

AEG VISION ANCHORED RETAIL STRIP

3251 Bagnell Dam Blvd, Lake Ozark, MO | Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY

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PROPERTY OVERVIEW

3251 Bagnell Dam Blvd
Lake Ozark, MO 65049



EXECUTIVE SUMMARY

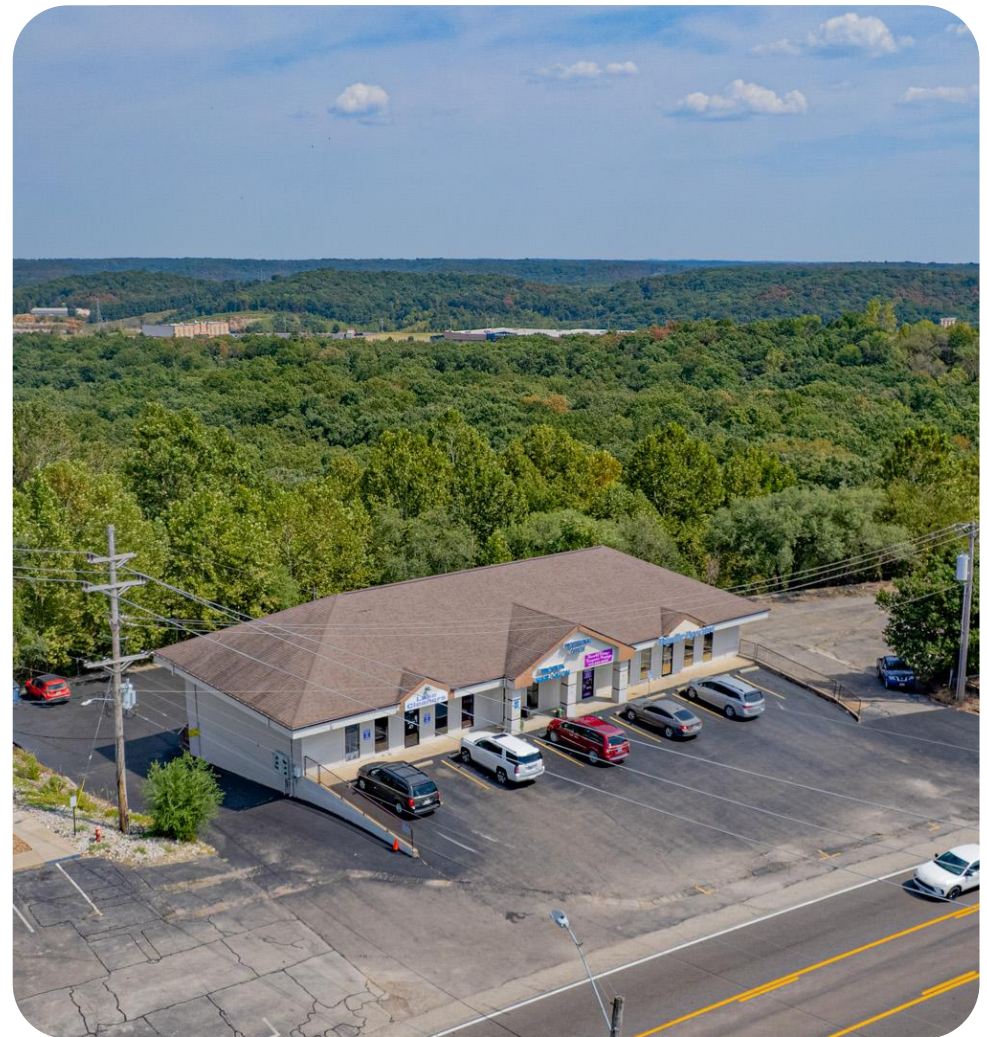
The Opportunity

Matthews™ is pleased to offer the opportunity to acquire a 100% occupied, multi-tenant commercial property located along Bagnell Dam Boulevard in Lake Ozark, Missouri. The site is anchored by Family Eyecare, who was acquired by AEG Vision in 2022, and complemented by three service-oriented tenants spanning personal care, wellness, and retail uses, providing investors with diversified income from an established tenant mix.

AEG Vision has over 500 locations nationally and occupies approximately 52% of the building. The remaining suites are leased by Lake Area Cleaners, Profiles Hair Salon, and Peaceful Escape Massage and Spa. The service-based nature of the tenant roster supports recurring, in-person customer demand while limiting exposure to traditional e-commerce competition. Recent leasing activity further demonstrates tenant commitment to the location, with two tenants entering into new 5-year leases in 2026.

The property is strategically positioned along Bagnell Dam Boulevard, one of the primary commercial corridors serving Lake Ozark and the broader Lake of the Ozarks region. As one of the Midwest's premier recreation and vacation destinations, Lake of the Ozarks attracts approximately 5 million visitors annually in addition to its substantial second-home and seasonal resident base, significantly expanding the market's consumer population beyond its year-round residents.

Offered at \$899,000, or approximately \$97/SF, the property provides investors with an attractive basis, 100% occupancy, contractual rent growth, and diversified cash flow.



INVESTMENT HIGHLIGHTS

- **100% Occupied Multi-Tenant Investment** - The property is 100% occupied across four suites by a mix of medical and service-oriented tenants, providing investors with diversified income. Featuring scheduled rent increases across the leases, the property also offers contractual rent growth throughout the hold period.
- **Nationally Backed Anchor Tenant** - AEG Vision serves as the property's anchor tenant, occupying 3,600 SF and nearly 52% of the building's GLA. AEG Vision is a leading eyecare platform with a growing network of practices across the U.S., providing the property with a nationally backed medical tenant that helps drive consistent traffic to the center.
- **Complementary, Service-Oriented Tenant Mix** - In addition to AEG Vision, the property is leased to Lake Area Cleaners, Profiles Hair Salon, and Peaceful Escape Massage and Spa. Each business provides an in-person service that is difficult to replicate online, creating a tenant mix centered around recurring, locally driven consumer demand.
- **Recent Leasing Activity Demonstrates Tenant Commitment** - Two of the property's four tenants recently entered into new 5-year leases, commencing in March 2026 and September 2026. Together, these leases account for approximately 38% of the property's leased square footage, adding fresh contractual term and demonstrating continued tenant commitment to the location.
- **Premier Midwest Tourism & Second-Home Destination** - Lake of the Ozarks is a premier Midwest vacation destination, attracting ~5 million visitors annually and a significant seasonal population, with approximately 34% of housing units designated for part-time residents. The combination of tourism and seasonal residency supports year-round commercial demand.
- **High Visibility Along Major Thoroughfare** - Located along Bagnell Dam Blvd, a primary corridor serving Lake Ozark, the property sits directly across from one of the lake's largest marinas, featuring 189 wet slips and storage for 200+ additional boats. The location offers convenient access and visibility among an established mix of retail, dining, entertainment, and recreational uses.
- **Attractive, Below \$100/SF Price Point** - Offered below replacement cost at \$97.29/SF, the property provides investors with an attractive basis for a fully occupied, multi-tenant asset with diversified tenancy, scheduled rent increases, and a prime location within the Lake of the Ozarks market.



Osage National Golf Course
±22,000 Annual Golf Rounds



KOHL'S



Osage Beach Blvd ±19,399 VPD



Subject Property

Bagnell Dam Blvd ±11,681 VPD



THE RESORT
AT LAKE OF THE OZARKS
The Resort At Lake Of The Ozarks
±145 Rooms

3251 Bagnell Dam Blvd,
Lake Ozark, MO 65049

±6,983 SF

Leasable SF

1995

Year Built

±2.3 Years

Remaining WALT

7.00%

Cap Rate

\$97.29

Price Per SF



FINANCIAL OVERVIEW

3251 Bagnell Dam Blvd
Lake Ozark, MO 65049



FINANCIAL SUMMARY

\$899,000

List Price

7.00%

Cap Rate

\$97.29

Price Per SF

\$62,852

NOI

100%

Occupied

Property Summary

Address	3251 Bagnell Dam Blvd, Lake Ozark, MO 65049
Ownership Type	Fee Simple
GLA of Building	±6,983 SF
Total Building SF	±9,240 SF
Year Built	1995
Lot Size	±1.9 AC
Tenants	Four (4)

Financial Details

INCOME*

Rental Income	\$84,989
Reimbursements	\$951
Effective Gross Income	\$85,941

EXPENSES

RE Taxes	\$8,526
Insurance	\$7,797
CAM	\$6,766
Total Expenses	\$23,089

Net Operating Income **\$62,852**

**Annualized from 09/01/2026 through 08/31/2027*

RENT ROLL

Suite	Tenant	Lease Start	Lease Through	SF Leased	% of GLA	Annual Rent	Rent Per SF	Rent Increases	Renewal Options	Expense Structure
A	Lake Area Cleaners, LLC	Sep. 2026	Aug 2031	±1,633 SF	23.39%	\$15,600	\$9.55	2.5% Annual	One, 5-Year	Modified Gross
B	Profiles Hair Salon	Aug 2023	Mar 2028	±750 SF	10.74%	\$12,900	\$17.20	\$300 Annually	One, 5-Year	Modified Gross
C	Peaceful Escape Massage and Spa	Mar 2026	Mar 2031	±1,000 SF	14.32%	\$13,200	\$13.20	\$50/Month Every 2 Years	Five, 1-Year	Modified Gross
D	NuCrown, LLC; d/b/a Family Eyecare (AEG Vision)	Aug 2022	Aug 2027	±3,600 SF	51.55%	\$42,864	\$11.91	2% Annual	One, 5-Year	Modified Gross
Total Occupied		±2.3 Year WALT		±6,983 SF	100.00%	\$84,564	\$12.11			

**Additional ±2,257 SF of unfinished basement space currently used for storage and not accounted for in the building's leasable square footage. Features concrete, insulation, and electric, and may offer potential for future build-out into additional leasable area, subject to applicable approvals and requirements.*

ANCHOR TENANT



Family Eyecare was acquired by AEG Vision in 2022, joining **one of the nation's largest and fastest-growing optometric platforms**, with a network of **500+ practices across the United States**. The company provides full-scope optometric services supported by **more than 600 optometrists**, along with a comprehensive selection of eyewear products including prescription lenses, frames, contact lenses, and sunglasses.

AEG Vision operates through a **doctor-centric, community-based model**, partnering with established regional eyecare groups and independent practices while maintaining the local brands and patient relationships that have driven their success. Since its founding in 2017, AEG has **grown from approximately 60 locations to more than 500 practices**, serving **over 2,000,000 patients annually**. The company is **backed by Riata Capital Group**, a Dallas-based private equity firm focused on building market-leading companies across healthcare services, business services, and consumer sectors.

Year Founded
2017

Headquarters
Dallas, TX

Locations
500+

Private Equity Sponsor
Riata Capital Group



MARKET OVERVIEW

3251 Bagnell Dam Blvd
Lake Ozark, MO 65049



LAKE OF THE OZARKS REGION

At the Center of One of the Midwest's Premier Lake Destinations

Lake of the Ozarks is one of the Midwest's premier recreation and vacation destinations, attracting millions of visitors annually and supported by an extensive second-home and seasonal resident base. Spanning multiple communities across central Missouri, the region offers more than 1,100 miles of shoreline and a well-established mix of boating, golf, dining, entertainment, shopping, and resort amenities that drive year-round economic activity.

The market is also experiencing significant new investment across hospitality, entertainment, infrastructure, and commercial development. The \$495 million Oasis development, ongoing revitalization of the Bagnell Dam Strip, and new entertainment projects are expanding the region's year-round offerings while reinforcing Lake Ozark and Osage Beach as its primary commercial and tourism hubs.

+9.51% Population

Lake Ozark Growth 2020-2025

5 Million+

Annual Visitors

\$205 Million+

Annual Tourism Spending

70,000+

Lakefront Homes

Major Investments & Developments



\$495M OASIS AT LAKEPORT

Major mixed-use entertainment and resort development in Osage Beach. Phase I, set to open in 2027, features a nine-acre amusement park, 200-foot observation wheel, retail and dining, and public boat slips. Phase II, scheduled for 2028, includes a 400-room Marriott resort and conference center, 50,000 SF enclosed waterpark, and extensive resort, recreation, and dining amenities.

BAGNELL DAM STRIP REVITALIZATION

Ongoing public and private investment is transforming the historic Bagnell Dam Strip through redevelopment, demolition of obsolete structures, improvement of existing infrastructure, and new commercial uses.

18,000 SF ENTERTAINMENT COMPLEX

New five-level, 18,000 SF entertainment venue is under construction adjacent to Bagnell Dam featuring restaurants and bars, outdoor patios, a game room, pool and VIP deck, and direct boat access.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
2030 Projection	6,672	15,160	36,402
2025 Estimate	6,461	14,533	34,584
2020 Census	6,005	12,734	29,074
Growth 2025-2030	0.7%	0.9%	1.1%
Growth 2020-2025	1.5%	2.8%	3.8%
Households	3-Mile	5-Mile	10-Mile
2030 Projection	2,967	6,778	16,046
2025 Estimate	2,880	6,517	15,278
2020 Census	2,701	5,783	12,976
Growth 2025-2030	0.6%	0.8%	1.0%
Growth 2020-2025	1.3%	2.4%	3.3%
Income	3-Mile	5-Mile	10-Mile
Avg. Household Income	\$85,436	\$89,697	\$92,399

JEFFERSON CITY

MISSOURI

Jefferson City, Missouri's state capital, is centrally located along the Missouri River and serves as a major center for government, healthcare, education, and professional services. The city benefits from a stable employment base led by state government operations, alongside institutions such as Lincoln University and major regional healthcare providers. Its location along U.S. Route 50 and U.S. Route 54 provides convenient connectivity to Columbia, the Lake of the Ozarks, and other markets across central Missouri.



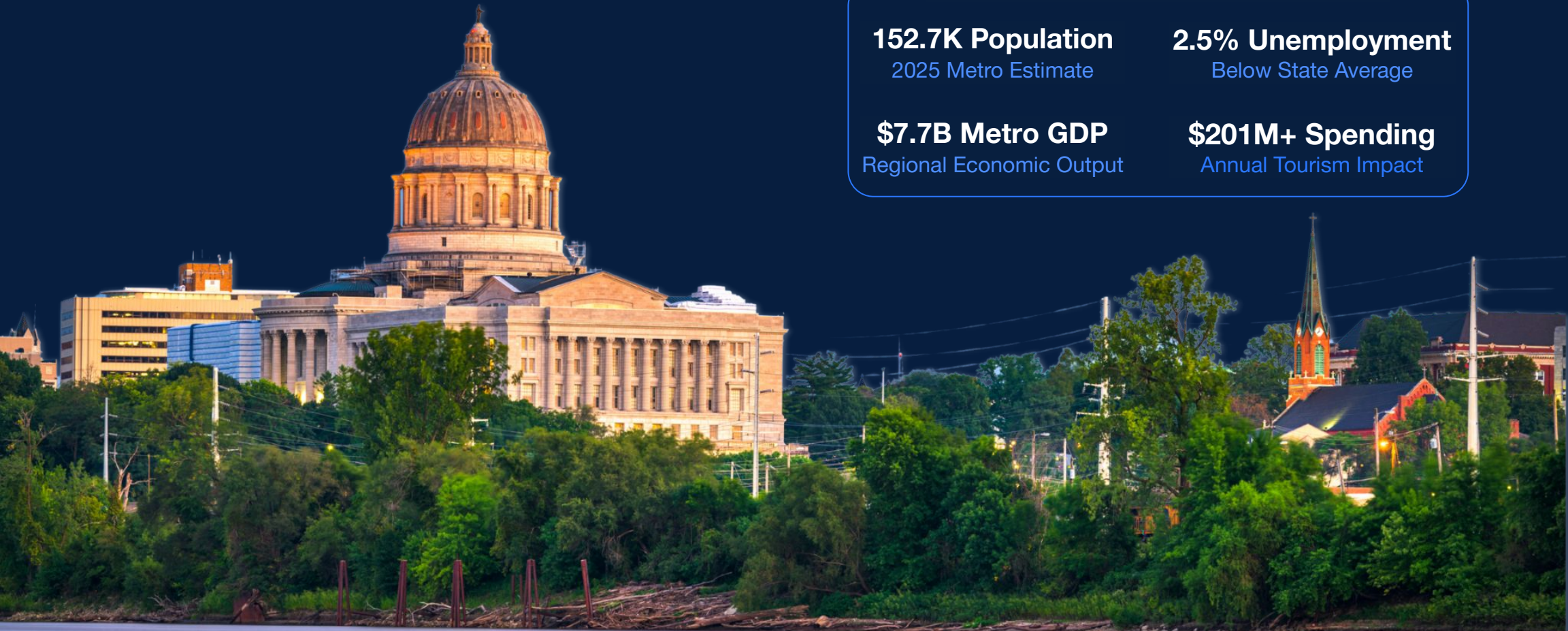
BY THE NUMBERS

152.7K Population
2025 Metro Estimate

2.5% Unemployment
Below State Average

\$7.7B Metro GDP
Regional Economic Output

\$201M+ Spending
Annual Tourism Impact



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 3251 Bagnell Dam Blvd, Lake Ozark, MO 65049 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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