



TRINITY

REAL ESTATE INVESTMENT SERVICES



OKLAHOMA NN AT&T

1322 N MAIN ST, ALTUS, OK 73521

\$1,043,625

8.0% CAP

TRINITYREIS.COM

Actual Property





ALTUS, OK

**\$1,043,625 | 8.0% CAP**

- 5.5+ Years Remaining on NN Lease
- 10% Rent Increase in January 2020
- Largest AT&T Authorized Retailer (2,100+ units)
- Hard Corner Location With 16,400+ VPD in Front of Subject Property

## EXCLUSIVELY MARKETED BY:

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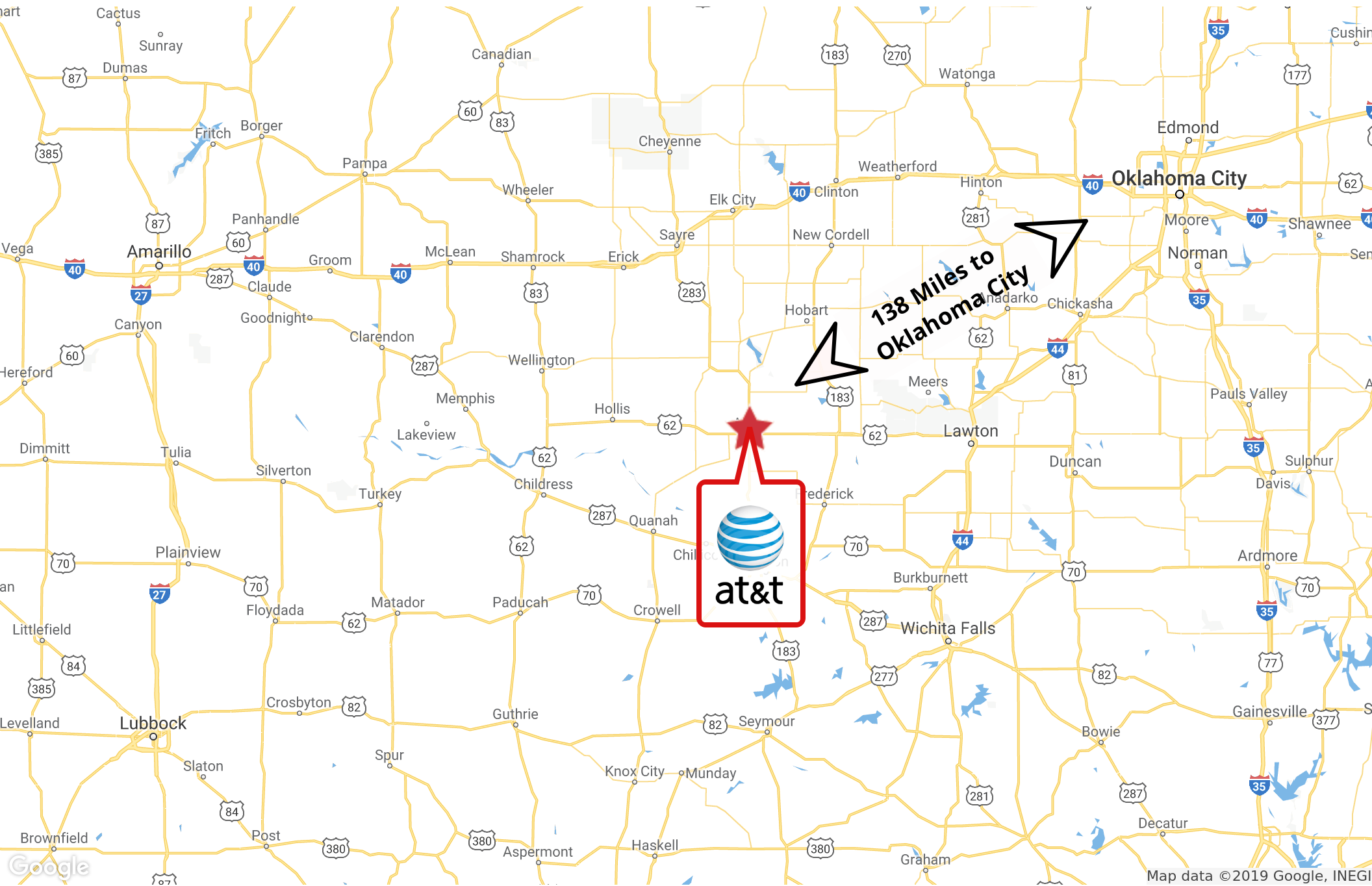
## PROPERTY DETAILS:

Building Area:	<b>2,400 SF</b>
Land Area:	<b>.6 AC</b>
Year Renovated:	<b>2014</b>
Guarantor:	<b>Prime Communications</b>
Price (Psf):	<b>\$434.84</b>

## LEASE OVERVIEW:

Remaining Lease Term:	<b>5.5+ Years</b>
Rent Commencement:	<b>12/18/2014</b>
Lease Expiration:	<b>12/31/2024</b>
Lease Type:	<b>NN</b>
Scheduled Rent Increases:	<b>January 2020</b>
Options & Increases:	<b>Two (2), 5-Year; 10%</b>
Base Annual Rent:	<b>\$83,490*</b>
Insurance:	<b>PAID BY Tenant</b>
Parking Lot Maintenance:	<b>PAID BY Tenant</b>
Property Taxes:	<b>PAID BY Tenant</b>
Roof & Structure:	<b>PAID BY Landlord</b>
HVAC:	<b>PAID BY Tenant</b>

\*rent as of January 2020, Seller to credit rent difference at closing.





# RETAILER MAP

1322 N MAIN ST | ALTUS, OK











Actual Property





Actual Property



## TENANT SUMMARY

AT&T is the oldest and largest telecommunications provider in the world based on revenue. Currently, AT&T provides services in mobile telecommunications services, high-speed internet, and next-generation TV, all of which contribute to their enterprise value of more than \$240 billion and S&P rating of "BBB". The company operates more than 16,000 company-owned and franchised retail locations with 254,000 employees across the globe.

Spring Communications Holdings was acquired by Prime Communications in January of 2019 for \$700 million. Prime Communications, founded in 1999, was voted "Authorized Retailer of the Year" for AT&T in 2017. As the largest privately held AT&T Authorized Retailer in the U.S., Prime currently has 680+ locations in 28 states nationwide. Their mission is to connect customers to AT&T's latest technologies through Prime's Values of Accountability: Profitability, Empathy For The Team, & Entrepreneurship.



## TENANT DETAILS:

Tenant Name:	<b>Prime Communications</b>
Tenant Type:	<b>Company - Private</b>
Parent Company Trade Name:	<b>Prime Communications</b>
Ownership:	<b>Private</b>
No. of Locations:	<b>680+</b>
Website:	<b>primecomms.com</b>
Year Founded:	<b>1999</b>
Credit Rating (S&P):	<b>BBB</b>
No. of Employees:	<b>10,000</b>
Headquartered:	<b>Sugarland, TX</b>



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Actual Property



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