



2,400 S.F. | STNL VERIZON WIRELESS

BRAND NEW 2018 CONSTRUCTION WITH 9.5-YEARS REMAINING

Oklahoma City MSA

THE CHETEK GROUP
OF MARCUS & MILLICHAP

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2104 S 4TH ST,
CHICKASHA, OK 73018
OKLAHOMA CITY MSA

The Chetek Group of Marcus & Millichap is pleased to present the opportunity to acquire a single tenant net leased Verizon Wireless property located in the Oklahoma City MSA, approximately 42 miles southwest of downtown Oklahoma City. The property is located in a dense retail corridor within a dense residential community. The property is brand new 2018 construction and has excellent street-front visibility. Verizon Wireless has 9.5+ years remaining on the lease which expires June 30, 2028. The lease features a 10 percent rent bump in 2023 and in each of the two 5-year renewal option periods.

The 2,400 square-foot property is located at the hard corner of E Grand Avenue, the area’s primary east-west thoroughfare, and 4th Street (US Hwy 81), the area’s primary north-south thoroughfare with combined traffic counts in excess of 20,000 vehicles per day. The Property is bordered by Walgreens to the South, and Xpress Wellness Urgent care to the West. In addition, the Property is located caddy-corner to a Walmart Supercenter with outparcel tenants including McDonald’s, Pizza Hut, Arvest Bank, and Arby’s. Across E Grand Avenue to the North is the 150,000-square foot Southland Shopping Center which includes tenants such as: Save-A-Lot, Dollar Tree, Hibbett Sports, CVS, Taco Bell, and many others. Other retailers in the immediate area include Tractor Supply Co., Ace Hardware, Taco Bueno, and Braum’s Ice Cream and Burger Restaurant. Lastly, the Property is also located within close proximity to multiple residential communities, local businesses, and schools.

Verizon Wireless provides wireless services to over 130 million subscribers making it the largest wireless telecommunications provider in the United States. Verizon Wireless is a wholly owned subsidiary of Verizon Communications, a publicly traded company on the New York Stock Exchange using the symbol “VZ”. The Verizon Wireless lease is guaranteed by Cellular Sales of Knoxville, the largest Verizon Wireless retailer in the United States with more than 600 stores.

The Property is being offered free and clear of debt at a 6.5% cap rate for \$1,753,000.

INVESTMENT SUMMARY

LISTING PRICE:	\$1,753,000
CAP RATE:	6.50%
NET OPERATING INCOME:	\$114,000
TOTAL RENTABLE SQUARE FOOTAGE:	2,400
PERCENT LEASED:	100%
TOTAL LAND AREA:	0.42 ACRES
YEAR BUILT:	2018
LEASE TYPE:	*MODIFIED TRIPLE-NET
RENT INCREASES:	10% INCREASE IN 2023
LEASE COMMENCEMENT:	7/1/18
LEASE EXPIRATION:	6/30/28
LEASE YEARS REMAINING:	9.5 YEARS
GUARANTOR:	CELLULAR SALES OF KNOXVILLE



INVESTMENT HIGHLIGHTS:

- ▶ Single tenant net leased Verizon Wireless property located in Chickasha, Oklahoma, approximately 42 miles southwest of downtown Oklahoma City. Brand new construction (2018)
- ▶ The 10-year lease term commenced in July 2018 and features a 10% rent escalation in the 6th year of the initial term and in each renewal period.
- ▶ Exceptional visibility along East Grand Avenue and US Hwy 81, the area's primary east-west, north-south thoroughfares.
- ▶ Retailers located in the immediate area include Walmart Supercenter, Walgreens, CVS Pharmacy, Hibbett Sports, Dollar Tree, and a number of quick service restaurants and hotels.
- ▶ Verizon Wireless provides a wireless services to over 130 million subscribers making it the largest wireless telecommunications provider in the United States.
- ▶ Verizon Wireless is a wholly owned subsidiary of Verizon Communications, a publicly traded company on the New York Stock Exchange under the symbol "VZ".
- ▶ The Verizon Wireless lease is guaranteed by Cellular Sales of Knoxville, the largest Verizon Wireless retailer in the United states with more than 600 stores. Cellular Sales of Knoxville exceeds \$1 billion in revenues annually, with 19 consecutive years of annual growth.
- ▶ Large Radius Draw: The Property is well-located within a dense retail corridor that serves as the retail, dining, and entertainment hub for many surrounding communities.



LEASE SUMMARY

LEASE SUMMARY	TYPE	GLA	LEASE DATES		PAYMENT DATES		MINIMUM RENT			% CHANGE	OPTION	NOTICE	RECOVERIES		
			START	END	START	END	ANNUAL	MONTHLY	PSF				CAM	TAX	INS
VERIZON	STNL	2,400	7/1/18	6/30/28	7/1/18	6/30/23	\$114,000.00	\$9,500.00	\$47.50				-	NET	NET
(NYSE: "VZ")(S&P: BBB+)					7/1/23	6/30/28	\$125,000.00	\$10,416.67	\$52.08	9.65%					
					7/1/28	6/30/33	\$137,940.00	\$11,495.00	\$57.48	10.35%	OPTION #1	180 DAYS			
2104 S 4TH STREET					7/1/33	6/30/38	\$151,734.50	\$12,644.54	\$63.22	10.00%	OPTION #2	180 DAYS			
CHICKASHA, OK 73018															
GUARANTOR: CELLULAR SALES OF KNOXVILLE, INC.															

RENEWAL:

Lessee has two, five-year renewal options; stated rents with 10% rent increases in each renewal term; 180 days' notice.

REAL ESTATE TAXES:

Lessee shall pay, as additional rent, an amount equal to the Real Estate Taxes assessed against the Leased Premises. Real Estate Taxes shall mean any and all real property and/or ad valorem taxes, general, special or extraordinary assessments, maintenance fees, municipal utility district or other public, quasi-public or private fess, charges, or assessments applicable to the leased premises.

INSURANCE:

Lessee shall pay, as additional rent, an amount equal to the premiums incurred by Lessor to maintain the insurance coverages Lessor is required to carry pursuant to the terms of this Lease along with any coverages designated as Optional which Lessor elects to carry pursuant to the terms of this Lease.

*Lessor may elect to receive monthly installments of Additional Rent as an alternative to invoicing Lessee as costs are incurred.

UTILITIES:

All utilities serving the Leased Premises shall be separately metered and paid directly to the utility provider by Lessee.

MAINTENANCE AND REPAIR:

Lessee's Obligations: Lessee shall keep the premises in clean, sanitary and safe condition, and make all necessary repairs to the Building, including but not limited to, the exterior and interior doors, windows, ceiling tiles, fixtures, carpets and floor coverings, interior wall surfaces and coverings, HVAC systems, and plumbing systems; landscaping, grass mowing, site lighting, trash removal and cleaning of the sidewalks and parking lot, including trash, debris, ice, and snow removal; maintaining and repairing the parking lot and sidewalks including sealing and striping; and maintain an HVAC service contract with reputable HVAC contractor with no less than quarterly service intervals.

Lessor's Obligations: Lessor shall repair, maintain, and replace when and if necessary, all structural components of the building, including but not limited to, foundations, exterior walls (except normal wear and tear which is the responsibility of Lessee), load bearing walls, and the roof.

*Landlord reimburses Tenant for repair costs to HVAC and Parking Lot in excess of \$5,000.

ASSIGNMENT & SUBLETTING

Landlord written consent required.

ESTOPPEL:

20 days.



www.verizonwireless.com

Headquartered in Basking Ridge, N.J, Cellco Partnership, which does business as Verizon Wireless, has the largest number of retail customers in the industry and is the most profitable wireless company in the U.S. The company is a joint venture of Verizon Communications (NYSE:VZ) and Vodafone (NYSE and LSE: VOD). The company offers mobile voice services, text and picture messaging, multimedia content (VCAST), and mobile web services.

Verizon Communications Inc. (NYSE:VZ), headquartered in New York, is a leader in delivering broadband and other wireline and wireless communication innovations to mass market, business, government and wholesale customers. Verizon Wireless operates America’s most reliable wireless network, serving nearly 66 million customers nationwide. Verizon’s Wireline operations include Verizon Business, which delivers innovative and seamless business solutions to customers around the world, and Verizon Telecom, which brings customers the benefits of converged communications, information and entertainment services over the nation’s most advanced fiber-optic network. A Dow 30 company, Verizon employs a diverse workforce of nearly 235,000 and last year generated consolidated operating revenues of \$93.5 billion.

Tenant Name:	Verizon
Ownership:	Public
Ticker Symbol:	NYSE:VZ
Ranking:	#14; Fortune 500
Credit Rating:	BBB+
Market Capitilazation:	\$195 Billion
Headquarters:	New York, NY
Tenant Presence:	International
No. of Retail Locations:	2,330+
Number of Subscribers:	Over 130 Million
Revenue (2016):	\$126 Billion
Employees:	162,000
Founded:	1982
Lease Commencement:	7/1/18
Lease Expiration:	6/30/28
Years Remaining:	9.5 Years
Gross Leasable Area:	2,400
Guarantor:	Cellular Sales of Knoxville
Annual Rent:	\$114,000
Lease Structure:	Modified Triple Net



GUARANTOR PROFILE:

Cellular Sales was founded in Knoxville, Tennessee in 1993 by University of Tennessee graduates, Dane and Meg Scism. The company is currently 600 locations strong and growing. It is recognized as the largest Verizon wireless retailer in the United States. In 2012, the company was ranked on Inc. Magazine's Inc 5000 list as the 60th fastest growing U.S retailer.

Dane Scism is owner/CEO of Cellular Sales. He and his wife purchased Cellular Sales in 1993, when the company sold Cellular One products and consisted of one shopping center location with retail space and office, and a handful of mall kiosks in East Tennessee. Cellular Sales of Knoxville has since grown into the nation's largest premium Verizon retailer. The company exceeds \$1 billion in revenues annually and has had 19 consecutive years of annual growth.

www.cellularsalesofknoxville.com

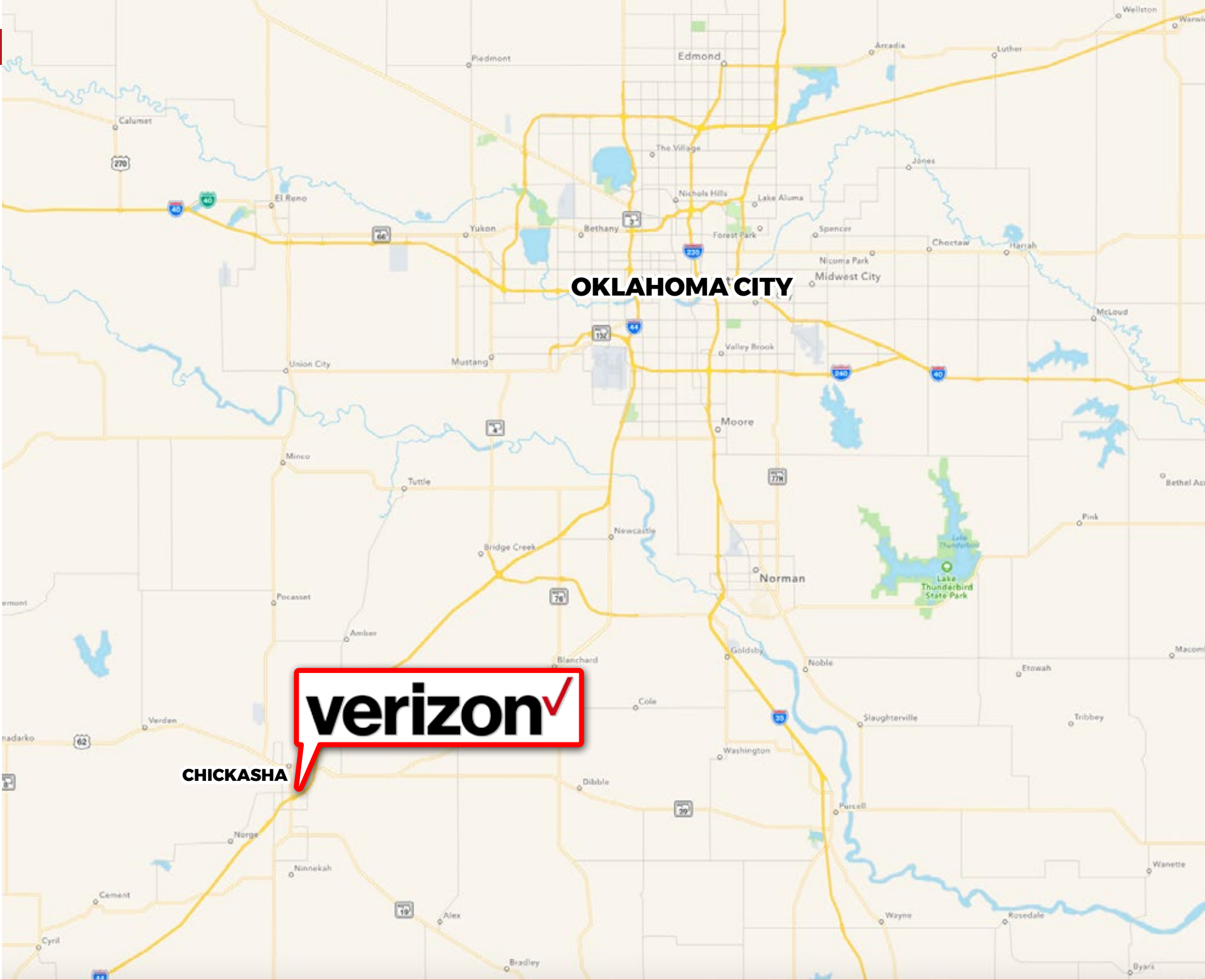
Nmber of Locations:	600+
Number of Employees:	4,500+
Founded:	1993
Headquarters:	Knoxville, TN
Revenue:	\$1 BILLION+

CELLULARSALES



TRADE AREA DEMOGRAPHICS

RADIUS FROM PROPERTY	3 MILE	5 MILE	10 MILE
POPULATION			
2023 PROJECTION	17,549	19,949	24,909
2018 ESTIMATE	17,142	19,485	24,336
2010 CENSUS	16,652	18,923	23,667
GROWTH 2018 - 2023	2.37%	2.38%	2.35%
GROWTH 2010 - 2018	2.94%	2.97%	2.83%
HOUSEHOLDS			
2023 PROJECTION	6,968	7,877	9,757
2018 ESTIMATE	6,809	7,697	9,535
2010 CENSUS	6,619	7,479	9,275
GROWTH 2018 - 2023	2.34%	2.34%	2.33%
GROWTH 2010 - 2018	2.87%	2.91%	2.80%
OWNER OCCUPIED	4,044	4,781	6,310
RENTER OCCUPIED	2,766	2,917	3,225
2018 HOUSEHOLDS BY HH INCOME	6,810	7,698	9,534
INCOME: <\$25,000	2,074	2,284	2,693
INCOME: \$25,000 - \$50,000	1,906	2,111	2,558
INCOME: \$50,000 - \$75,000	1,296	1,485	1,875
INCOME: \$75,000 - \$100,000	652	755	986
INCOME: \$100,000 - \$125,000	411	488	661
INCOME: \$125,000 - \$150,000	196	239	301
INCOME: \$150,000 - \$200,000	148	180	243
INCOME: \$200,000+	127	156	217
2018 AVG HOUSEHOLD INCOME	\$54,996	\$56,548	\$58,782





MARKET **OVERVIEW**

OKLAHOMA CITY, OKLAHOMA



MARKET OVERVIEW

Increased Population is a catalyst for retail and entertainment growth.

Infrastructure: Oklahoma City serves as an important junction in America’s interstate system, with three interstate highways — 35, 40 and 44 — transecting the metro. Additionally, I-240, I-235 and the John Kilpatrick Turnpike assist traffic flow throughout the region.

Air service is provided by Will Rogers World Airport and the smaller Wiley Post Airport. Additionally, Tinker Air Force Base in southeast Oklahoma City is one of the largest military air depots in the country.

Once an important linkage point for interstate passenger rail services, today only Amtrak operates

passenger rail in the metro. Interstate travel is served by Amtrak’s Heartland Flyer, which runs daily between Oklahoma City and Fort Worth. Freight rail service in the metro is provided by Union Pacific and BNSF, while METRO Transit operates public transit networks within Oklahoma City.

Metro: The Oklahoma City metro contains a population of more than 1.3 million residents, 626,300 of which live in Oklahoma City itself. Norman is the only other municipality with more than 100,000 inhabitants. Over the coming five years, the metro is expected to gain residents at a pace well ahead of the national average.

Geography: The Oklahoma City Metropolitan Area is composed of seven central Oklahoma counties, including Oklahoma, Grady, Canadian, Cleveland, Logan, McClain and Lincoln. The metro contains the state capital of Oklahoma, in Oklahoma City, which is also the largest city in the state. Situated along the intersection of prairie grasslands to its west and spans of forest to its east, the generally hilly terrain falls entirely within the transition zone between the densely vegetated Eastern Oklahoma and semi-arid Western half of the state. The North Canadian River (renamed the Oklahoma River inside city limits) bisects the metro.

Largest Cities in Metro by Population

1. Oklahoma City – 626,300
2. Norman – 119,800
- 3 Edmond – 89,900
4. Moore – 59,800
5. Midwest City – 57,600
6. Yukon – 24,100

Airports

- Will Rogers World Airport
 - Wiley Post Airport
- Major Roadways
- Interstates 35, 40, 44, 235 and 240
 - U.S. Highways 62, 77 and 270

Rail

- Freight - Union Pacific; BNSF
- Passenger – Amtrak

The Oklahoma City Metro is:

- 100 miles from Tulsa
- 200 miles from Dallas/Fort Worth
- 450 miles from Houston
- 500 miles from St. Louis
- 680 miles from Denver

Employers: Oklahoma City is home to a diverse fabric of local employers. Two Fortune 500 companies are headquartered in the metro, Chesapeake Energy and Devon Energy. Additionally, a number of nationally recognized brands are based out of the metro, such as Sonic Drive-In.

Oklahoma City’s two Fortune 500 companies are both major employers in the local economy. Other large regional employers in the energy space include OGE Energy, Continental Resources and SandRidge Energy. Collectively, the energy industry constitutes the largest component of the metro’s GMP and is among the nation’s top producers of compressed natural gas and wind energy.

Among the area’s healthcare sector, institutions such as INTEGRIS Health, the OU Health Sciences Center, Mercy Health Center, Norman Regional Hospital, St. Anthony Health System and Deaconess Health System all provide a significant amount of area jobs. Major retail employers with back-office operations in the region include Hobby Lobby, AT&T, Dell, Love’s Travel Stops & Country Stores, and Williams Sonoma. Financial entities such as Bank of Oklahoma, Midfirst Bank and American Fidelity are also significant sources of local employment. Finally, with 20 percent of all local jobs belonging to the government segment, the metro contains an array of public sector employers. The state of Oklahoma, Tinker Air Force Base, and the FAA Mike Monroney Aeronautical Center are among the largest government employers.

DIVERSIFIED ECONOMY

Well Positioned For Continued Economic Growth

Oklahoma City boasts an increasingly diversified economy, with aviation and aerospace making up the largest sector in both employment and economic impact. Bioscience, energy and logistics industries also play a significant role in the market. Outside of industry sector concentrations, the area includes a large number of back office operations for insurance, telecommunications, payroll processing and more. While the economy of the area traditionally was based primarily in the oil, natural gas, and petroleum products industries, today's metro economy is composed of a much more diversified array of components.

With the presence of Tinker Air Force Base and the U.S. Department of Transportation's Mike Monroney Aeronautical Center, the federal government plays a large role in Oklahoma City's economic landscape. Federal spending in the form of employee incomes and government contracts provide economic stimulus to the region, and this government spending circulates throughout both Oklahoma City's public and private sectors. While the region has been particularly vulnerable to congressional austerity measures in the last couple of years, the passing of recent federal budgets bodes well for the metro economy.

With the ongoing diversification of the Oklahoma City economy, the metro's economic outlook is positive. The area often ranks among the top ten locations on national lists concerning job prospects and economic opportunities. In 2015, gross metropolitan product (GMP) in Oklahoma City grew by 3.2 percent and retail sales registered 3.3 percent growth; both were well above the national levels.



Energy

Well-known for being a global oil capital (as well as for having a working oil well on the grounds of the state capitol), Oklahoma City's energy industry has developed significantly from its oil-intense beginnings. The Bakken-led shift to oil has been dramatic, part of a robust drive toward U.S. energy independence. Hundreds of energy companies here are growing rapidly, responding to the extraordinary opportunity the industry offers today. Importantly, all components are represented – large and small independents, midstream companies, service businesses, startups and spinoffs.

In addition to conventional energy, Oklahoma City offers it all when it comes to renewable and alternative energy. In their low cost, business friendly environment, it's easy for production, manufacturing, engineering, and technical firms to produce, assemble, install and transport green energy equipment – while thriving in an environmentally friendly mode of operation. As the premier gateway to the nation's "Wind Corridor," no other location offers a powerful, sustainable combination of technical manufacturing proficiency and workforce; alternative and conventional energy industry expertise; centralized, readily accessible location; earth friendly raw ingredients to power the world today and tomorrow, like CNG, wind, and solar; and one of the most high-value environments around for solar/wind manufacturing and logistics.

Bioscience

Ground-breaking discoveries made by Oklahoma City-based researchers have helped put Oklahoma City on the map as a contender in the bioscience and technology marketplace. Oklahoma City's bioscience companies boast annual revenues of more than \$6.7 billion and support 51,000 workers with total compensation of \$2.2 billion. Undeniably, one of the most significant factors in this area's biotech boom is the powerful symbiotic relationship between entrepreneurs, clinical researchers, academic investigators, and public and private investors.





Aerospace And Aviation

With more than 230 public and private sector aviation and aerospace firms in OKC, the industry directly or indirectly supports more than 67,600 workers and produces \$8.2 billion in goods and services. The biggest names in aerospace have operations in Oklahoma City including Boeing Aerospace, Pratt & Whitney, Lockheed Martin Aircraft, Northrop Grumman, General Electric Aviation and AAR Aircraft Services. More and more aviation companies are starting to see the advantage that Oklahoma City can give their company. In fact, The Boeing Co. recently named OKC the new headquarters of its Aircraft Modernization and Sustainment division. Construction was completed in July 2016 on an \$80 million, 290,000 square-foot facility in southeast Oklahoma City that will bring about 800 to 900 new jobs as part of the expansion.

Oklahoma City is continuing to develop as a key hub for aircraft maintenance, repair, and overhaul activity. Recent estimates indicate that 78 companies employ more than 4,700 workers in the Greater Oklahoma City region. These firms produce \$1.3 billion in total output of goods and services annually and provide more than \$370 million in labor income to employees.



Tinker Air Force Base

The heart of aerospace in the region is Tinker Air Force Base, the largest single-site employer in the state with more than 26,000 military and civilian employees and contributes more than \$3 billion to the local economy annually. The installation has an annual statewide economic impact of \$3.6 billion, creating an estimated 33,000 secondary jobs. The installation covers nine square miles and has 760 buildings with a building floor space of more than 15 million square feet.

Construction is underway on a depot maintenance facility that will service the KC-46A Pegasus, the military's next generation aerial refueling aircraft. The \$500-million facility is expected to lead to the creation of more than 1,300 new, high-paying jobs and open up even more potential for public-private partnerships and advantages for aerospace companies.

Mike Monroney Aeronautical Center

Mike Monroney Aeronautical Center is the central training facility in the U.S. for the Federal Aviation Administration and the U.S. Department of Transportation. The center trains more than 20,000 students from across the world each year. The Monroney Center was established in 1946 as a centralized training and logistics facility and has since expanded to serve as a multi-tenant campus employing more than 5,400 federal civilian workers and contractors. The highly-skilled workers here provide training and logistics services and other aviation safety-related and business support products and services.



Will Rogers World Airport

The hub of Oklahoma City's aviation industry is Will Rogers World Airport ("WRWA") - with approximately 10,000 employees and 67 tenants, including the Federal Transfer Center, ARINC, Metro Tech Aviation Career Center and Southwest Airlines Reservation Center - as well as Oklahoma City's Foreign Trade Zone (FTZ). WRWA offers nonstop air service to 21 airports in 18 cities in the U.S., including West and East coast cities. A recent \$110-million renovation nearly doubled the size of the terminal, expanding and updating amenities to make traveling as effortless and enjoyable as possible for the 3.7 million passengers it serves every year.

With more than 230 public and private sector aviation and aerospace firms in OKC, the industry directly or indirectly supports more than 67,600 workers and the production of \$8.2 billion in goods and services. The biggest names in aerospace have operations in Oklahoma City including Boeing Aerospace, Pratt & Whitney, Lockheed Martin Aircraft, Northrop Grumman, General Electric Aviation and AAR Aircraft Services.



DOMINANT LABOR FORCE

Greater Oklahoma City's Best Asset

With more than 670,000 workers and nearly 150,000 attending area colleges and universities, Greater Oklahoma City's best asset is undoubtedly its workforce. Significant education and training infrastructure ensures the Greater Oklahoma City workforce will be ready for the challenges of tomorrow. The area boasts one of the country's most sophisticated and best-ranked training programs, delivering free, high-quality, customized training to qualifying new and expanding companies. The Greater Oklahoma City region is home to 19 colleges and universities. Nine technology centers deliver high-quality, customized training to both new and expanding companies.

Over the past decade, employment growth has consistently surpassed that at the national level. While the rate of annual employment gains in Oklahoma City is expected to slow slightly through 2020 to 1.3 percent, it will still match the average annual national employment increase during the same time.

Providing roughly 127,000 positions, or 20 percent of regional jobs, government is the largest

employment sector in the local economy. The federal government provides a large portion of these slots as well as state and local entities. The trade, transportation and utilities sector is also a major source of metro employment. Payrolls in this sector comprise 18 percent of total employment — a figure that includes both the metro's traditionally strong energy industry and transportation jobs benefiting from Oklahoma's interstate access and the metro's central U.S. location. The education and health services, and professional and business services sectors are also significant players in the Oklahoma City employment landscape, comprising 14 percent and 13 percent of metro employment, respectively.

Through 2020, job gains are expected in all major employment sectors. The most dramatic employment growth is forecast in professional and business services, which is expected to average 3.4 percent per year. This should bode well for the metro's office market. A close second, the natural resources and mining sector is projected to grow payrolls by 3.0 percent annually during this time frame.

MAJOR EMPLOYERS		
COMPANY NAME	SECTOR	# EMPLOYEES
STATE OF OKLAHOMA	GOVERNMENT	45,600
TINKER AIR FORCE BASE	MILITARY	24,000
UNIVERSITY OF OKLAHOMA - NORMAN	HIGHER EDUCATION	12,700
FAA MIKE MONRONEY AERONAUTICAL CENTER	AEROSPACE	7,000
INTEGRIS HEALTH	HEALTH CARE	6,000
HOBBY LOBBY STORES INC	WHOLESALE & RETAIL	5,100
UNIVERSITY OF OK HEALTH SCIENCES CENTER	HIGHER EDUCATION	5,000
CITY OF OKLAHOMA CITY	GOVERNMENT	4,700
MERCY HOSPITAL	HEALTH CARE	4,500
OGE ENERGY CORP	UTILITY	3,400
OU MEDICAL CENTER	HEALTH CARE	3,200
SSM HEALTH CARE OF OK, INC.	HEALTH CARE	3,000
UNIVERSITY OF CENTRAL OKLAHOMA	HIGHER EDUCATION	3,000
NORMAN REGIONAL HOSPITAL	HEALTH CARE	2,950
AT&T	TELECOMMUNICATIONS	2,700
THE BOEING COMPANY	AEROSPACE	2,600
DEVON ENERGY CORP	OIL & GAS	2,500
CHESAPEAKE ENERGY CORP	OIL & GAS	2,500
SONIC CORP	WHOLESALE & RETAIL	2,460
OKLAHOMA CITY COMMUNITY COLLEGE	HIGHER EDUCATION	2,100
DELL	SALES & BUSINESS SERVICES	1,800
UPS	TRANSPORTATION	1,800
HERTZ CORPORATION	RENTAL SERVICES	1,700
LOVE'S TRAVEL STOPS & COUNTRY STORES	RETAIL	1,700
AMERICAN FIDELITY	FINANCE/INSURANCE	1,650
COX COMMUNICATIONS	TELECOMMUNICATIONS	1,400
GREAT PLAINS COCA-COLA BOTTLING COMPANY	BEVERAGE DISTRIBUTION	1,300
FARMERS INSURANCE GROUP	CUSTOMER SERVICE	1,300
MIDFIRST BANK	FINANCE	1,150
BANK OF OKLAHOMA	FINANCE	1,100
DOLESE BROS. CO.	MANUFACTURING	1,100



DEMOGRAPHIC OVERVIEW

Increased Population is a catalyst for retail and entertainment growth.

Demographics: Since 2010, the Oklahoma City metro has grown by more than 94,300 new residents. By 2020, the metro is expected to expand by another 63,400 inhabitants. Much of this population gain will stem from employment opportunities generated in the region.

The metro is younger than the nation at large. The median age in Oklahoma City is 34.7 years, well below the national median of 37.5 years. Roughly 52 percent of the population falls into the working ages of 25 to 64 years, providing employers with a large workforce. Educational attainment in the metro is slightly below the national level. While 28.7 percent of the U.S. population 25 years or older has earned at least a bachelor's degree, Oklahoma City's figure stands at 27.9 percent. That said, this trend is improving. By 2020, nearly 28.4 percent of residents 25 or older are expected to have attained a bachelor's degree.

The median household income in Oklahoma City, at \$55,400 annually, registers slightly below the national median of \$56,100 per year. However, the cost of living in the metro is below that of much of the nation. In fact, current homeownership levels in Oklahoma City, at nearly 65 percent, are above the national homeownership rate of 64 percent. While the metro's median household income is expected to increase by 3.6 percent annually during this period, Oklahoma City's median existing home price is forecast to rise by just 1.7 percent per year. This trend should allow more residents to own homes.



DONALD W. REYNOLDS VISUAL ARTS CENTER



OKLAHOMA CITY THUNDER



ART & MUSIC FESTIVAL



CHESAPEAKE ENERGY STADIUM

Quality Of Life: The Oklahoma City metro provides a multitude of cultural and recreation amenities. Among the metro's arts scene, music venues and natural areas, there is always something to do in Oklahoma City.

Art enthusiasts are lured to the Oklahoma City Museum of Art, currently housed in the Donald W. Reynolds Visual Arts Center. The visiting exhibits at the OKCMOA offer a variety of artistic exposure to visitors. The beautifully restored art deco Civic Center Music Hall holds numerous musical events. The music hall is also home to the Oklahoma City Ballet. Numerous museums span the downtown and surrounding areas of Oklahoma City. The Science Museum of Oklahoma, American Banjo Museum, National Cowboy and Western Heritage Museum and the Museum of Osteology all call the Oklahoma City metro their home.

The NBA's Oklahoma City Thunder offers professional sporting entertainment. A number of triple-A and semi-professional sports teams can also be found in the metro. Additionally, the region plays host to many annual sporting events. The Big 12 Baseball Tournament, NCAA Women's College World Series and the World Cup of Softball are all held nearby.

Oklahoma City's downtown area also boasts large spans of urban parkland, including the Oklahoma City National Memorial. The Crystal Bridge in the Myriad Botanical Gardens is one of the city's most distinguishable features. The Oklahoma City Zoo and Botanical Garden, and the metro's two amusement parks, Frontier City and the White Water Bay water park, provide a fun outing.

CONFIDENTIALITY AND DISCLOSURE

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