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## 1 Bixby, OK 74008



Price	\$1,980,950	Property Notes
Building Size	1,770 SF	
Cap Rate	5.25%	
Property Sub-type	Free Standing Bldg	
Status	Active	

### Property Description

- New 20 Year Absolute NNN Lease will Commence Upon Close of Escrow- Brand New Construction will be Completed in January 2016- Absolute NNN Lease Requires Zero Landlord Responsibilities- 1% Annual Increases Including the Option Periods- Guaranteed By Top Franchisee Nationwide (285 Locations).

## 2 Chickasha, OK 73018



Price	\$5,788,000	Property Notes
Building Size	14,820 SF	
Cap Rate	5.65%	
Property Sub-type	Anchor	
Status	Active	

### Property Description

Walgreen's is the #1 pharmacy in America by any measure. Walgreen's provides the most convenient access to consumer goods and services, and pharmacy, health and wellness services, in America. They sell prescription and non-prescription drugs as well as general merchandise, including convenience and fresh foods, household items, personal care, photofinishing and beauty care. The company has recorded 34 consecutive years of record sales and earnings, a track record matched by only one other Fortune 500 company. Founded in 1901, and traded on the New York Stock Exchange (NYSE:WAG), Walgreen's operates 8,309 stores in all 50 states, DC, Puerto Rico, and U.S. Virgin Islands (as of Aug. 31, 2014), . In 2014, the Company opened or acquired 268 locations. Acquisitions included Kerr Drug, which contributed 76 drugstore locations as well as a specialty pharmacy and a distribution center. Net sales for the fiscal year ended August 31, 2014 were \$76.4 billion.

## 3 Oklahoma City, OK 73134



Price	\$1,875,000	Property Notes
Building Size	3,000 SF	
Cap Rate	5.60%	
Property Sub-type	Free Standing Bldg	
Status	Active	

### Property Description

The subject property is visible to over 28,450 cars per day from West Memorial Road. An out parcel to Lowe's, the store is ideally situated within a prime retail corridor across from Quail Springs Mall (128 tenants). Quail Springs Mall contains four major department store anchors, a 24-screen AMC Theatre, and a total of 128 tenants comprising a total of approximately 1,128,000 square feet of gross leasable area. The mall is the focal point of a large area of recent residential and commercial development. A brand new Top Golf and Cabela' s sits just minutes from the property, further enhancing the strength of the trade area. Tenants in the area include Walmart Supercenter, Sam' s Club, Dick' s Sporting Goods, Target, Michael' s, Office Depot, PetSmart, Starbucks and more. The Vitamin Shoppe is positioned within a densely populated residential area with over 161,00 residents and 69,500 households within a 5-mile radius of the property. The average household income is approximately \$80,000 within a 3-mile radius.

## 4 Claremore, OK 74017



Price	\$2,633,750
Building Size	4,995 SF
Cap Rate	6%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

### Property Description

Kum & Go with a corporate guaranteed, absolute-net lease in Claremore, Oklahoma. The original lease was for 20 years; commencing October 6, 2011 with 15.5 years remaining. The absolute-net lease grants tenant four successive options to extend the lease. Each option is for five years. The lease contains 7.50 percent rental increases every five years, including the options.

## 5 Del City, OK 73115



Price	\$2,227,200
Building Size	3,615 SF
Cap Rate	6.25%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

### Property Description

Started by a physician group in Oklahoma City, Access Medical Center (NextCare) Urgent Care has been the area's leading urgent care & walk in clinic provider for over 20 years. In 2012, NextCare Inc. acquired Access Medical Centers and continued its expansion across Oklahoma. In 2014, NextCare Inc. also acquired Urgent Care and MedCenter in Tulsa, resulting in 20 locations in Oklahoma operating under the Access Medical Center brand and NextCare, Inc. family of companies. The Access Medical Center (NextCare) Urgent Care property is subject to a fifteen (15) year triple-net (NNN) lease which commenced in May 2015. The lease is guaranteed by Access Medical Center's parent company, NextCare Inc., includes two percent (2%) annual rent increases after year five (5), and three five-year options to renew.

## 6 Edmond, OK 73013



Price	\$1,632,000
Building Size	3,615 SF
Cap Rate	6.25%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

### Property Description

Started by a physician group in Oklahoma City, Access Medical Center (NextCare) Urgent Care has been the area's leading urgent care & walk in clinic provider for over 20 years. In 2012, NextCare Inc. acquired Access Medical Centers and continued its expansion across Oklahoma. In 2014, NextCare Inc. also acquired Urgent Care and MedCenter in Tulsa, resulting in 20 locations in Oklahoma operating under the Access Medical Center brand and NextCare, Inc. family of companies. The Access Medical Center (NextCare) Urgent Care property is subject to a fifteen (15) year triple-net (NNN) lease which commenced in May 2015. The lease is guaranteed by Access Medical Center's parent company, NextCare Inc., includes two percent (2%) annual rent increases after year five (5), and three five-year options to renew.

## 7 Midwest City, OK 73130



Price	\$2,227,200
Building Size	5,328 SF
Cap Rate	6.25%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

### Property Description

Started by a physician group in Oklahoma City, Access Medical Center (NextCare) Urgent Care has been the area's leading urgent care & walk in clinic provider for over 20 years. In 2012, NextCare Inc. acquired Access Medical Centers and continued its expansion across Oklahoma. In 2014, NextCare Inc. also acquired Urgent Care and MedCenter in Tulsa, resulting in 20 locations in Oklahoma operating under the Access Medical Center brand and NextCare, Inc. family of companies. The Access Medical Center (NextCare) Urgent Care property is subject to a fifteen (15) year triple-net (NNN) lease which commenced in May 2015. The lease is guaranteed by Access Medical Center's parent company, NextCare Inc., includes two percent (2%) annual rent increases after year five (5), and three five-year options to renew.

## 8 Moore, OK 73160



Price	\$1,651,200
Building Size	3,600 SF
Cap Rate	6.25%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

### Property Description

Started by a physician group in Oklahoma City, Access Medical Center (NextCare) Urgent Care has been the area's leading urgent care & walk in clinic provider for over 20 years. In 2012, NextCare Inc. acquired Access Medical Centers and continued its expansion across Oklahoma. In 2014, NextCare Inc. also acquired Urgent Care and MedCenter in Tulsa, resulting in 20 locations in Oklahoma operating under the Access Medical Center brand and NextCare, Inc. family of companies. The Access Medical Center (NextCare) Urgent Care property is subject to a fifteen (15) year triple-net (NNN) lease which commenced in May 2015. The lease is guaranteed by Access Medical Center's parent company, NextCare Inc., includes two percent (2%) annual rent increases after year five (5), and three five-year options to renew.

## 9 Stillwater, OK 74074



Price	\$1,440,000
Building Size	3,759 SF
Cap Rate	6.25%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

### Property Description

Started by a physician group in Oklahoma City, Access Medical Center (NextCare) Urgent Care has been the area's leading urgent care & walk in clinic provider for over 20 years. In 2012, NextCare Inc. acquired Access Medical Centers and continued its expansion across Oklahoma. In 2014, NextCare Inc. also acquired Urgent Care and MedCenter in Tulsa, resulting in 20 locations in Oklahoma operating under the Access Medical Center brand and NextCare, Inc. family of companies. The Access Medical Center (NextCare) Urgent Care property is subject to a fifteen (15) year triple-net (NNN) lease which commenced in May 2015. The lease is guaranteed by Access Medical Center's parent company, NextCare Inc., includes two percent (2%) annual rent increases after year five (5), and three five-year options to renew.

10 Newcastle, OK 73065



Price	\$1,593,600
Building Size	3,615 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Started by a physician group in Oklahoma City, Access Medical Center (NextCare) Urgent Care has been the area's leading urgent care & walk in clinic provider for over 20 years. In 2012, NextCare Inc. acquired Access Medical Centers and continued its expansion across Oklahoma. In 2014, NextCare Inc. also acquired Urgent Care and MedCenter in Tulsa, resulting in 20 locations in Oklahoma operating under the Access Medical Center brand and NextCare, Inc. family of companies. The Access Medical Center (NextCare) Urgent Care property is subject to fifteen (15) year triple-net (NNN) lease which commenced in May 2015. The lease is guaranteed by Access Medical Center's parent company, NextCare Inc., includes two percent (2%) annual rent increases after year five (5), and three five-year options to renew.

11 Broken Arrow (Tulsa MSA), OK 74012



Price	\$9,778,000
Building Size	27,000 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Sprouts Farmers Market (NASDAQ: SFM) is located at 851 E. Hillside Drive in Broken Arrow (Tulsa) Oklahoma. Currently under construction, the approximate 27,000-square-foot single tenant building sits on 2.6 acres and is set to open September 10, 2014. The property will be leased on a double-net (NN) basis with the Landlord responsible for the roof and structure of the building. There are three, five year options and \$1.25/SF rental increases every five years. Sprouts Farmers Market, Inc operates over 175 stores across Arizona, California, Colorado, Nevada, New Mexico, Oklahoma, Texas, Utah, Kansas and Georgia. The subject property is located in a newly developed shopping center visible to over 41,000+ cars per day off of Broken Arrow Expressway. Retailers in the immediate area include Target, Bass Pro Shops, Marshalls, Dick's Sporting Goods, Pet Smart, Starbucks, Verizon, AT&T, Olive Garden, Aspen Dental, Reasor's, Supercuts, Subway, Walgreens, Dollar General, Cinemark, Lowe's, Chilis, Pizza Hut, Atwoods, Sonic, Discount Tire, Whataburger and more.

12 Seiling, OK 73663



Price	\$1,169,000
Building Size	9,025 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

LOW PRICE POINT! We are pleased to offer to qualified investors an opportunity to purchase an absolute NNN single tenant fee simple asset that is 100% leased to Dollar General (NYSE: DG) on a corporate-guaranteed lease. Dollar General Corp. is an investment grade tenant with a Moody's credit rating of Baa3 Positive. S&P recently upgraded their credit rating in October to BBB' Stable due to sustained strong operating results and successful store growth. The property is situated on US Highway 270 near the intersection of US Highway 281 in Seiling, Oklahoma - an agricultural center and the largest town in Dewey County. Located in the community's main retail corridor, the site is positioned next to Seiling Airport and Seiling Municipal Hospital.

13 Wilburton, OK 74578



Price	\$1,000,000
Building Size	3,644 SF
Cap Rate	6.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

This is a rare opportunity to acquire a 10 year NNN lease with NPC International, the largest franchisee of quick-serve restaurants in the world. There is a scheduled increases in rent in the fifth year, with four 5 year renewal options. The lease provides for zero landlord responsibilities. The subject property is situated on a major commercial thoroughfare.

14 Oklahoma City, OK 73142



Price	\$1,833,333
Building Size	3,196 SF
Cap Rate	4.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Newly constructed Whataburger with rent commencing in December 2015. Absolute Net Ground Lease with a Primary Term of 15 years with 10% increases every 5 years.

15 Yukon, OK 73099



Price	\$2,995,000
Building Size	2,724 SF
Cap Rate	6.15%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Raising Cane's is located in Yukon (Oklahoma City) OK. Built in 2015, the subject is a brand new, 2,724-square-foot single tenant building on +/- .72 acres of land. There are 15 years remaining on the absolute triple-net (NNN) lease with no Landlord responsibilities. Raising Cane's has more than 235 restaurants in 19 states with multiple new restaurants under construction. The subject property sits directly off of Garth Brooks Boulevard, visible to over 29,000 cars per day. Highly visible from the road, the store is ideally situated directly across the street from a Walmart Supercenter and a quarter of a mile from access to Interstate-40 (57,000+ cars per day.) There are numerous retail tenants in the immediate area, including Aaron's, Planet Fitness, GNC, Walgreens, Sally Beauty Supply, Target, Ford, Freddy's, Chick-fil-a, Lowe's, Kohl's, Hobby Lobby and more. Located within the Oklahoma City MSA, there are over 56,000 residents, 42,000 employees, and 21,000 households within a 5-mile radius of the property. The average household income exceeds \$75,000 within a 3-mile radius.

16 Shawnee, OK 74804



Price	\$3,100,000
Building Size	24,049 SF
Cap Rate	7%
Property Sub-type	Anchor
Status	Active

Property Notes

**Property Description**

A 24,049 SF Single Tenant Building with approximately 120 customer parking spaces.



Price	\$1,500,000
Building Size	5,500 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

## Property Notes

## Property Description

Stan Johnson Company is pleased to offer for sale to qualified investors a 5,500 square-foot freestanding DaVita Dialysis property situated on +/- 0.84 acres and located about 80 miles west of Oklahoma City in the heart of a medical campus. This location was a build-to-suit in 2002. In December 2014, the tenant extended their primary lease term by an additional 10 years, leaving approximately 12 years remaining. The lease structure is rare in that the Tenant is responsible for all operating expenses and the Roof & Structure. The subject property is located on the campus of AllianceHealth Clinton Hospital. Alliance Health is the only general Hospital in Clinton, OK. AllianceHealth in Clinton is a 56-bed acute care facility located in the heart of Western Oklahoma. The hospital is frequently recognized with awards and certifications for outstanding care and quality services.



Price	\$7,815,000
Building Size	14,455 SF
Cap Rate	5.25%
Property Sub-type	Anchor
Status	Active

## Property Notes

## Property Description

Three Property Walgreens Portfolio: The Portfolio is comprised of three free standing buildings leased to Walgreens Pharmacy encompassing nearly 38,000 square feet in Washington and Oklahoma. Investment Grade Corporate Guarantee: The leases are guaranteed by Walgreens Pharmacy (NASDAQ: WBA; S&P: BBB), the #1 drug store company in the nation with approximately 8,200 drugstore locations. Long Term Leases: Each location includes long-term 75-year absolute NNN leases with an average of over 17 years of firm term remaining. Absolute NNN: Absolute NNN leases with zero landlord responsibility. Tenant is responsible for all maintenance including roof & structure. Strong Store Sales: Each location reports above average store sales. Drive-Thru Locations: Each property features its own drive-thru with excellent ingress and egress. Attractive Assumable Interest Only Financing: Attractive 10-year interest only financing at a blended fixed interest rate of 4.76% offering a 6.06% cash-on-cash return. Major MSA Locations: The Portfolio is well positioned within the major MSAs of Seattle, Spokane, and Oklahoma City in strong demographic locations with high traffic counts.



Price	\$1,749,000
Building Size	880 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

## Property Notes

## Property Description

The KLN Single Tenant Net Lease Group is pleased to exclusively market for sale a double-net leased drive-thru only Starbucks located in Oklahoma City, Oklahoma. 12+ years of primary term remain expiring July 31, 2028; with four, five-year options thereafter. The lease calls for an attractive 10% rental increase August 1, 2023 in the primary term and upon the commencement of each option period. Landlord responsibilities are limited to roof and structure. Having occupied this location since 2008, the tenant further demonstrated its strong commitment to the site by recently amending the lease, extending the primary term 10-years (12+ years of total primary term); with four, five-year options extending through July 31, 2048. The lease is corporately guaranteed by the Starbucks Corporation (NYSE: SBUX), which currently boasts investment grade A- credit with a stable outlook according to Standard & Poor's and was ranked #45 on Forbes most innovative companies in 2015. Additionally, Starbucks is the world's largest coffee house company, with over 19,000 stores worldwide and 2014 revenues amassing \$16.45 billion.

20 2117 West main Street, Durant, OK 74701



Price	\$1,880,592
Building Size	2,892 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Investment Highlights- Corporate Jack in the Box with Strong BB- Standard & Poor's Credit Rating - Located right in the middle of the main retail corridor right off route 75 with Traffic count of over 13,000 vehicles per day- Store remodeled in 2011 showing commitment to location- Location with close proximity of Southeastern Oklahoma State University with enrollment of over 5,500 students

21 10207 E. 41st Street, Tulsa, OK 74146



Price	\$2,255,000
Building Size	2,063 SF
Cap Rate	5.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Faris Lee Investments is pleased to offer for sale the fee simple interest (land & building) in a freestanding, single tenant, absolute NNN leased Popeye's Louisiana Kitchen, located in Tulsa, Oklahoma. The tenant has executed a brand new 15-year lease. The lease features 5% increases every 5 years throughout the initial term and 3 (5-Year) option periods, which generates steady NOI growth and hedges against inflation. The store is operated by a strong national franchisee operating 12 Popeye's units. Contact agent for store sales.

22 1117 East Pine, Tulsa, OK 74106



Price	\$2,077,000
Building Size	1,974 SF
Cap Rate	5.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Faris Lee Investments is pleased to offer for sale the fee simple interest (land & building) in a freestanding, single tenant, absolute NNN leased, Popeye's Louisiana Kitchen, located in Tulsa, Oklahoma. The tenant has executed a brand new 15-year lease. The lease features 5% increases every 5 years throughout the initial term and at the beginning of each 3 (5-Year) option period, which generates steady NOI growth and hedges against inflation.

23 705 North Porter Avenue, Norman, OK 73071



Price	\$2,141,000
Building Size	1,335 SF
Cap Rate	5.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

The CBRE Net Lease Property Group is pleased to exclusively offer a freestanding 1,335-squarefoot Corporate Sonic restaurant situated on a 0.585-acre site in Norman, Oklahoma. Built in 2001, Sonic's absolute NNN lease has approximately 11.5 years of primary term remaining with 2% annual rent increases. Part of the Oklahoma City MSA (Population: 1.3 Million), Norman, the third largest city in the state, is located 20 miles south of Oklahoma City and is best known as the home to the University of Oklahoma which has an enrollment of just under 30,000 students. Sonic Corp. (NASDAQ: SONC) is the nation's largest chain of drive-in restaurants with more than 3,500 drive-ins in over 44 states (387 are owned and operated by Sonic Restaurants, Inc. and 3,139 are franchise locations). The company proudly serves approximately 3 million customers daily and as of August 31, 2015, reported annual revenues in excess of \$600M

24 950 East Taft Avenue, Sapulpa, OK 74066



Price	\$4,086,956
Building Size	15,000 SF
Cap Rate	5.75%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

**Property Description**

Stan Johnson Company is pleased to exclusively offer for sale to qualified investors, the opportunity to purchase a 100% fee-simple interest in the Walgreens property located at 950 East Taft Avenue in Sapulpa (Tulsa), OK (the Property). The Property is a former May's Drug Store acquired by Walgreens in 2012 as part of a 144-store transaction between Walgreens and USA Drug (who bought May's in 2004). The Property is fully leased to and guaranteed by Walgreen Co. (NASDAQ: WBA), operating under a twenty-five (25) year base lease term with nearly twelve (12) years of term remaining, supported in part by a January 2015 ten (10) year lease extension. The lease is Absolute NNN in the extension term with expenses of operation and maintenance of the Property, including insurance, paid by the Tenant. Walgreens has reported outstanding sales (see agent for details). It is located roughly 1 mile west of Interstate 44 and is surrounded by the city's major medical facilities. The property is across the street from Xpress Wellness Urgent Care and less than one half mile away from St. John Sapulpa Hospital, making this an ideal location for a Walgreens.

25 350 N. Ash (Luther Rd), Luther, OK 73054



Price	\$1,113,200
Building Size	9,160 SF
Cap Rate	6%
Property Sub-type	Anchor
Status	Active

Property Notes

**Property Description**

10 year old established, successful, Dollar General with a newly exercised 5 year option. 4.5 years left on option (June 2020) with 2 five year options remaining. Landlord is reimbursed for taxes, insurance, and budget maintenance. Lease is with Dolgencorp, Inc., a Kentucky corporation. Lease is guaranteed by Dollar General Corporation.

26 21401 E. South Railroad Road, Howe, OK 74940



Price	\$1,093,000
Building Size	9,100 SF
Cap Rate	6.70%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Long Lease Term - Fifteen (15) year lease with Five (5), Five (5) year renewal options  
 No Landlord Responsibility - Absolute Net Lease; Tenant is responsible for all expenses  
 Rental Increases - 10% increase every five (5) years in options  
 Strong Credit Tenant - As of January 30, 2015, Dollar General Corporation reported total revenues of \$18.9 billion, a net income of \$1.07 billion and a net worth in excess of \$5.7 billion  
 Strategic Location - Subject property is strategically located off Highway US 59 with great visibility. Additionally, subject property is the only general store serving the town of Howe, Oklahoma

27 324 Main Street, Colcord, OK 74338



Price	\$1,007,000
Building Size	9,100 SF
Cap Rate	6.70%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Long Lease Term - Fifteen (15) year lease with Five (5), Five (5) year renewal options  
 No Landlord Responsibility - Absolute Net Lease; Tenant is responsible for all expenses  
 Rental Increases - 10% increase every five (5) years in options  
 Strong Credit Tenant - As of August 1, 2014, Dollar General Corporation reported total revenues of \$18.1 billion, a net income of \$1.03 billion and a net worth in excess of \$5.1 billion  
 Strategic Location - The only general store serving the town of Colcord

28 2201 West Detroit, Broken Arrow, OK 74012



Price	\$2,800,000
Building Size	4,900 SF
Cap Rate	5.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

As of September 30, 2014, there are 1,845 bakery-cafes in 45 states and in Ontario Canada operating under the Panera Bread®, Saint Louis Bread Company®, and Paradise Bakery & Café® names. Their bakery-cafes are principally located in suburban, strip mall, and regional mall locations. Panera features high quality, reasonably priced food in a warm, inviting, and comfortable environment. With their identity rooted in handcrafted, fresh-baked, artisan bread, Panera is committed to providing great tasting, quality food that people can trust. Nearly all of their bakery-cafes have a menu highlighted by antibiotic-free chicken, whole grain bread, and select organic and all-natural ingredients, with zero grams of artificial trans-fat per serving, which provide flavorful, wholesome offerings.

29 904 Rockford Road, Ardmore, OK 73401



Price	\$3,755,000
Building Size	14,250 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Ardmore is a business, cultural and tourism city in and the county seat of Carter County, Oklahoma, United States. The Ardmore micropolitan statistical area had an estimated population of 48,491 in 2013. Ardmore is located 90 miles equidistant from Oklahoma City and Dallas/Fort Worth, Texas, at the junction of Interstate 35 and U.S. Highway 70, and is generally considered the hub of the ten-county region of South Central Oklahoma, also known as Arbuckle Country and Lake and Trail Country. Ardmore is situated about 9 miles south of the Arbuckle Mountains and is located at the eastern margin of the Healdton Basin, one of the most oil-rich regions of the United States.

30 13315 East 116th St. North, Owasso, OK 74055



Price	\$1,904,760
Building Size	1,770 SF
Cap Rate	5.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

- New 20 Year Absolute NNN Lease will Commence Upon Close of Escrow- Absolute NNN Lease Requires Zero Landlord Responsibilities- 1% Annual Increases Including the Option Periods- Guaranteed By Top Franchisee Nationwide (285 Locations)

31 4837 N Kickapoo St, Shawnee, OK 74804



Price	\$2,602,000
Building Size	2,053 SF
Cap Rate	5.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

\*Absolute NNN Investment - ZERO landlord responsibilities making this a great investment for out of state investors.\*13.67 Years Remaining on original 15 year lease - Secured and stabilized asset with an attractive 5.50% return.\*Strong Franchisee Guarantee - K-Mac Enterprises operates over 250 Taco Bell locations with specific market dominance in Arkansas, Indiana, Missouri, Oklahoma, Tennessee and Texas.\*K-Mac Has Been Operating For 50+ Years - Founded in 1964, it's recent partnership with Brentwood Associates will continue to sustain strong operations and fuel growth moving forward.

32 1717 N Perkins Road, Stillwater, OK 74075



Price	\$3,247,408
Building Size	7,300 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

This offering is for a newly constructed 7,300± SF, three-tenant retail center in Stillwater, Oklahoma, featuring three new long-term net leases to national tenants: Mattress Firm, Great Clips and Jersey Mike's. All three leases feature rental increases in either the primary lease term or renewal options. Mattress Firm (Nasdaq: MFRM; Market Cap: \$2.21B+) has signed a new 10 year lease with a 10% increase in year 6 and in each of the 2, five year renewal options. Great Clips has signed a new 5 year lease with a 10% increase in each of the 2, five year renewal periods. Jersey Mike's has signed a new 5 year lease with an 8% increase in each of the 2, five year renewal periods.

33 1107 SW Lee Blvd, Lawton, OK 73501



Price	\$5,765,765
Building Size	14,736 SF
Cap Rate	5.55%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The subject offering is a fee simple interest in an absolute NNN leased Walgreens. There are 18.5 years remaining on the initial 25 year lease, with the lease calling for zero landlord obligations. The tenant has ten 5 year options to renew. The subject property is well situated on a high traffic commercial thoroughfare surrounded by major retailers including McDonald's, Burger King and Advance Auto Parts.

34 420 W. Main Street, Weleetka, OK 74880



Price	\$1,393,568
Building Size	8,320 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Franklin Street Real Estate Services is proud to present this newly constructed Family Dollar store located in Weleetka, Oklahoma. Weleetka is located 70 miles east of Oklahoma City just off of I-40. The community is largely agricultural based and the Family Dollar will benefit from minimal competition in the immediate vicinity. The property has excellent visibility and access and is located in the heart of town.



Price	\$3,997,000
Building Size	5,958 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Newly constructed On The Border restaurant. 15 year sale leaseback, 1% annual bumps. Corporate Guarantee