

**MEADOWS OF EDEN RECEPTION HALL ON US65 10 MI N OF
BRANSON, MISSOURI, USA**

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You Tube: <http://bit.ly/Missouri-Branson-area-Meadows-of-Eden-You-Tube>

Reduced \$100K to \$399K!

6,800 SF building housing the Meadows of Eden, a wedding and event center. Based on retail gap, expanding the business to include restaurant, bar and related venues could significantly improve cash flow.

MEADOWS OF EDEN RECEPTION HALL ON US65 10 MI N OF BRANSON, MISSOURI, USA

On 1.12 acres, directly on US65 with 202' highway frontage. Perfect position to draw from both Springfield and Branson. 10 mi N of Branson and 25 mi S of Springfield.

CLOUD listing with Wally Nattinger and Mark Patrick of Coldwell Banker Commercial Vanguard in Springfield, MO. This is our 28th CLOUD listing in Missouri. All tangible and intangible assets included in sale unless specifically excluded in writing.

Great opportunity to acquire existing businesses, stunning demographics, many opportunities to meet unmet local retail demand, high traffic count and visibility, rural Branson living and great schools combine to make this a tremendous opportunity.

The Meadows of Eden exudes Southern mansion style elegance with a grand staircase, dazzling chandeliers, majestic columns, and gracious balconies making a perfect background for all your pictures. There is a large wooden dance floor and a sound system in place with DJ included. Lots of elegant decor, and the chocolate fountain and champagne fountain give it the finishing touches. Once you're here, you can sit back and relax to enjoy your perfectly planned day because we know your reception is just as important as your wedding.

If you have ever wanted to live the Branson lifestyle, acquire multiple existing businesses and own a property providing virtually unlimited flexibility, this is it!

3% buyer broker commission.

HIGHLIGHTS

- (1) Reduced \$100K to \$399K with 3% BBC
- (2) Turn-key includes \$129K of business assets PLUS non-compete, extensive bookings and transitional assistance
- (3) 6,800 SF of perfect improvements, 1.12 acres with 202' US65 frontage in a lovely Ozark setting
- (4) 22,741 avg daily traffic, 11 mi N of Branson and 24 mi. S of Springfield in the acclaimed Branson ISD
- (5) Top 5 unmet local retail opportunities at 10 minutes avg \$1.1M+ annual potential revenues
- (6) 1-mi. radius has highest % increase in: income, \$100K+ household incomes, \$250K-\$1M net worth compared to all Benchmarks

*Benchmarks: 1-mi. radius, City of Billings, 65610 Zip Code, 5-min. drive-time, City of Republic, Christian County, Springfield CBSA, Springfield DMA, Missouri & the US.

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OWNER IS A REALTOR

The owner is a Realtor but not participating as a Realtor in the listing or the commissions.

BUSINESS & PERSONAL ASSETS CONVEYING

- (7) **Equipment:** \$62,087*
- (8) **Glassware:** \$9,263*
- (9) **Furniture:** \$9,830*
- (10) **Décor and soft goods:** \$48,257*
- (11) **Events scheduled and contracted:** As defined in confidential information
- (12) **Non-compete:** As defined below
- (13) **Other assets:** All other tangible and non-tangible business assets convey unless specifically excluded

All valuations above based on IRS based depreciation schedules except new items in 2010 based on seller disclosure.

*subject to final exclusion list from Seller and resulting final calculations.

BUSINESS FINANCIALS & LEGAL

- (14) **Available documents:**
 - (a) Tax returns: 2006 to 2009 ready, 2010 available once completed
 - (b) Recast profit & loss, cash flow, debt coverage
 - (c) Copy of currently booked activities and copy of each contract
 - (d) Other documents reasonably requested
- (15) **Transition management assistance:** The owner will provide transitional management assistance as mutually agreed to in writing between the Parties.
- (16) **Good faith efforts to retain clients:** Seller will make good faith efforts to assist Buyer with retaining clients. Seller makes no warranties regarding these activities and is not obligated to contribute to any franchise transfer expenses.

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- (17) **Non-compete:** The owner will execute a non-compete for a reasonable period of time. The owner does not intend to compete.

3% BUYER BROKER COMMISSION

3% buyer broker commission is payable on this property. A buyer broker does NOT have to accompany their buyer to any showings of the property.

CONTACT INFORMATION

Call 1.979.421.9996 to contact any member of the listing team to set up an appointment, request additional information or answer any questions.

PROPERTY

- (18) **Address:** 10923 State HWY 176, Walnut Shade, Taney County, Missouri, USA 65771-9285
- (19) **Improved SF:** 6,800 SF* (5,000 SF down and 1,800 SF upstairs) per owner
- (20) **Year built:** 2004
- (21) **Condition:** Good
- (22) **Land:** 1.12 acres per Taney County
- (23) **Frontage:** 202.4' on US65 per Taney County
- (24) **Asphalt:** 12,960 SF* installed in 2009, as per owner
- (25) **Average daily two-way traffic:** 22,741 at data point 0.8 mi. south
- (26) **Zoning:** None known
- (27) **Utilities:** Private well and septic system, phone, etc.
- (28) **Flood plain:** None of the property is in a flood plain based on CCIM report
- (29) **Topography:** Mostly flat with slight elevation above road bed at front of property
- (30) **In City Limits?** No
- (31) **School District:** Branson ISD
- (32) **Legal:**

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(a) **Parcel ID:** 05-3.0-05-000-000-014.005

(b) **Brief tax description:** PT NW4SE4

RETAIL GAP ANALYSIS

(33) **Definition:** Unmet local retail demand at a 10-min. drive-time as location is rural

(34) **Top opportunities summary**

(a) **Top 3 opportunities:** Avg \$1.3M+ annual potential revenues from unmet local retail demand ("potential revenues")

(b) **Top 5 opportunities:** Avg \$1.1M+ potential revenues

(c) **Top 10 opportunities:** Avg \$750K+ potential revenues

(35) **Top opportunities**

(a) **General merchandise:** \$1.7M+ potential revenues

(b) **Food services & drinking:** \$1.1M+ potential revenues

(c) **Food & beverage store:** \$850K+ potential revenues

(d) **Limited service eating:** \$500K+ potential revenues

(e) **Restaurant:** \$495K+ potential revenues

(f) **Clothing & accessories:** \$365K+ potential revenues

SCHOOLS AND SCHOOL DISTRICT REVIEW

(36) **Summary.** All EOC test scores are above the State avg. Schools and the School District have high GreatSchools ratings with two of the 4 schools attended scoring 8 of 10 and receiving a "Distinguished" rating. All schools have high Parent ratings and reviews.

(37) **Branson R-IV Independent School District**

(a) **7 of 10 GreatSchools rating**

(b) **Schools. 6**

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- (c) **Students. 4,379**
- (d) **Student/Teacher ratio. 16:1**
- (38) **Branson East Elementary School (1-4)**
 - (a) **By the #'s: 481 students with a 15:1 student teacher ratio**
 - (b) **8 of 10 GreatSchools rating**
 - (c) **Distinguished GreatSchools recognition.** It is among the few public elementary schools in Missouri to receive a distinguished GreatSchools Rating.
 - (d) **GreatSchools Parent based ratings**
 - **Community rating: 4 of 5 stars**
 - **Principal leadership: 3 of 5 stars**
 - **Teacher quality: 4 of 5 stars**
 - **Parent Involvement: 3 of 5 stars**
- (39) **Branson Intermediate School (5-6)**
 - (a) **By the #'s: 676 students with a 17:1 student teacher ratio**
 - (b) **7 of 10 GreatSchools rating**
 - (c) **GreatSchools Parent based ratings**
 - **Community rating: 4 of 5 stars**
 - **Principal leadership: 3 of 5 stars**
 - **Teacher quality: 4 of 5 stars**
 - **Parent Involvement: 4 of 5 stars**
- (40) **Branson Junior High School (7-8)**
 - (a) **By the #'s: 629 students with a 16:1 student teacher ratio**
 - (b) **8 of 10 GreatSchools rating**
 - (c) **Distinguished GreatSchools recognition.** It is among the few public middle schools in Missouri to receive a distinguished GreatSchools Rating.
 - (d) **GreatSchools Parent based ratings**
 - **Community rating: 4 of 5 stars**

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- **Principal leadership:** 4 of 5 stars
- **Teacher quality:** 5 of 5 stars
- **Parent Involvement:** 5 of 5 stars

(41) **Branson High School (9-12)**

(42) **By the #'s:** 1,363 students with an 17:1 student teacher ratio

(43) **6 of 10 GreatSchools rating**

(a) **GreatSchools Parent based ratings**

- **Community rating:** 4 of 5 stars
- **Principal leadership:** 4 of 5 stars
- **Teacher quality:** 4 of 5 stars
- **Parent Involvement:** 4 of 5 stars

DEMOGRAPHICS & ECONOMETRICS

(44) **Benchmarks:** 1-mi. radius, 10-min. drive-time, 65771 Zip Code, Census Tract, Taney County, Branson CBSA, Springfield DMA, Missouri & the US.

(45) **Data baselines:** All data is 2010 and from CCIM unless otherwise defined. Annual % change calculations are proprietary to CBC Southwest Partners.

(46) **1-mi. radius vs. Benchmarks**

(a) **Income**

- (i) Highest % annual increase in avg and median household income
- (ii) Highest % annual increase in median after tax household income
- (iii) Highest % annual % increase in \$100K+ household incomes

(b) **Demographics**

- (i) Highest annual % growth in household and family size
- (ii) Highest % population 35-64 years old

(c) **Home values and net worth**

- (i) Highest % \$300K-\$399K home values
- (ii) Highest % \$250K-\$999K household net worth
- (iii) Highest % homes with no mortgages

(d) **Employment**

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- (i) Highest % residents in construction
 - (ii) Highest % residents in retail
 - (iii) Highest % residents in government
- (e) **Family stability**
 - (i) Highest % married and living together
 - (ii) Lowest % married but separated
 - (iii) Lowest % divorced

KEY LINKS

Newplans URLs

- (47) **Property website:** <http://bit.ly/Missouri-Branson-area-Meadows-of-Eden-website>
- (48) **Photo gallery:** <http://bit.ly/Missouri-Branson-area-Meadows-of-Eden-photo-gallery>
- (49) **Interactive:** <http://bit.ly/Missouri-Branson-area-Meadows-of-Eden-interactive-site>

Primary listing URLs

- (50) **CBC Worldwide:** <http://bit.ly/Missouri-Branson-area-Meadows-of-Eden-CBC>
- (51) **LoopNet:** <http://bit.ly/Missouri-Branson-area-Meadows-of-Eden-LoopNet>
- (52) **Lands of Missouri:** <http://bit.ly/Missouri-Branson-area-Meadows-of-Eden-Lands-of-Missouri>
- (53) **Trulia:** <http://bit.ly/Missouri-Branson-area-Meadows-of-Eden-Trulia>
- (54) **Commgate:** <http://bit.ly/Missouri-Branson-area-Meadows-of-Eden-Commgate>

Social media URLs

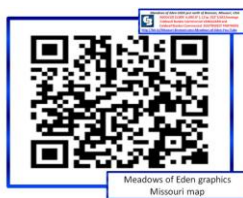
- (55) **You Tube:** <http://bit.ly/Missouri-Branson-area-Meadows-of-Eden-You-Tube>
- (56) **Facebook:** <http://on.fb.me/Missouri-Branson-area-Meadows-of-Eden-Facebook>
- (57) **Word Press:** <http://bit.ly/Missouri-Branson-area-Meadows-of-Eden-Word-Press>

Custom URLs

- (58) **Google:** <http://bit.ly/Missouri-Branson-area-Meadows-of-Eden-Google-map>

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- (59) **Tax file:** <http://bit.ly/Missouri-Branson-area-Meadows-of-Eden-tax-file>
- (60) **Confidentiality:** <http://bit.ly/Missouri-Branson-area-Meadows-of-Eden-confidentiality>
- (61) **CBC Southwest 349 newspaper websites:** <http://bit.ly/CBC-Southwest-newspaper-websites>
- (62) **CBC Southwest 39 regional business journal websites:** <http://bit.ly/CBC-Southwest-business-journal-websites>
- (63) **Other primary real estate listing sites:** Catalyst, CCIM, CIMLS, Commercial Gateway, Commercial IQ, Commercial Source, E List It, Estately, Globe Street, Google Base, HAR, Home Finder, Land Broker, Land Farm and Ranch, Lands of America, Lands of Missouri, Letting Agent, Move Channel, Movoto, MyIRENS, Point 2 Homes, Postlets, Property Line, Property Showcase International, Proxio, Real Estate Funding, Real Up, Red Fin, Trulia, World MLS, Zillow
- (64) **Other primary blogs:** Twitter, Linked In (9,763 Groups & Subgroups), Plaxo (983 Networks), Plaxo Pulse, AEB, Active Rain, AIM Status, ApnaCircle, Badoo, Bebo, Blogger, Bright Kite, Broker Agent Social, Centrum.sk, Cyworld, Delicious, deviantART, Douban, Excite.It, Flickr, Four Square, Friend Feed, Friendster, Glozal, Gmx.De, Good Reads, Google +, Google Profiles, Gowalla, GTalk Status, Google+, Google Buzz, hi5, Hyves, Identi.ca, iWiW, Jaiku, Kaixin001, Mixi (Japan), LiveJournal, MeinVZ, Multiply, My Life, My Space, My Yearbook, Nasza Klasa, Netlog, Ning, Odnoklassniki, Onet.pl, Orange.Es, Orkut, Photobucket, Plurk, POST.sk, Posterous, Qzone, Rambler.Ru, Renren, sapo, Skynet.be, Skyrock, Sonico, Street Mavens, Tagged, Taringa!, Telefonica, Telenet.be, TerraEs, tiscali.cz, Tripit, Tuenti, Tumblr, USHI (China), Vimeo, vKontatke, Voila.Fr, volny.cz, Wer-kennt-wen, Yammer, Yahoo Profiles, Yahoo!, Yandex.Ru, You Are, Yushi, Zoznam.sk, Zuklu



If any link does not connect, copy and paste into your web browser. Call or email for help.

CCIM REPORTS AND LISTING ANALYSIS

- (65) **CCIM reports:** 2,138 underlying CCIM reports available on request

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- (66) **CBC Southwest packs:** 11 packs available on selected websites and on request
- (67) **Defined and published source data:** Unless noted all data from Certified Commercial Investment Member (CCIM) Institute

DIRECTIONS

From Springfield

- (1) At the James River Frwy (Hwy 360) interchange with US65 S in Southeast Springfield, travel 25.9 mi. south on US65 S
- (2) The property begins immediately on your right after you pass the SR176 intersection

From Branson

- (1) At Veterans Boulevard (US65 Business) and US65 N interchange in North Branson, travel 14.5 mi. north on US65 N
- (2) Immediately before the SR176 intersection, the property is on your left

DISCLOSURES & COPYRIGHTS

CBC Vanguard in Springfield, MO has been retained as the exclusive advisor for the sale of this CLOUD listing. CBC Southwest is managing the listing it through a strategic STAR MAKER agreement with CBC Vanguard with seller approval.

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