



CONTROLS & ELECTRIC MOTOR CO.

JOPLIN INDUSTRIAL INVESTMENT

OFFERING MEMORANDUM

SALE/LEASEBACK OPPORTUNITY

317 East 12th Street, Joplin, MO 64801



DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Sturges, LLC. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Sturges, LLC, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents;

and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Sturges, LLC. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Sturges, LLC. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Sturges, LLC.

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represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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*FINANCIAL ANALYSIS AVAILABLE
WITH SIGNED CONFIDENTIALITY
AGREEMENT*

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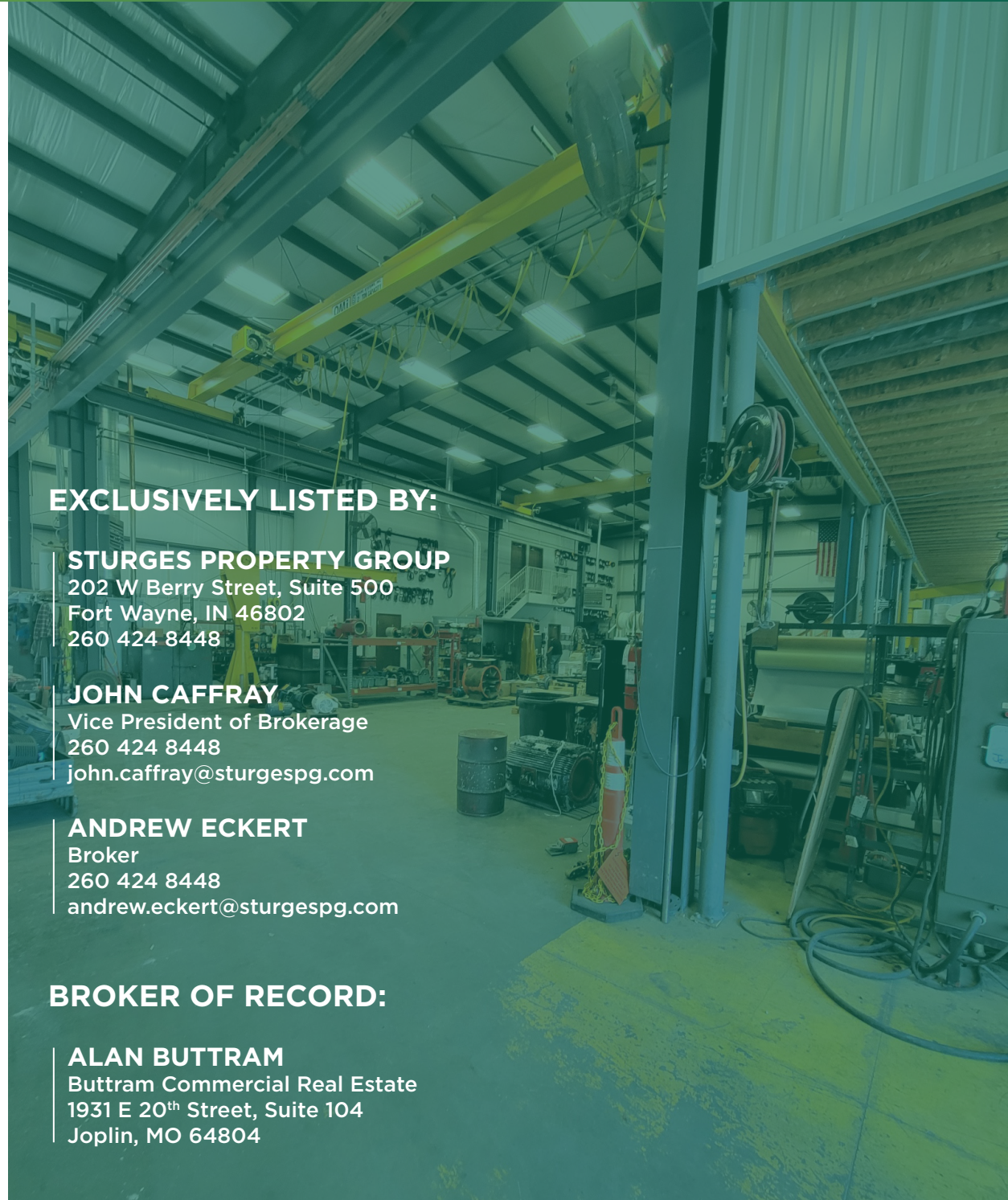
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EXECUTIVE SUMMARY

THE OFFERING - SALE/LEASEBACK

317 EAST 12TH STREET IN JOPLIN, MISSOURI is a single-tenant, Absolute Net investment opportunity. The current tenant, Controls & Electric Motor Co (CEMCO, Inc), has a fresh 10-year lease in place with annual rent increases. The new lease began October 1, 2024.

THIS LISTING INCLUDES three buildings spanning four parcels between East 12th Street, Kentucky Ave, East 11th Street, and South Pennsylvania Ave. The square footage of all three buildings totals 12,720 SF and the empty parcel is 0.964 acres.

THE MAIN BUILDING and a smaller building sit on the corner of East 12th Street and Kentucky Avenue with access from both streets. The third building has frontage and a small parking lot along South Pennsylvania Ave with additional access from East 12th Street and Kentucky Avenue.

THERE ARE NO LANDLORD RESPONSIBILITIES. The roof and structure are the tenant's responsibility. A clean Phase 1 is also available.

\$1,300,000

Offering Price

7.85%

CAP Rate



©Google Earth, Landsat/Copernicus, Airbus, 1/1/2021-5/26/2023

PROPERTY OVERVIEW

DESCRIPTION

317 EAST 12TH STREET is the main business address and has one 8,000 SF building with two 8' x 10' overhead doors. It was built in 2013.

1149 S PENNSYLVANIA AVENUE has one 2,920 SF building with two 8' x 10' overhead doors and one 10' x 12' overhead door. It was built in 1995.

AN UNDEFINED ADDRESS sits behind 317 East 12th Street and has one 1,800 SF building with one 8' x 10' overhead door. It was built in 1996.

1036 KENTUCKY AVENUE is one parcel of land totaling 0.964 acres at the southwest corner of East 11th Street and Kentucky Avenue.

12,720

Total RSF

3

Total Buildings

1.03 AC

over 4 Parcels

1995-2013

Years Built

120 FT

Frontage on E 12th St

100%

Current Occupancy

M2

Heavy Industrial Zoning

3 Phase

100-400 AMP Electrical

Steel Frame

Construction Type

Paved/Gravel

Parking



PROPERTY OVERVIEW

INTERIOR & EXTERIOR PHOTOS



TENANT PROFILE

CONTROLS & ELECTRIC MOTOR COMPANY

317 EAST 12TH STREET, JOPLIN, MO 64801

cemcomo.com

Controls and Electric Motor Company (CEMCO) was founded January 3, 1983 on the simple premise of stewardship: Help manufacturing and agricultural customers extend equipment life through preventive maintenance, repairs, and solving operational problems.

CEMCO provides authorized service and maintenance schedules for complex manufacturing equipment, maintaining the largest inventory of belts, drive motors, and controls in the Four-State region. They have also recently been awarded the ISO 9001:2008 Management System certificate by SAI Global for both the design and manufacture of electric motors, drives, and related components.

In a short amount of time, the company grew into a multi-million dollar sales and service business with many more employees.

(Photos and logo courtesy of cemcomo.com.)



CEMCO



LOCAL MARKET OVERVIEW

EXCELLENT LOCATION

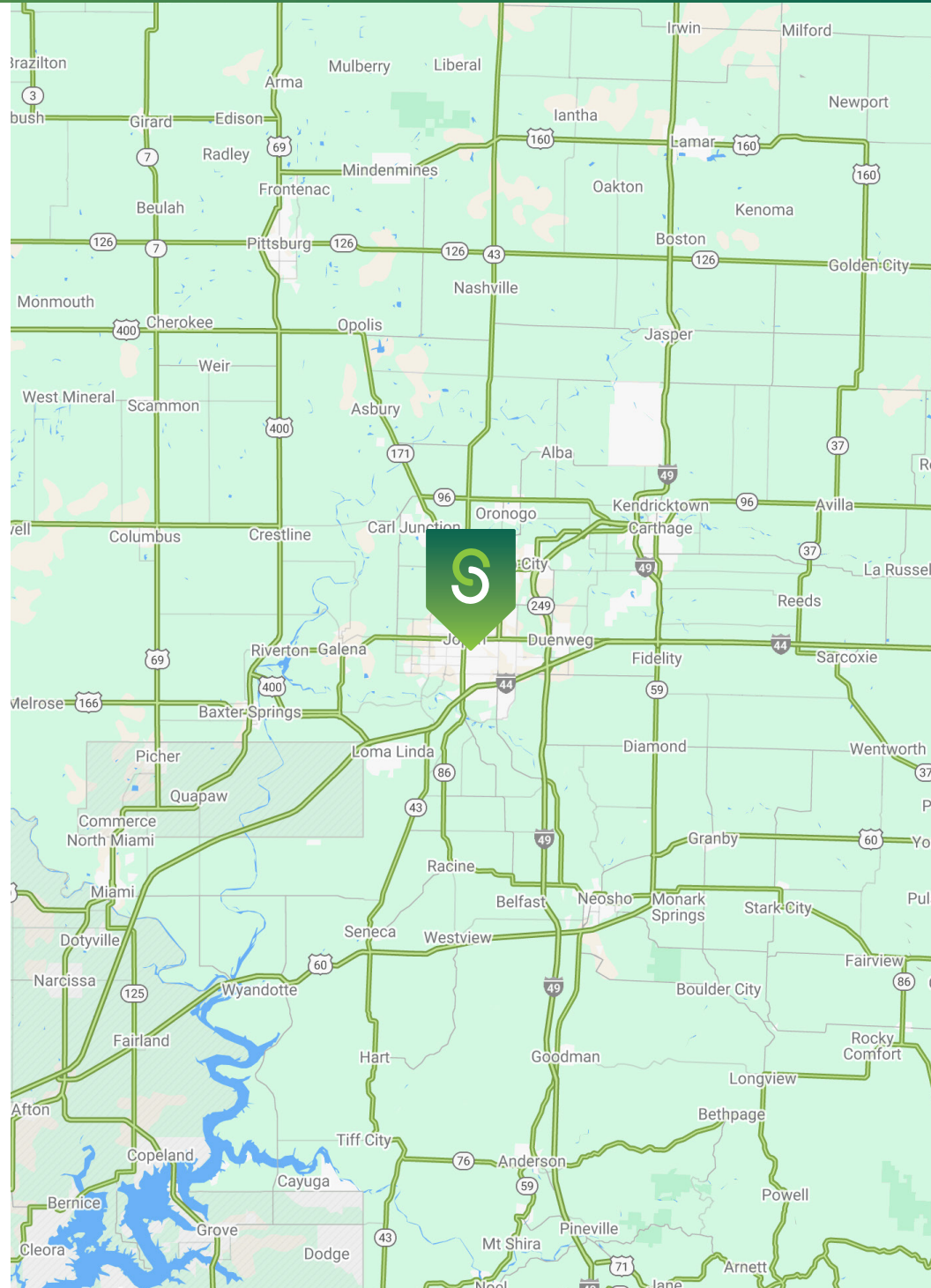
JOPLIN, MISSOURI is located in the southwestern part of the state with close proximity to Kansas and Oklahoma. It is a city rich in history and economic potential. As of the 2020 census, Joplin had a population of approximately 50,000 residents, marking it as one of the larger cities in the region.

THE CITY'S AGE DISTRIBUTION indicates a relatively young population, with a median age of around 36 years. This youthful demographic is advantageous for the local economy, providing a vibrant workforce. In recent years, Joplin has also attracted an increasing number of families and retirees, contributing to a growing community focused on stability and growth.

EMPLOYMENT OPPORTUNITIES IN JOPLIN ARE VARIED, with the city serving as an economic hub for the surrounding region. The largest sectors include healthcare, education, retail, and manufacturing. Major employers in the area include Mercy Hospital, one of the largest healthcare providers in the region, and Joplin Schools, which serve a significant number of students and provide substantial employment.

AT THE EDGE OF THE BEAUTIFUL OZARK MOUNTAINS, Joplin is where Historic Route 66 unites with I-44 and I-49. It serves as the main hub where Kansas City, Wichita, Oklahoma City, Springfield, and Fayetteville join forces. The city's strategic location along I-44 enhances its appeal for logistics and distribution companies, further boosting local employment.

JOPLIN HAS WORKED ON REVITALIZING ITS DOWNTOWN AREA in recent years focusing on attracting new businesses and enhancing public spaces. This initiative has led to an increase in foot traffic and a resurgence of interest in local dining and shopping options. The city has also embraced the importance of online retail, encouraging local businesses to establish an online presence, thus adapting to changing consumer preferences.





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