



OFFERING MEMORANDUM

2601 Highway K | O'Fallon (STL MSA), MO 63368

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Market Overview

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Investment Highlights



OFFERING PRICE

\$7,000,000



CAP RATE

6.63%



NOI

\$464,220

Executive Summary

Current Real Estate Advisors is pleased to present the opportunity to acquire Savers (the "Property"), an exceptionally well-located ±38,685 SF freestanding building situated on approximately 4.24 acres, located in O'Fallon (STL MSA), MO. The Property is strategically positioned along State Highway K (33.5K+ VPD) – connecting north to I-70 and south to I-64, for direct accessibility to the center of Downtown St. Louis.

The Property is secured by a newly inked net lease, with limited landlord responsibilities, with ±10 years of a brand-new lease term. Further, it includes various attractive increases every 5 years (see Page 5), as well as 3, 5-year options – demonstrating corporate commitment to the location. The lease is corporately guaranteed by Savers Value Village Inc. (NYSE: SVV), which creates visibility of their financial performance, which has increased year over year.

The Property presents a unique opportunity for an astute investor to acquire a property with long term stability, stable cash flow and excellent underlying real estate fundamentals on an oversized parcel for additional future reversion value.

Opportunity Highlights

Brand-New Corporate Tenancy



Savers' net lease will feature 10 years of primary term with built-in rent increases and 3, 5-year renewal options, with a lease guaranteed by Savers Value Village, Inc. (NYSE: SVV)

Secure + Steady Income Stream



The net lease structure provides predictable, hands-off cash flow, with limited landlord obligations, delivering durable passive income and a hedge against inflation

Substantial Investment for Flagship Location



The Property benefits from a significant investment by the tenant, demonstrated by \$4MM+ in capital improvements prior to opening for operations – including an addition of a new loading dock with rollup doors and industrial-grade waste management system

Affluent & Strong Demographics



This asset is located in O'Fallon, which has been highlighted in the news as the #2 best place to live in MO, and has affluent demographics demonstrated by an average household income of \$131,342 within a 3-mile radius

Offering Summary

Property Summary

Property Address:	2601 Highway K O'Fallon (STL MSA), MO 63368
Building Size:	±38,685 SF
Lot Size:	184,695 SF (4.24 Acres)
Year Built/Renovated:	2007/2026
Parcel No.:	2-0067-A407-00-000A.0000000
Ownership Type:	Fee Simple

Lease Abstract

Tenant:	TVI, Inc.
DBA:	Savers Value Village, Inc.
Lease Commencement:	5/5/2026
Rent Commencement:	9/2/2026
Lease Expiration:	9/30/2036
Original Lease Term:	10 Years
Term Remaining:	±10 Years
Current Annual Rent:	\$464,220
Rent Increases:	\$1/SF Year 6, \$1.50/SF Options
Renewal Options:	3, 5-Year
Lease Type:	NNN
Landlord Responsibilities:	None
Right of First Refusal:	No

Rent Schedule

Years	Annual Rent	Monthly Rent	Cap Rate	Rent/SF
Year 1-5	\$464,220	\$38,685	6.63%	\$12.00
Year 6-10	\$502,905	\$41,909	7.18%	\$13.00
1st Option Period				
Years 11-15	\$560,933	\$46,744	8.01%	\$14.50
2nd Option Period				
Years 16-20	\$618,960	\$51,580	8.84%	\$16.00
3rd Option Period				
Years 20-25	\$676,988	\$56,416	9.67%	\$17.50

Tenant Summary

About Savers

Savers Value Village, Inc. (NYSE: SVV) is a public for-profit thrift retailer and donation center known for offering a wide selection of secondhand clothing, home goods, furniture, books, and unique vintage finds. With 315+ international thrift stores across North America and Australia, the brand has become recognized for its affordable pricing, sustainable shopping model, and constantly changing inventory that creates a treasure-hunt experience for shoppers. Positioned as both a retail destination and community donation hub, Savers attracts bargain hunters, families, students, and environmentally conscious consumers looking for quality pre-owned merchandise at accessible price points.

Savers Value Village operates with a business model centered on reuse and sustainability, partnering with local nonprofit organizations to collect donated goods while helping extend the lifecycle of usable items. The stores are known for their large-format layouts, organized departments, and diverse product selection ranging from everyday essentials to vintage apparel and collectible décor. This combination of affordability, sustainability, and discovery-driven shopping has helped position Savers as a major player within the growing resale and secondhand retail industry.

Strategically located in high-traffic retail corridors and suburban shopping centers, Savers Value Village benefits from strong consumer demand driven by value-focused spending habits and increasing interest in sustainable fashion and circular retail practices. As thrift and resale shopping continue to grow in popularity among a broad demographic base, Savers remains well-positioned to capitalize on evolving consumer preferences and the expanding secondhand marketplace. They are targeting 25-30 new stores annually from 2025 through 2027.



350+
Locations



50
Total States



savers.com
Website



1954
Founded



Bellevue, WA
HQ



Public (NYSE: SVV)
Company Type

Bird's Eye View

Highway K 33,500+ VPD



Site Plan

Highway K 33,500+ VPD



Aerial Context



INTERSTATE 70 | 85,000+ VPD



O'FALLON POINT



O'FALLON WALK SHOPPING CENTER



FOUR SEASONS CENTER



MEGAN CROSSING



SHOPS AT LAURA HILL



35 MINS | 34 MILES



PLAZA AT HUTCHINGS FARM



HIGHWAY K | 33,500+ VPD

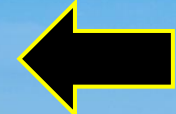


Fort Zumwalt School District
Educate, Empower and Equip Students to Excel



Dardenne Elementary

Aerial Context



35 MINS | 34 MILES



MO-364 | 25,500+ VPD

DARDENNE CROSSING



DEERCREEK CROSSING



Fort Zumwalt School District
Educate, Empower and Equip Students to Excel



Dardenne Elementary



O'FALLON CROSSING



BJC HealthCare

BANK OF AMERICA

PLAZA AT HUTCHINGS FARM



HIGHWAY K | 33,500+ VPD



FOUR SEASONS CENTER



Retailer Map



INTERSTATE 70 | 85,000+ VPD

O'FALLON WALK SHOPPING CENTER



FOUR SEASONS CENTER



DEERCREEK CROSSING



DARDENNE CROSSING



HIGHWAY K | 33,500 + VPD

O'FALLON SQUARE



O'FALLON POINT



SHOPS AT LAURA HILL



PLAZA AT HUTCHINGS FARM



O'FALLON CROSSING



MO-364 | 25,500+ VPD

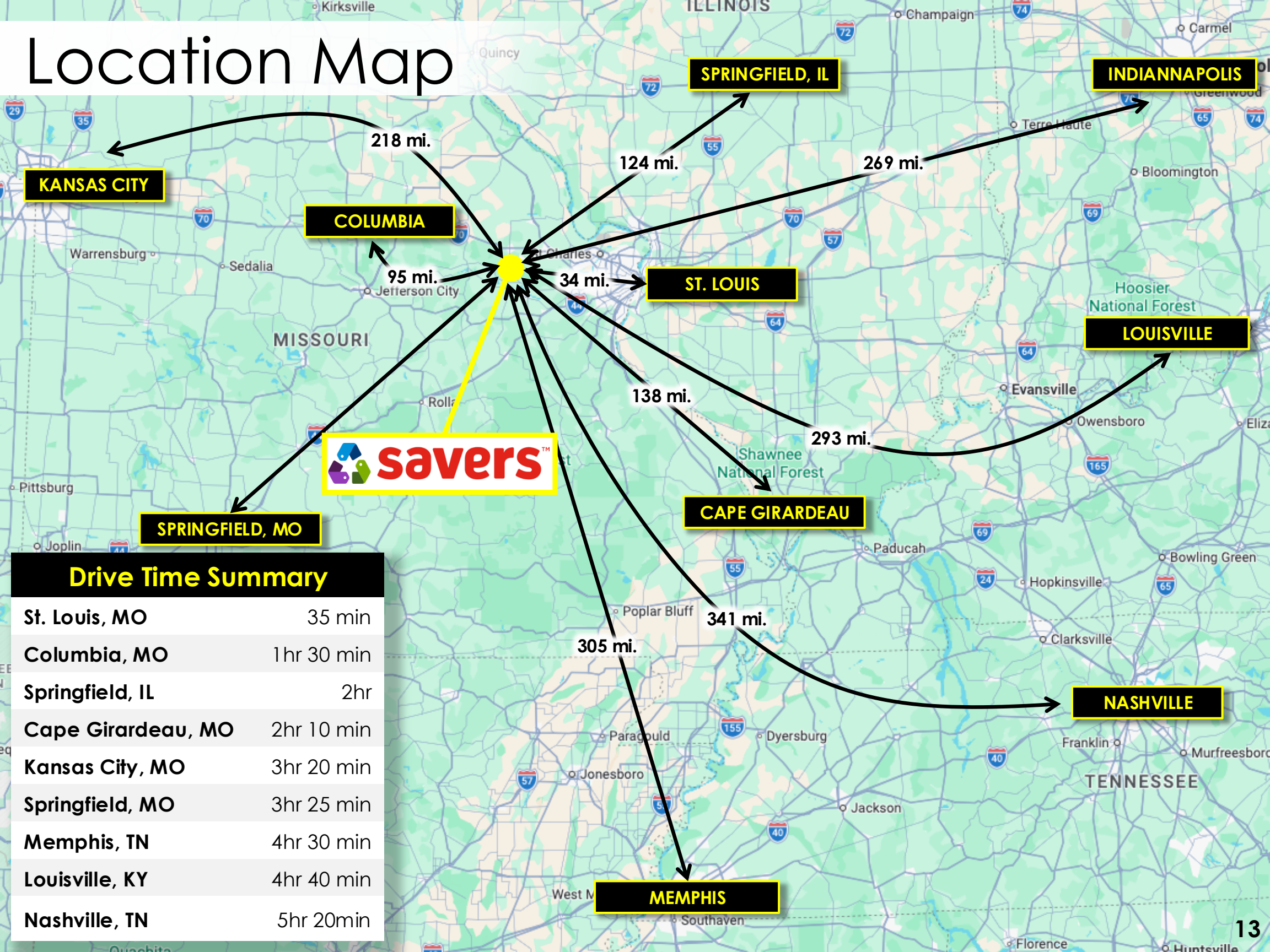
Aerial Photos



Property Photos



Location Map



Drive Time Summary

St. Louis, MO	35 min
Columbia, MO	1 hr 30 min
Springfield, IL	2hr
Cape Girardeau, MO	2hr 10 min
Kansas City, MO	3hr 20 min
Springfield, MO	3hr 25 min
Memphis, TN	4hr 30 min
Louisville, KY	4hr 40 min
Nashville, TN	5hr 20min

Market Overview

St. Louis MSA

The St. Louis Metropolitan Area is one of the Midwest's most established and economically diverse regions, serving as a major center for commerce, healthcare, education, technology, and logistics. Anchored by the City of St. Louis, the region benefits from a strategic central U.S. location, extensive transportation infrastructure, and a highly educated workforce, making it a preferred destination for both corporate investment and talent retention.

Home to globally recognized institutions such as Washington University in St. Louis, BJC HealthCare, and numerous Fortune 500 and Fortune 1000 companies, the metropolitan area boasts a resilient economic foundation supported by a broad range of industries. The region's robust employment base, coupled with its affordability relative to other major U.S. markets, continues to drive population stability and sustained business growth.

Beyond its economic strengths, St. Louis offers a rich cultural landscape highlighted by iconic landmarks such as the Gateway Arch, Forest Park, and a vibrant arts, entertainment, and culinary scene. The area's exceptional quality of life, diverse housing options, and abundant recreational amenities have helped position St. Louis as one of the nation's most attractive markets for both residents and businesses.

With its combination of economic stability, institutional presence, strategic connectivity, and ongoing investment activity, the St. Louis Metropolitan Area represents a compelling long-term investment market and a key economic engine within the Midwest.

Demographics

	3 Miles	5 Miles	10 Miles
 POPULATION			
2025 Estimate	87,308	176,063	351,160
2030 Projections	89,988	182,525	364,185
2020 Census	86,014	168,625	334,728
 BUSINESS			
2024 Est. Total Businesses	2,583	6,690	14,693
2024 Est. Total Employees	21,862	61,455	134,581
 HOUSEHOLDS			
2025 Estimate	31,825	65,923	133,450
2030 Projection	32,853	68,453	138,593
2020 Census	31,272	62,926	126,979
 INCOME			
Average Household Income	\$131,342	\$127,203	\$128,003
Median Household Income	\$107,497	\$104,136	\$103,847





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BANG

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