



OFFERING MEMORANDUM

2000 S 1st Capitol Drive | St. Charles (STL MSA), MO

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TGI Fridays Portfolio

Two TGI Friday's Properties in Missouri
Properties can be Purchased Separately or as a Portfolio
Please Contact Listing Agents for More Information

Portfolio Pricing Summary

Tenant	Address	City, State	SF	NOI	Lease Type	Cap Rate	Price
TGI Fridays	2000 S 1 st Capitol Drive	St. Charles, MO	7,158	\$210,000	Absolute NNN	7.50%	\$2,800,000
TGI Fridays	3030 Interstate 70 Drive SE	Columbia, MO	6,275	\$220,000	Absolute NNN	7.50%	\$2,933,333
TOTAL:			13,433	\$430,000	-	7.50%	\$5,733,333

Investment Highlights



OFFERING PRICE

\$2,800,000



CAP RATE

7.50%



NOI

\$210,000

Executive Summary

Current Real Estate Advisors is pleased to present the opportunity to acquire the TGI Friday's SLB Portfolio (the "Properties"), a select pair of freestanding retail buildings located in St. Charles (St. Louis MSA) & Columbia, Missouri. The Properties are available for acquisition together as a portfolio or individually.

These Sale-Leaseback offerings include brand new Absolute NNN leases (no Landlord responsibilities) that will be signed at the Close of Escrow. Further, they will benefit from brand-new 10-Year terms with attractive 2% annual bumps. Additionally, the leases will also include 2, 5-year Options – demonstrating this proven operator's commitment to the locations.

This TGI Friday's SLB Portfolio presents a unique opportunity for an astute investor to acquire strategically distributed real estate in Missouri (or to hand pick their desired location for an individual acquisition), including a pair of assets with long-term stability, stable cash flow and a resilient operator.

Opportunity Highlights

Strong Operating History



Both of these TGI Friday's restaurants have been in operation for 20+ years at these locations, providing proof of concept and showcasing their strong and loyal clientele

Secure + Steady Income Stream



Each location will benefit from a brand-new Absolute NNN 10-year lease that will be signed at the close of escrow, with zero landlord responsibilities, providing genuinely passive income

Robust RE Fundamentals



These assets are sited in areas with favorable location dynamics – high traffic counts, new development, attractive visibility and exposure, and within carefully selected submarkets that boast a reliable and proven customer base

Attractive Yield



This TGI Friday's Portfolio provides an investor with a lucrative return on their capital investment and attractive annual increases, allowing the new owner to maximize their future cash flow and hedge against inflation

Offering Summary

Property Summary

Property Address:	2000 S 1st Capitol Drive St. Charles (St. Louis MSA), MO 63303
Price:	\$2,800,000
Cap Rate:	7.50%
Building Size:	±7,158
Lot Size:	79,715 SF (1.83 Acres)
Year Built/Renov.:	1998/2018
Parcel No.:	3-0011-7940-00-001B,0000000
Ownership Type:	Fee Simple

Lease Abstract

Tenant:	American Pub, LLC
DBA:	TGI Friday's
Lease Commencement:	COE
Rent Commencement:	COE
Original Lease Term:	10 Years
Term Remaining:	10 Years
Current Annual Rent:	\$210,000
Rent Increases:	2% Annually
Renewal Options:	2, 5-Year Options
Lease Type:	Absolute NNN
Landlord Responsibilities:	None
Right of First Refusal:	No

Rent Schedule

Years	Annual Rent	Monthly Rent	Cap Rate
Year 1	\$210,000	\$17,500	7.50%
Year 2	\$214,200	\$17,850	7.65%
Year 3	\$218,484	\$18,207	7.80%
Year 4	\$222,854	\$18,571	7.96%
Year 5	\$227,311	\$18,943	8.12%
Year 6	\$231,857	\$19,321	8.28%
Year 7	\$236,494	\$19,708	8.45%
Year 8	\$241,224	\$20,102	8.62%
Year 9	\$246,048	\$20,504	8.79%
Year 10	\$250,969	\$20,914	8.96%

Average Annual Cap Rate (Base Term): 8.21%

Average Annual Cap Rate (Through Options): 8.93%

2, 5-Year Options (2% Annual Bumps)

Tenant Summary

About TGI Friday's

TGI Friday'sSM is an international chain focusing on casual dining, with over 600 restaurants in 55 countries and 11,000+ employees. Famous for fresh food and mouthwatering American classics, from appetizers perfect for sharing, to memorable burgers and delicious desserts. With fun and friendly waiters and waitresses, they have become the ultimate destination for diners looking for something distinctive and different. TGI Friday'sSM opened its original New York City location in 1965, and it quickly became the place to mix and mingle. The name was perfect – whatever the day, every visit felt like Friday. Over the years, people have sought out Friday'sSM for authentic American food and drinks with exciting twists.

About TriArtisan Capital Advisors

TriArtisan Capital Advisors is a New York-based private equity firm specializing in middle-market investments, formed in 2016 (previously operating as TriArtisan Capital Partners since 2002). TriArtisan invests and manages private equity capital provided by a broad roster of institutions including sovereign wealth funds, alternative asset managers, and family offices. They acquired TGI Friday's in 2014 along with Sentinel Capital Partners, eventually acquiring Sentinel's stake in 2019. Their portfolio companies include restaurant chains such as TGI Friday's, P.F. Chang's, Sur la table, and Hooters, as well as investments in Caesars Entertainment, EnergySolutions, C3, Form Technologies and several others.



**TRIARTISAN
CAPITAL ADVISORS**



600+
Locations



55
Total Countries



tgifridays.com
Website



1965
Founded



Dallas, TX
HQ



Private
Company Type

Bird's Eye View

S First Capitol Drive 34,500+ VPD



Pralle Lane 5,300+ VPD



Aerial Context



20 MILES | 30 MINUTES



ST. LOUIS



38,200+ VPD



First Capitol Drive 34,500+ VPD



Pralle Lane 5,300+ VPD



Aerial Context



20 MILES | 30 MINUTES



QuikTrip

Country Club Place

McALISTER'S DELI | DOLLAR GENERAL

GEICO | PIZZA HUT

STEVEN BRENNER | H&R BLOCK | DOBBS TIRE & AUTO CENTERS



MARCUS THEATRES



COMPASS HEALTH

Pralle Lane 5,300+ VPD



S First Capitol Drive 34,500+ VPD



GATEWAY REALTORS



AXIUS FINANCIAL



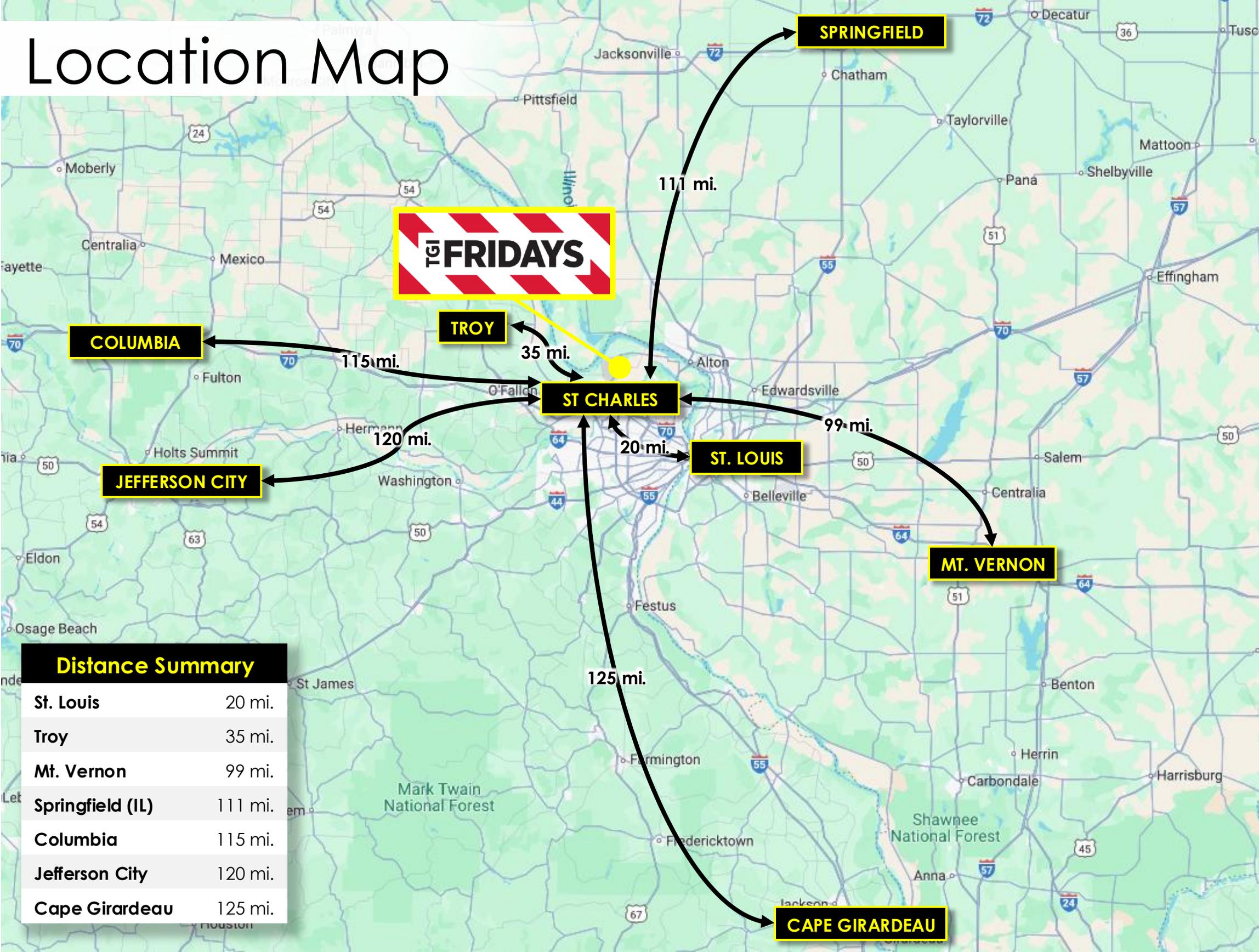
Aerial Photos



Property Photos



Location Map



COLUMBIA

TROY

ST CHARLES

ST. LOUIS

MT. VERNON

CAPE GIRARDEAU

Distance Summary	
St. Louis	20 mi.
Troy	35 mi.
Mt. Vernon	99 mi.
Springfield (IL)	111 mi.
Columbia	115 mi.
Jefferson City	120 mi.
Cape Girardeau	125 mi.

Market Overview

St. Louis–St. Charles–Farmington MSA

St. Louis-St. Charles-Farmington MSA is a thriving, multifaceted region located in eastern Missouri, offering a vibrant mix of urban energy, suburban comfort, and rural charm. Anchored by the historic city of St. Louis, the MSA is a major economic and cultural hub of the Midwest, serving as home to iconic attractions such as the Gateway Arch, Forest Park, and a renowned arts and culinary scene. The region is also bolstered by leading healthcare and educational institutions, including Washington University in St. Louis and BJC HealthCare.

To the northwest, St. Charles County stands out as one of the fastest-growing counties in Missouri, known for its high quality of life, excellent schools, and strong workforce. With scenic riverfronts, wineries, and ample parkland, the area blends suburban development with natural beauty.

Further south, Farmington offers a gateway to Missouri's Ozark region, providing residents and visitors with access to outdoor recreation, including hiking, biking, and boating across the area's numerous state parks and conservation areas. Together, the St. Louis–St. Charles–Farmington MSA offers a robust blend of economic opportunity, regional connectivity, and lifestyle appeal. With a strong infrastructure, diverse industries, and a balanced mix of historic charm and modern development, the region represents a dynamic investment environment within the heart of the Midwest.

Demographics

	3 Miles	5 Miles	10 Miles
POPULATION			
2024 Estimate	80,836	159,484	463,097
2029 Projections	85,462	167,878	474,036
2020 Census	78,871	156,408	463,234
BUSINESS			
2024 Est. Total Businesses	3,477	7,522	31,814
2024 Est. Total Employees	33,656	81,603	340,528
HOUSEHOLDS			
2024 Estimate	34,246	65,927	188,269
2029 Projection	36,257	69,472	192,598
2020 Census	33,336	64,451	188,282
INCOME			
Average Household Income	\$102,352	\$103,947	\$110,098
Median Household Income	\$78,663	\$83,625	\$84,840





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