



OFFERING MEMORANDUM

THE SHED

2602 WEST GRANT AVENUE
PAULS VALLEY, OK

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



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EXCLUSIVELY LISTED BY



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ROAD
CLOSED



EXECUTIVE SUMMARY

THE SHED

2602 West Grant Avenue

Pauls Valley, OK 73075

List Price \$937,500

CAP Rate - Current.....8.00%

Gross Leasable Area± 3,348 SF

Lot Size± 0.90 Acres

Year Built.....1986

INVESTMENT HIGHLIGHTS

- Long term 15-year lease commencing at COE
- Personal guarantee from operator – shows strong commitment to site
- Fixed 7.50% rental increases every 5 years
- Zero landlord responsibilities – tenant pays all expenses directly
- Strong demographics – Average household incomes exceeding \$80,000 within a 1-mile radius of the subject property
- Comfort Inn and Days Inn are located directly behind this site creating ideal access
- Pauls Valley Municipal Airport is located a short 6 miles away
- The surrounding area has seen over 5% growth in the past few years and is projected to increase in 2017 - 2022
- High visibility – Located directly off of Interstate 35, which is the main artery into Oklahoma City and sees daily traffic counts of ± 31,000 ADT



Annualized Operating Data

	Monthly Rent	Annual Rent	Rent/SF	Increases
Years 1 - 5	\$6,250.00	\$75,000.00	\$22.40	8.00%
Years 6 - 10	\$6,718.75	\$80,625.00	\$24.08	8.60%
Years 11 - 15	\$7,222.66	\$86,671.88	\$25.89	9.25%
Option 1	\$7,764.36	\$93,172.27	\$27.83	9.94%
Option 2	\$8,346.68	\$100,160.19	\$29.92	10.68%
Option 3	\$8,972.68	\$107,672.20	\$32.16	11.49%

Tenant Summary

Tenant Trade Name	The Shed
Type of Ownership	NNN
Lease Guarantor	Franchisee
Lease Type	NNN
Roof and Structure	Tenant Responsible
Original Lease Term	15 Years
Lease Commencement Date	Close of Escrow
Rent Commencement Date	Close of Escrow
Lease Expiration Date	15 Years from COE
Term Remaining on Lease	15 Years
Increases	7.50% Every Five (5) Years
Options	Three (3), Five (5) Year Options



THE SHED

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THE OFFERING

Property Name		The Shed
Property Address	2602 West Grant Avenue Pauls Valley, OK 73075	
Assessor's Parcel Number	0000-13-03N-01W-0-170-T1	
Zoning	Commercial	
Site Description		
Number of Stories	One	
Year Built	1986	
Gross Leasable Area (GLA)	± 3,348 SF	
Lot Size	± 0.9 Acres (39,204 SF)	
Type of Ownership	NNN	
Parking	± 57 Surface Spaces	
Parking Ratio	17.0 : 1,000 SF	
Landscaping	Professional	
Topography	Generally Level	

PARCEL MAP



IMMEDIATE TRADE AREA





OKLAHOMA CITY, OKLAHOMA

Oklahoma City, the capital and largest city in the state, is a major center for the oil industry and related manufacturing. Known as “The Big Friendly”, it is the capital of and the largest city in the state of Oklahoma. The county seat of Oklahoma County, the city ranks 27th among United States cities in population and as the eighth-largest city by land area. Oklahoma City continues to be ranked on Forbes “Best of Lists”, including as one of the Best Places for Business and Careers in 2013 and 2014.

There are plenty of things to do in the city, which is home to over 50 legendary attractions such as the National Cowboy and Western Museum and the Myriad Botanical Gardens. Visitors can also enjoy the Frontier City Theme Park, which is designed to duplicate a frontier town from the 1800s. Meanwhile, tourists can indulge in Oklahoma City’s world-class shopping, restaurants and hotels. From discovering the sights and sounds of the Old West in Stockyards City and watching the horse races at Remington Park to dinner and show in historic Bricktown, the capital city is a tourist haven.

ECONOMIC SNAPSHOT

Situated in the middle of an active oil field in the Great Plains region, Oklahoma City has one of the largest livestock markets in the world. Oil derricks can be found throughout the capitol grounds, indicative of the important role oil, natural gas, petroleum products and related industries play in the local economy. As the capital of the city, the federal government also has substantial influence on the city's livelihood at Tinker Air Force Base and the United States Department of Transportation's Mike Monroney Aeronautical Center.



In addition to being a regional power center of government and energy exploration, Oklahoma City features a diversified economy that also includes the information technology, services, health services and administration sectors. Two Fortune 500 companies are headquartered in the city, namely Chesapeake Energy Corporation and Devon Energy Corporation. Additionally, it is home to Love's Travel Stops & Country Stores, which is ranked thirteenth on Forbes' list of private companies.

The city has recently undergone a major renaissance, particularly in its downtown areas funded in part by a well-supported sales tax initiative. Downtown is clean and modern with unusually attractive parks and a nicely restored "Bricktown" historic residential and entertainment district with a canal and promenade.



NORMAN, OKLAHOMA

Norman is the third largest city in the state of Oklahoma and is ten miles south of the state capital, Oklahoma City. It is included in the Oklahoma City Metropolitan Statistical Area, which along with the railroad enabled Norman to flourish into a prominent city.

Today, OU and the City of Norman are still making history. Norman was recently recognized as one of the most progressive cities in the state and the Norman Public School system was acknowledged as the top school system in Oklahoma.

Perfectly positioned for state, regional, and national commerce, Norman has a great business climate and low operating costs that continue to attract new businesses. Existing businesses within the city have been induced to expand as well. Notable examples of new and recently expanding businesses include: Agio Technology, Cimarron Energy, Evans Enterprises, Hitachi Computer Products, and NextThought.



THE UNIVERSITY OF OKLAHOMA

Also known as OU, the University of Oklahoma is the largest university in the state with approximately 30,000 students enrolled. The Princeton Review has named the university one of its “Best Value” colleges. Furthermore, it is ranked first per capita among public universities in enrollment of National Merit Scholars.

Well-known for its sporting events, the University of Oklahoma’s teams are known as the Sooners. Every fall, over 85,000 people routinely come together to partake in football gameday festivities and attend the games.

The university is home to several museums, including Fred Jones Jr. Museum of Art, which contains the largest collection of French impressionist art ever given to an American university, as well as the Oklahoma Museum of Natural History.

The University of Oklahoma employs over 10,700 personnel across three campuses, making it a significant driver of Norman’s economy. The estimated wage and salary income generated in the 2015 Fiscal Year had a \$606 million-dollar impact on the regional economy. The campus is a center for scientific and technological research, having contributed over \$277 million to such programs in 2009.

PAULS VALLEY, OK

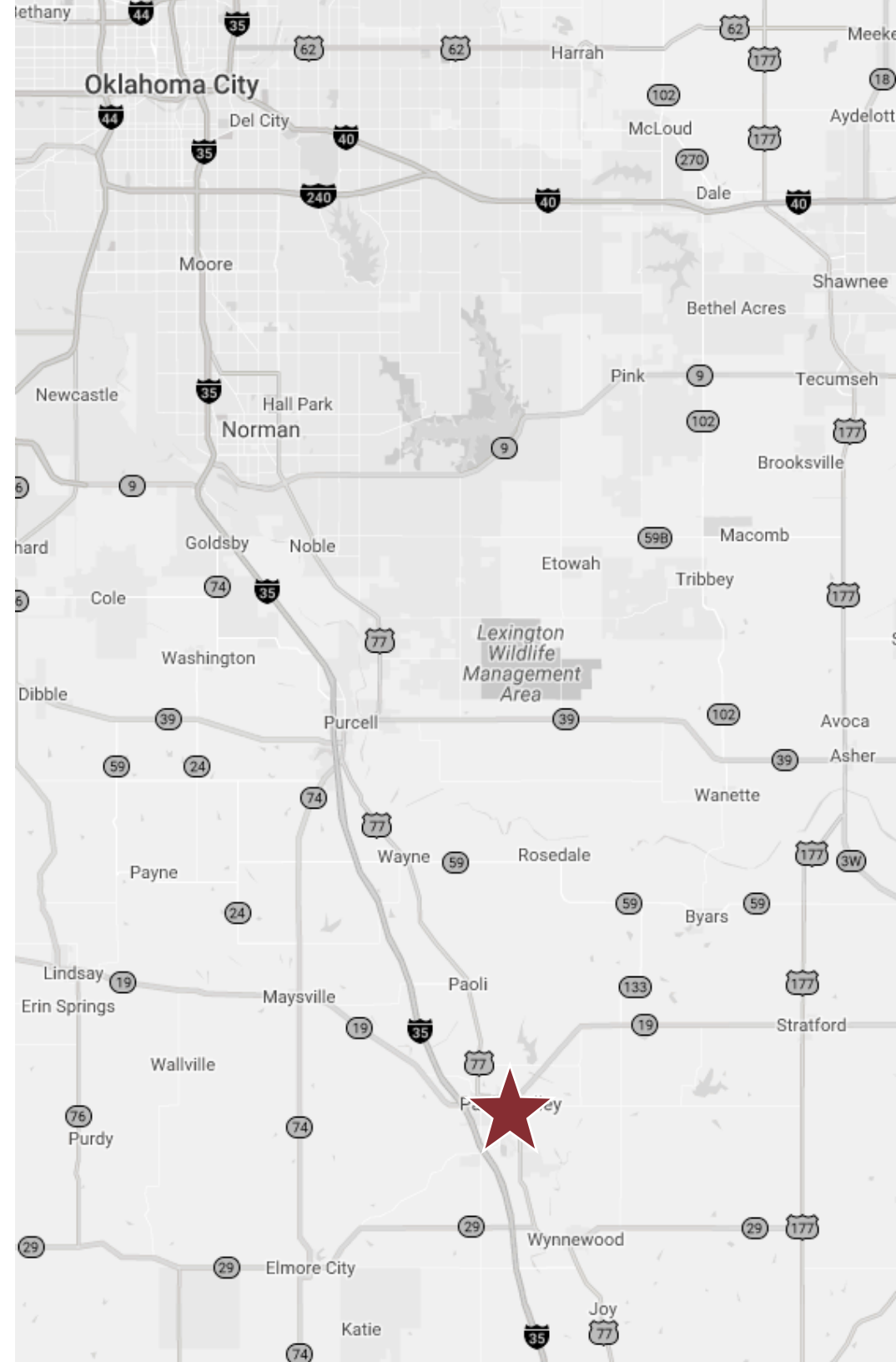
About an hour southeast of Oklahoma City and 50 minutes southeast of Norman, Pauls Valley is a city in and the county seat of Garvin County, Oklahoma. It is home to one of only five of the state's operating Amtrak Stations, a facility that handles two trains per day: the Pauls Valley Station. Every morning the Heartland Flyer passenger train stop on its trek from Oklahoma City to Fort Worth Texas. Amtrak shares property with the railroad station that was originally built by the Santa Fe Railroad in 1905. Near the station, local history lives on through a 1902 steam engine at the Santa Fe Depot Museum and Plaza.

Two miles south of the Pauls Valley business district, the Pauls Valley Municipal Airport (PVJ) is a city-owned, general aviation facility.

Pauls Valley's economy is largely based on agriculture and oil production. Agriculture comprises the primary economic activity in the area as corn, wheat, hay, and cotton have been successfully grown in the region. Additionally, cattle production is a major activity. Petroleum industry services is the second largest activity in the region. In more recent years, the town has attracted some light manufacturing plants such as plastics products.

PROPERTY DEMOGRAPHICS

POPULATION	3-Mile	5-Mile	10-Mile
2022 Projection	7,220	9,100	16,166
2017 Estimate	6,870	8,653	15,572
Growth 2017 - 2022	5.09%	5.16%	3.81%
Growth 2010 - 2017	5.32%	5.53%	3.16%
HOUSEHOLDS	3-Mile	5-Mile	10-Mile
2022 Projection	2,984	3,730	6,497
2017 Estimate	2,823	3,533	6,254
Growth 2017 - 2022	5.69%	5.56%	3.89%
INCOME	3-Mile	5-Mile	10-Mile
2017 Est. Average Household Income	\$61,852	\$61,957	\$60,089



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **The Shed** located at **2602 West Grant Avenue, Pauls Valley, OK 73075 (“Property”)**. It has been prepared by Matthews Real Estate Investment Services. This 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 is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents 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 and conduct their own due diligence.

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 detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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 Seller 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 this Offering Memorandum.

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