

Confidential Off-Market Portfolio Offering

 CONFIDENTIAL

OFF-MARKET

Three Operating Grocery Store Locations — Missouri

Businesses + Real Estate Included

Package Offering Price

\$3,250,000

Distribution

Restricted — Qualified Buyers Only

NDA Required

Additional information upon execution

 This material is intended solely for qualified buyers and advisors. Additional information available upon NDA execution.



Portfolio Executive Summary

This offering includes three operating grocery store locations located in Missouri. The portfolio consists of established community-serving grocery operations with existing infrastructure, recurring customer traffic, and manager-operated systems already in place.

What's Included

- Three operating grocery stores
- Businesses and real estate included
- Package sale only
- Existing operational infrastructure
- Equipment and fixtures included
- Approximately 8–10 employees per location
- Manager-operated operations
- Established customer base
- Essential-service retail sector

☐ Inventory is excluded from the purchase price.

Portfolio Highlights

25,072

SF Combined Building Area

3.68

AC Combined Land Area

- Existing operational setup in place
- Established local customer traffic
- Existing vendor relationships
- Operating business acquisition opportunity

Portfolio Overview

Three established Missouri grocery operations offered as a single package — combining meaningful retail square footage, land, and proven merchandise sales across all locations.

Location A

- 8,712 SF Building
- 0.55 AC Site
- Built 1962
- **2025 Sales: \$1,240,278**

Location B

- 7,240 SF Building
- 0.90 AC Site
- Built 1964
- **2025 Sales: \$824,748**

Location C

- 9,120 SF Building
- 2.23 AC Site
- Built 1971
- **2025 Sales: \$922,683**

Combined Portfolio Metrics

\$2.99M

Combined Merchandise Sales

\$738K

Combined Gross Profit

\$74K

Combined Net Income

\$3.25M

Package Offering Price

Location A — Operating Grocery Store

Property Details

Building Size

8,712 SF

Land Area

0.55 AC

Year Built

1962

Operational Highlights

- Established grocery operation
- Existing customer traffic
- Fully operational retail setup
- Existing infrastructure in place
- Commercial retail use

Operational Notes

- Thousands of recurring monthly customers
- Stable grocery demand
- Existing staffing structure in place
- Manager-operated location
- Equipment and fixtures included

2025 Financial Overview

Merchandise Sales	\$1,240,278
Cost of Goods Sold	\$981,389
Gross Profit	\$258,889
Gross Margin	20.87%

2025 Operating Expenses

Payroll Expenses	\$140,715
Utilities	\$32,693
Rent Expense	\$28,000
Repairs & Maintenance	\$6,511
Processing Fees	\$5,642
Real Estate Tax	\$4,794

✓ **2025 Net Income: \$20,102**

Location B — Operating Grocery Store

2025 Financial Overview

Merchandise Sales	\$824,748
Cost of Goods Sold	\$598,822
Gross Profit	\$225,926
Gross Margin	27.39%

2025 Operating Expenses

Payroll Expenses	\$108,681
Utilities	\$25,504
Rent Expense	\$28,000
Repairs & Maintenance	\$13,723
Processing Fees	\$4,798
Real Estate Tax	\$4,274

✔ **2025 Net Income: \$28,748**

Property Details

Building Size

7,240 SF

Land Area

0.90 AC

Year Built

1964

Operational Highlights

- Highway-oriented retail positioning
- Existing grocery operation
- Established customer base
- Existing commercial infrastructure
- Operational retail setup in place

Operational Notes

- Existing manager-run operation
- Established recurring customer activity
- Existing equipment and fixtures included
- Operational staffing structure in place
- Location holds a liquor license; current operations do not actively sell liquor or beer, providing potential future revenue upside.

Location C — Operating Grocery Store

Property Details

Building Size

9,120 SF

Land Area

2.23 AC

Year Built

1971

Operational Highlights

- Largest site within the portfolio
- Existing grocery operation
- Established customer traffic
- Existing retail infrastructure
- Operational commercial setup

Operational Notes

- Existing manager-operated location
- Established grocery customer base
- Larger operational footprint
- Equipment and fixtures included

2025 Financial Overview

Merchandise Sales	\$922,683
Cost of Goods Sold	\$669,215
Gross Profit	\$253,468
Gross Margin	27.47%

2025 Operating Expenses

Payroll Expenses	\$136,663
Utilities	\$22,316
Rent Expense	\$28,000
Repairs & Maintenance	\$9,881
Telephone Expense	\$6,633
Processing Fees	\$5,898

✓ **2025 Net Income: \$25,438**

Operations Overview

Management Structure

→ Manager-Operated

All locations are currently manager-operated with existing operational systems in place.

→ Staffing

Approximately 8–10 employees per location — combination of full-time and part-time staffing.

→ Infrastructure

Existing grocery infrastructure, established customer traffic, and existing vendor relationships.

Buildings & Condition

- Buildings are well maintained
- Properties are operational
- Existing commercial retail setup
- Functional grocery infrastructure already in place

Operational Categories



Grocery



Frozen Foods



Beverage
Categories



Dairy



Meat
Department



Tobacco/Cigarette

Portfolio Financial Overview

Combined 2025 Portfolio Performance

\$2.99M

Total Merchandise Sales

\$2.25M

Total Cost of Goods Sold

\$738K

Combined Gross Profit

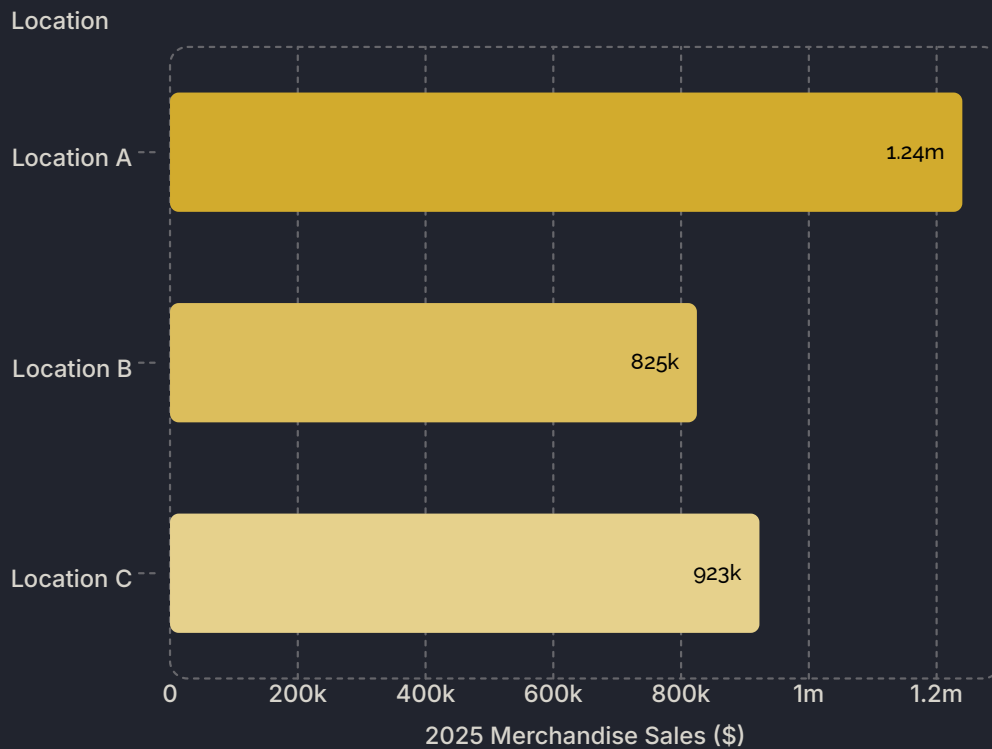
\$74K

Combined Net Income

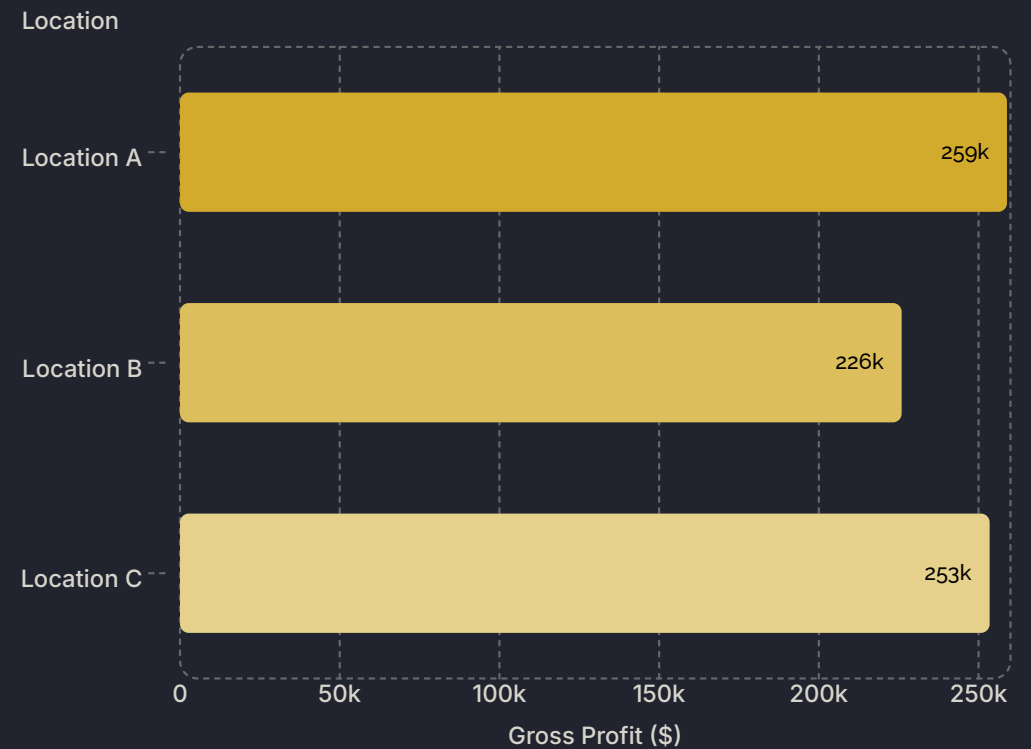
24.71%

Combined Gross Margin

Revenue Breakdown by Location



Gross Profit Breakdown by Location



i 2025 Financial Statements available. 2026 Q1 Operational Reports requested. Additional documentation available upon NDA execution.

Investment Highlights

A rare off-market opportunity to acquire a three-location operating grocery portfolio in Missouri — combining real estate, businesses, and established community-serving operations in a single package transaction.



Three-Location Portfolio

Operating grocery businesses with real estate included in acquisition



Essential-Service Retail

Established customer base in the essential-service retail sector



Manager-Operated

Existing staffing and management structure with operational infrastructure



Off-Market Opportunity

Exclusive off-market acquisition with existing community-serving operations

25,072

SF Combined Portfolio

3.68

AC Combined Land

3

Operating Locations

Package Offering Price: \$3,250,000 — Multiple-location operational platform available as a single package acquisition.

Confidentiality & Disclaimer

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OFF-MARKET OFFERING

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