



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM
Triple Net (NNN) Lease Investment Opportunity

1301 SE 44th St | Oklahoma City, OK 73129

EXCLUSIVELY MARKETED BY:

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SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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INVESTMENT SUMMARY

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Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,667 SF Jack in the Box Located at 1301 SE 44th Street in Oklahoma City, Oklahoma. With 20 Years Remaining on the Brand New 2018 Prototype Drive-Thru, This Opportunity Provides a Secure Investment.



Actual Property Image

OFFERING SUMMARY

PRICE	\$2,611,760
CAP	6.25%
NOI	\$163,235
PRICE PER SF	\$979.29
YEARS REMAINING	20 Years
LEASE GUARANTY	BMW Investments, LLC (8 Units) + 3 Personal

PROPERTY SUMMARY

ADDRESS	1301 SE 44th Street Oklahoma City, OK 73129
COUNTY	Oklahoma
BUILDING AREA	2,667 SF
LAND AREA	0.67 AC
BUILT	2018

HIGHLIGHTS



Brand New 2018 Prototype Drive-Thru Construction



20 Year Triple Net (NNN) Lease With Zero Landlord Responsibilities



8 Unit Operator Guarantee Plus 3 Personal Guarantees



Dense Infill Market In a High Traffic Location Off I-35 on Signalized Corner With Over 140,000 VPD



Excellent Demographics - Over 73,000 Residents With an Average Household Income of \$42,316 Within a 3-Mile Radius



Minutes From University of Oklahoma With Over 31,000 Students



Nearby Tenants Include: Dollar General, Smart Saver, Taco Mayo, Domino's Pizza, Subway, USPS, Motel 6, Red Rock Medical and Michelle's Boutique



Jack in the Box | 1301 SE 44th St | Oklahoma City, OK 73129



Daryl's
Appliance and
Furniture



Comfort Auto

Courtesy Inn



Korean Full
Gospel Church



SE 44TH St



Dob n Win
Mini Bingo



Bank of America

FAMILY DOLLAR

VALERO

Advance Auto Parts

FAMILY DOLLAR

CIRCLE K

TACO BELL
Days Inn

cricket metroPCS

Church's Chicken

SONIC

McDonald's

SONIC AMERICAS

Denny's

DOLLAR GENERAL

VALERO

AutoZone

SONIC

Simmons Bank

Little Caesars

Walmart Neighborhood Market

SUBWAY

DOLLAR GENERAL

WING STOP

FAMILY DOLLAR
cricket

McDonald's

INTERSTATE 35

Super 8

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Jack in the box

metroPCS

SE 44TH St

CVS pharmacy

ACE Hardware
T-Mobile
DOLLAR TREE

metroPCS

Walgreens

DOLLAR GENERAL

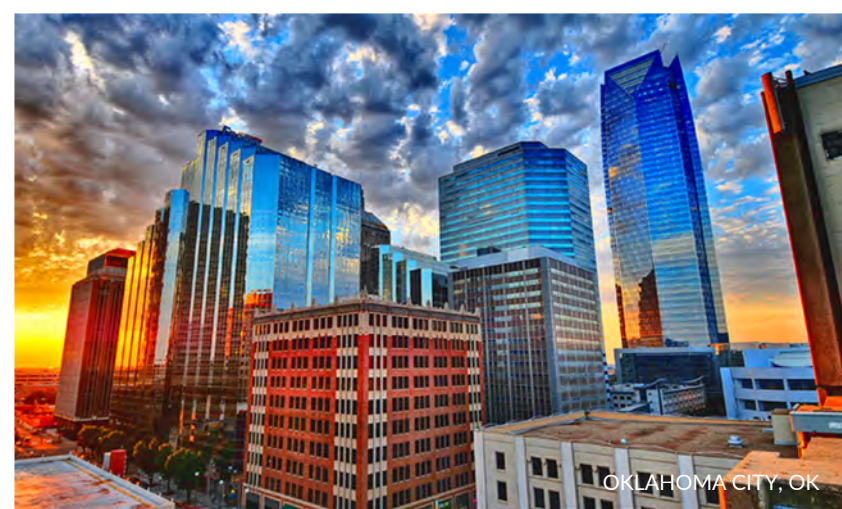
DOLLAR GENERAL

FAMILY DOLLAR
SUBWAY

CITY OVERVIEW

Oklahoma City | Oklahoma County | Oklahoma

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Oklahoma City, OK

Oklahoma City is the capital and largest city of the U.S. state of Oklahoma. The city has an estimated population of about 643,648 people according to the 2017 census. The city ranks 27th among United States cities in population. Oklahoma City has the largest municipal population of any city in the Great Plains region of the central United States as well as all neighboring states to Oklahoma. The city also ranks as the 2nd largest city in the U.S. by total area. The city is located on the I-35 Corridor, which is one of the primary travel corridors. The city is also located in the state's Frontier Country region, known as the Cross Timbers. In 2018, Oklahoma City was named "A Top Travel Destination" by Money Magazine.



Economy

The city is located in the Great Plains region, making it one of the world's largest livestock markets. Oil, natural gas, petroleum products and related industries are the largest sector of the local economy. The city is in the middle of an active oil field and oil derricks dot the capitol grounds. The federal government employs large numbers of workers at Tinker Air Force Base and the United States Department of Transportation's Mike Monroney Aeronautical Center. The city is headquarters to two Fortune 500 companies being Chesapeake Energy and Devon Energy, as well as being home to Love's Travel Stops and Country Stores, which is ranked thirteenth on Forbes' list of private companies



Contemporary Life

The city is home to the Industrial-chic Bricktown, which is a lively entertainment district with repurposed warehouse spaces home to restaurants, piano lounges and chic wine bars. An eclectic mix of shops sell clothing, home decor and specialty food items like gourmet condiments and handmade chocolate. The Bricktown Water Taxi takes riders along the Bricktown Canal for tours and dinner cruises. Oklahoma City is also home to the National Cowboy & Western Heritage Museum, which has more than 28,000 Western and American Indian art works and artifacts. The city also includes the Myriad Botanical Gardens, which is a 17-acre botanical garden and interactive urban park.

DEMOGRAPHICS

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Jack in the Box | 1301 SE 44th St | Oklahoma City, OK 73129



Population

1-MILE

7,515

3-MILE

73,032

5-MILE

228,974



Average Household Income

1-MILE

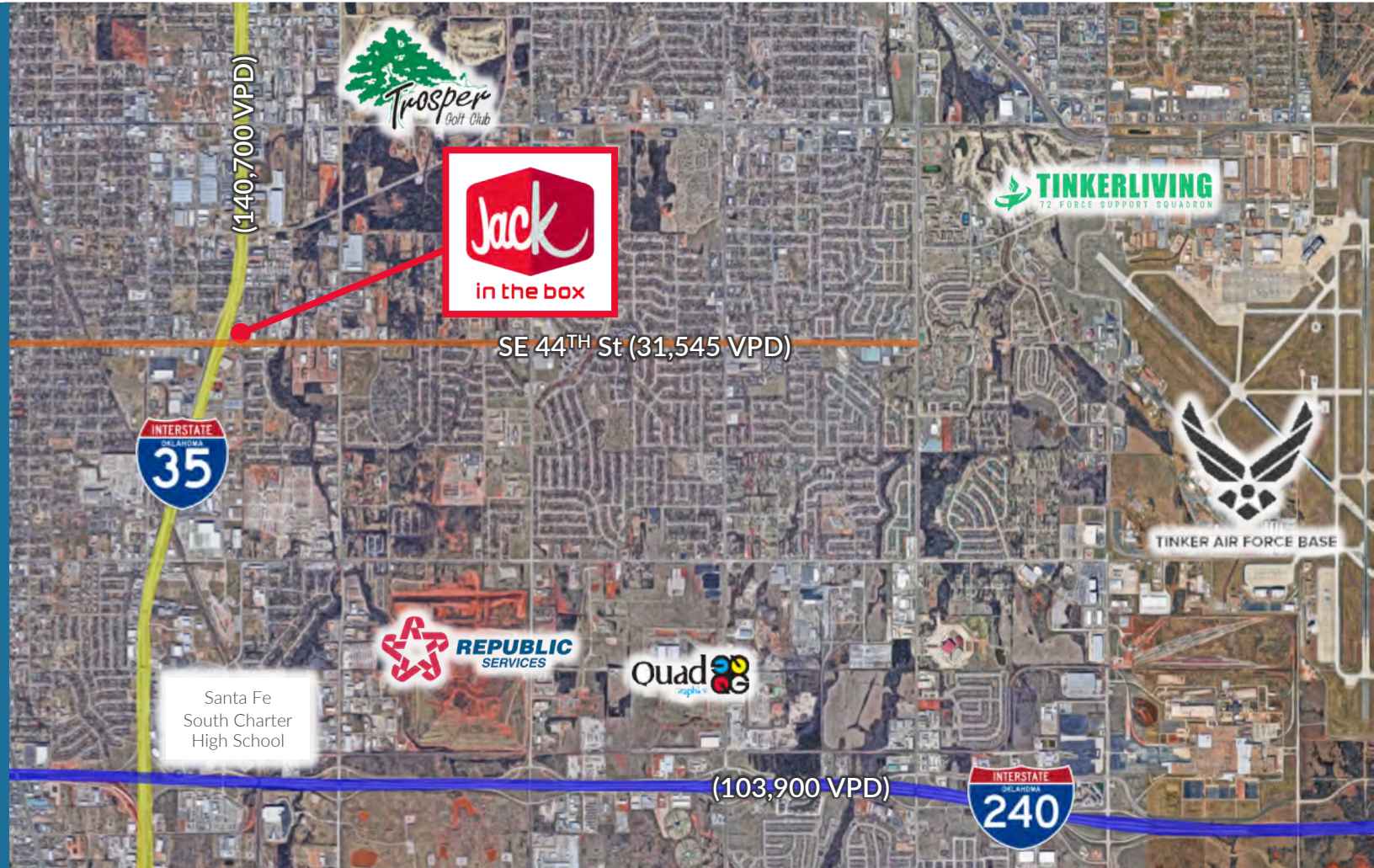
\$34,600

3-MILE

\$42,316

5-MILE

\$50,606



TENANT PROFILE

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Jack in the Box is an American fast-food restaurant chain founded on February 21, 1951, by Robert O. Peterson in San Diego, California. The restaurant's food items include a variety of chicken tenders and French fries along with hamburger and cheeseburger sandwiches, and selections of internationally themed foods such as tacos and egg rolls. The chain has locations primarily serving the West Coast of the United States. Jack in the Box is among the nation's leading fast-food hamburger chains, with more than 2,250 quick-serve restaurants in 21 states and Guam.

Jack in the Box was the first major hamburger chain to develop and expand the concept of drive-thru dining. The restaurant has always emphasized on-the-go convenience, with approximately 85% of the half-billion guests served annually buying food at the drive-thru. In addition to drive-thru windows, most restaurants have indoor dining areas and are open for 18-24 hours a day.



COMPANY TYPE
NASDAQ: JACK



FOUNDED
1951



OF LOCATIONS
2,250+



HEADQUARTERS
San Diego, CA



WEBSITE
jackintheboxinc.com



LEASE SUMMARY

TENANT	JIB QSR Oklahoma, LLC
PREMISES	A Building of Approximately 2,667 SF
LEASE COMMENCEMENT	January 1, 2019
LEASE EXPIRATION	January 1, 2039
LEASE TERM	20 Years
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Restaurant
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	None



Actual Property Image

RENT ROLL

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SIZE			ANNUAL RENT				LEASE TERM		
TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
JIB QSR Oklahoma, LLC	2,667 SF	100%	\$163,235	\$61.21	10%	Every 5 Years	01/01/2019	01/01/2039	4 x 5 Years

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



SHEN YUN
Civic Center Music Hall Feb 25-
ShenYun.com

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Actual Property Image



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