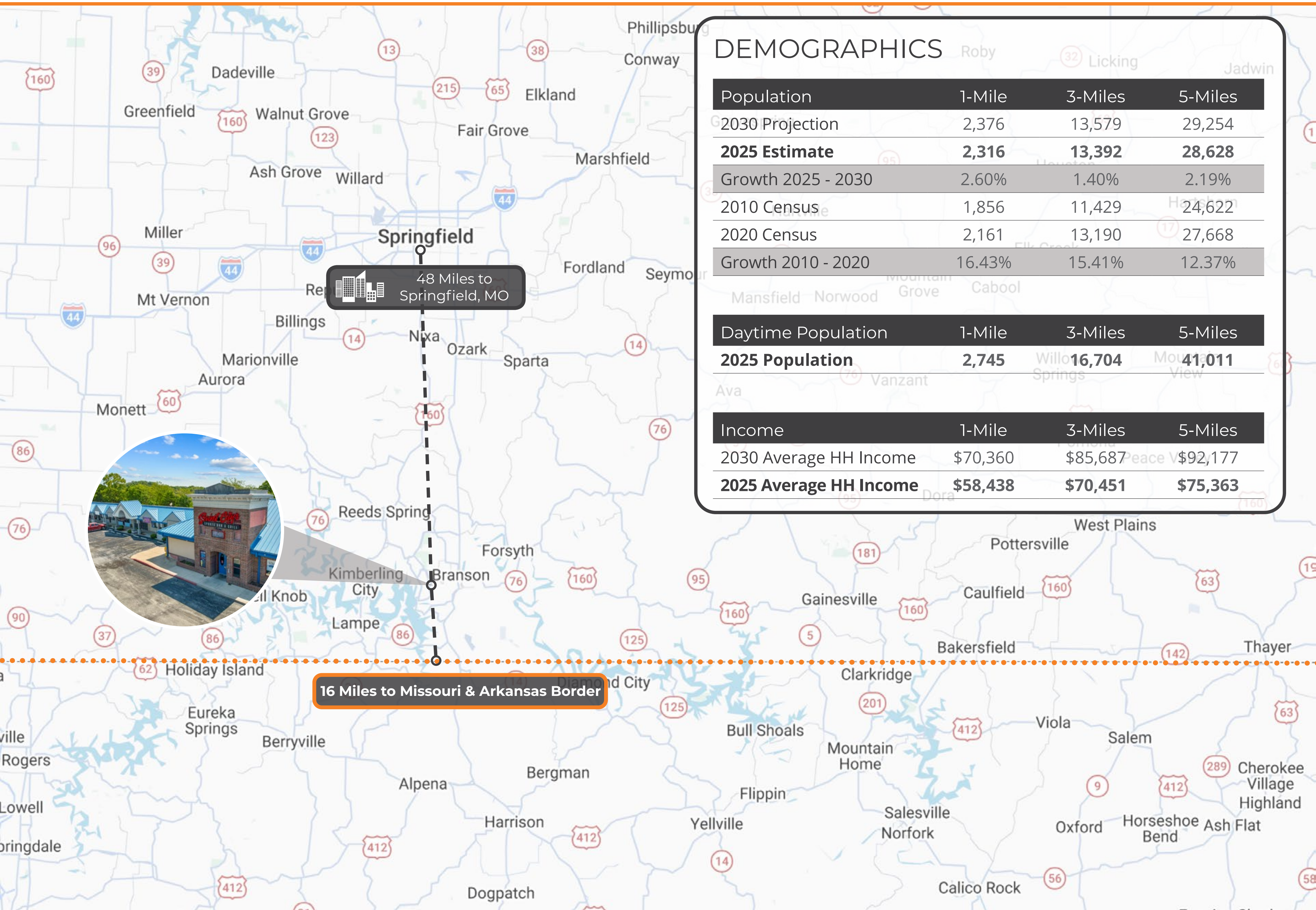
Saint City's
SPORTS BAR & GRILL

4.8 ★ 1,719 GOOGLE REVIEWS

WEARESAINTCITY..COM

- Established in 2019, Saint City is a locally owned sports bar and grill in Branson
- Features a full-service bar, numerous TVs, and a sports-focused atmosphere
- Serves a menu of burgers, wings, sandwiches, and American comfort food
- Hosts daily food and drink specials, including weekday happy hour promotions

REGIONAL MAP



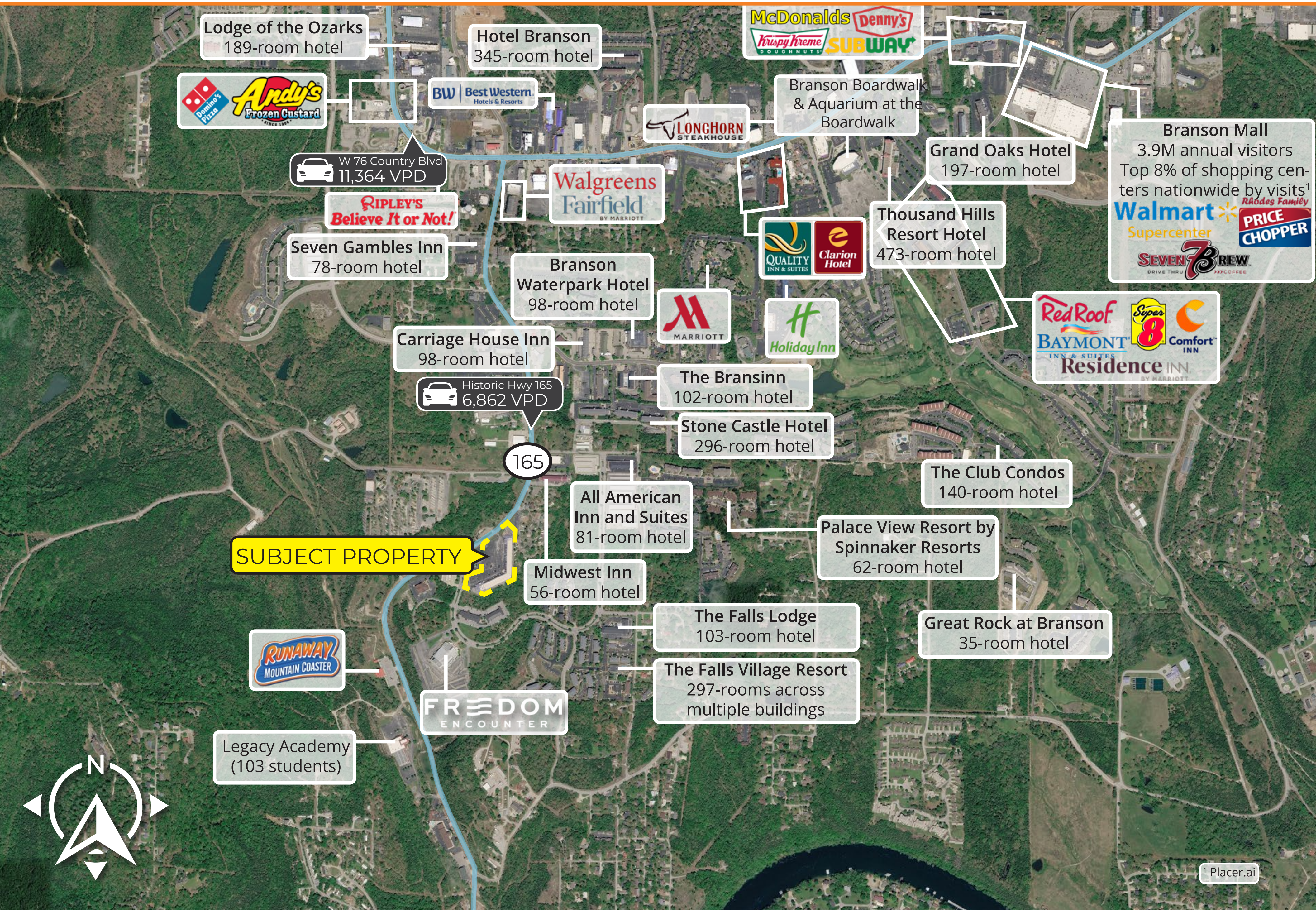
DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2030 Projection	2,376	13,579	29,254
2025 Estimate	**2,316**	**13,392**	**28,628**
Growth 2025 - 2030	2.60%	1.40%	2.19%
2010 Census	1,856	11,429	24,622
2020 Census	2,161	13,190	27,668
Growth 2010 - 2020	16.43%	15.41%	12.37%

Daytime Population	1-Mile	3-Miles	5-Miles
2025 Population	**2,745**	**16,704**	**41,011**

Income	1-Mile	3-Miles	5-Miles
2030 Average HH Income	$70,360	$85,687	$92,177
2025 Average HH Income	**$58,438**	**$70,451**	**$75,363**

AERIAL


Lodge of the Ozarks
189-room hotel
Hotel Branson
345-room hotel
Branson Boardwalk & Aquarium at the Boardwalk
Grand Oaks Hotel
197-room hotel
Branson Mall
3.9M annual visitors
Top 8% of shopping centers nationwide by visits[1]
W 76 Country Blvd
11,364 VPD
Seven Gambles Inn
78-room hotel
Branson Waterpark Hotel
98-room hotel
Thousand Hills Resort Hotel
473-room hotel
Carriage House Inn
98-room hotel
Historic Hwy 165
6,862 VPD
The Bransinn
102-room hotel
Stone Castle Hotel
296-room hotel
165
The Club Condos
140-room hotel
All American Inn and Suites
81-room hotel
Palace View Resort by Spinnaker Resorts
62-room hotel
SUBJECT PROPERTY
Midwest Inn
56-room hotel
The Falls Lodge
103-room hotel
Great Rock at Branson
35-room hotel
The Falls Village Resort
297-rooms across multiple buildings
Legacy Academy
(103 students)
N
[1] Placer.ai

RESORT CITY IN THE HEART OF THE OZARK MOUNTAINS

- Regional tourism destination attracting visitors from across the country
- Approximately 35 miles south of Springfield, Missouri
- Situated within a day's drive of approximately one-third of the U.S. population
- The city of Branson attracts 10 million annual visitors

NEW DEVELOPMENTS

- Live Oak Apartments | 142-unit apartment is currently under construction
- 12,600 SF flex building was built in 2026
- Cedar Ridge Apartments East | 48-unit apartment was built in 2025
- Whataburger | 2,604 SF fast food restaurant was built in 2025
- Dutch Bros Coffee | 950 SF fast food restaurant was built in 2025
- Element by Marriott Branson | 123-room hotel was built in 2025
- Texas Roadhouse | 7,926 SF restaurant was built in 2025
- 10,800 SF industrial building was built in 2025

EASILY ACCESSIBLE

- Positioned along US-65, providing direct connectivity to Springfield, Little Rock, and the greater Midwest
- Served by Branson Airport (BKG) and nearby Springfield-Branson National Airport (SGF)

MAJOR TOURIST DESTINATION

- Tourism generates approximately $1.7 billion in annual visitor spending throughout the Branson Lakes Area
  - Ranked 20th among all overnight leisure vacation destinations in the city
- Home to more than 25 music theaters and over 20,000 theater seats
- Offers three recreational lakes, 13 golf courses, and a wide range of outdoor recreation amenities
- Popular destinations:
  - Silver Dollar City | Award-winning theme park | Ranked as the #1 most visited attraction in MO, attracting 2.3 million annual visitors (Placer.ai)
  - Branson Convention Center | Features a 50,000 SF exhibition hall, 23,000 SF ballroom, various meeting rooms, complete onsite catering and more
  - Highway 76 Entertainment District | Branson's premier entertainment corridor featuring theaters, attractions, restaurants, and live music venues
  - Branson Landing | 95-acre waterfront retail, dining, entertainment, and hospitality destination featuring over 100 retailers and restaurants
- More than 20,000 rooms are available in Branson motels, hotels, resorts, and bed and breakfast inns

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