

JDS Real Estate Services, Inc.
OK Lic. # 170255



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

Triple Net (NNN) Lease Investment Opportunity
920 SW 25th Street | Moore (Oklahoma City MSA), OK 73160



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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- Lease Summary
- Rent Roll

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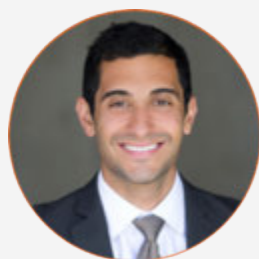
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Representative Image

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OFFERING SUMMARY

PRICE	\$2,396,000
CAP	6.25%
NOI	\$149,760
PRICE PER SF	\$415.76
LEASE TERM	10 Years
LEASE GUARANTY	Bear Tracks Holdings, LLC

PROPERTY SUMMARY

ADDRESS	920 SW 25 th Street Moore, OK 73160
COUNTY	Cleveland
MSA	Oklahoma City
BUILDING AREA	5,763 SF
LAND AREA	1.05 AC
BUILT	2006/2019



Representative Image

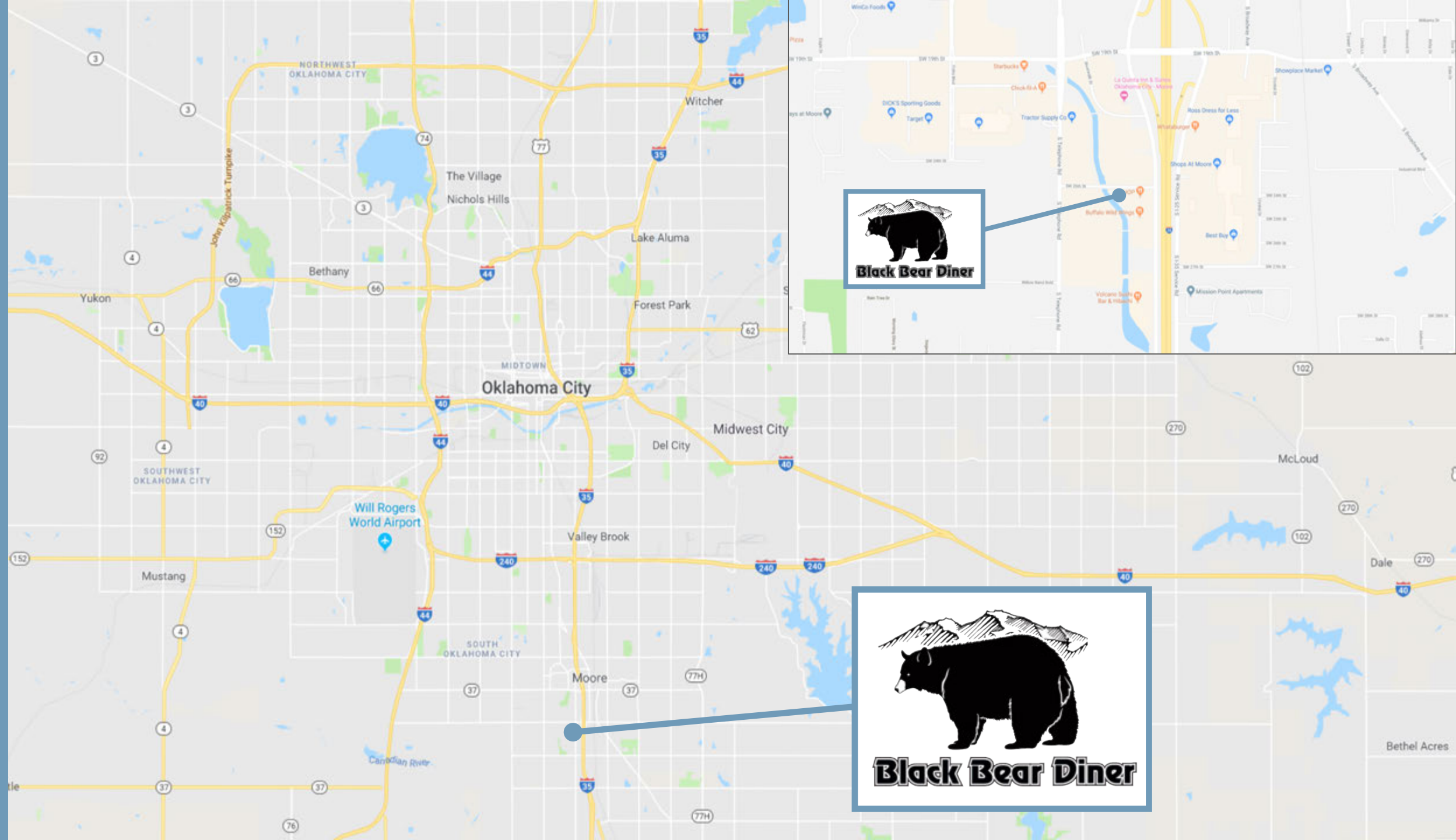


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- Currently Under Renovations with Over \$400,000 in Interior and Exterior Remodel
- 10% Rent Increases Every 5 Years and at Each Option
- Strong Location Off of I-35 with Over 109,000 Vehicles Per Day
- Moore is the 7th Largest City and Part of Oklahoma City MSA Which is the Largest in Oklahoma
- The Economy of Moore, Oklahoma Employs 30,895 People with a Median Household Income of \$60,474
- Franchise Times Ranked Black Bear Diner as #242 on Its Next 300 Franchises to Watch in 2017 List
- Neighboring Tenants Include: Target, Walmart, Lowe's, Chick-fil-A, Home Depot, Dick's Sporting Goods and Many Others



REAR LEFT





S Telephone Road

KOHL'S

BRAND NAME
MATTRESS
CARTERS

GameStop

CATHERINES

Gordmans

FIRST LOOK
EYEWEAR

FX Floorplan Xpress

LIFECHURCH

ihop

BUFFALO
WILD WINGS

ALFREDO'S

LEWIS
DIAMOND CO.

jimmy's
egg

METRO
Flooring
& Design Co.

CELL PHONE REPAIR
We Save Your Mobile Life™

Volcano
Sushi Bar & Hibachi

FARMERS
INSURANCE

Daisy Exchange
Trendy Clothing

INTERSTATE
35

Vintage Stock
video games • movies • music & more

GNC

AT&T

ZAXBY'S

JCPenney

peter
piper
pizza.

SALLY
BEAUTY SUPPLY

FAN
OUTLET

carter's

HOBBY
LOBBY

BEST
BUY

MISSIONPOINT
LUXURY APARTMENTS



SW 19th St





SW 19TH St (25,878 VPD)

Southmoore High School

Oakridge Elementary School



(108,700 VPD)

Broadmoore Elementary School



POPULATION

1-MILE
7,423

3-MILE
68,035

5-MILE
123,383



AVERAGE HOUSEHOLD INCOME

1-MILE
\$76,503

3-MILE
\$77,306

5-MILE
\$82,944



OKLAHOMA CITY, OK



MOORE'S OIL FIELDS



BRICKTOWN

ABOUT THE CITY

Moore is a city in Cleveland County in Oklahoma. The city's estimated population in 2017 was 61,523 residents, making Moore the 7th largest city in the state of Oklahoma. The city is only 10 miles away from the state's capital, Oklahoma City, and is part of the Oklahoma City Metropolitan area. The area had a 2017 estimated population of about 1,373,211 residents. Oklahoma City's city limits extend into Canadian, Cleveland, and Pottawatomie counties, though much of those areas outside the core Oklahoma County area are suburban. The city ranks as the 8th largest city in the U.S. by land area including consolidated city-counties; it is the largest city in the United States by land area.

ECONOMY

The economy of Moore employs 30,895 people and it is specialized in Mining, Quarrying, Oil, Gas Extraction, Public Administration, and Utilities. Due to the cities close proximity, Oklahoma City's economy also affects Moore's economy. Chesapeake Energy Arena, serves as the home venue for the Oklahoma City Thunder of the NBA. In addition to its use as a sports venue, the arena hosts concerts, family and social events, conventions and civic events. The facility seats up to 19,711 people on three seating levels with a fourth added during concerts. Due to the city's location in the Great Plains region, the area has 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. Oklahoma is host to a diverse range of sectors including aviation, energy, transportation equipment, food processing, electronics, and telecommunications.

CULTURE & CONTEMPORARY LIFE

From treasure-filled museums to fun and funky festivals, outdoor recreation to loads of shopping, Oklahoma City and its surrounding areas, including Moore, have so much to discover. The area is home to the Museum of Osteology, which is a private museum devoted to the study of bones and skeletons. This museum displays over 350 skeletons from animal species all over the world. The area is also 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. The area also includes the Oklahoma City Zoo and Botanical Gardens which is home to more than 1,900 animals.



Representative Image



Black Bear Diner

Black Bear Diner is a restaurant chain in the Western United States which serves homestyle and "old-fashioned" comfort foods at bear-sized portions, and always had the feeling of a small-town hospitality.

The first restaurant was opened in Mount Shasta, California in 1995, founded by Bruce Dean and Bob & Laurie Manley. As of 2018, Black Bear Diner has 118 locations in 10 states. Black Bear decor has a rustic motif with "over-the-top bear paraphernalia." Every restaurant is decorated with a 12-foot-tall black bear carving by artist Ray Schulz. Additional murals and artwork are created for each restaurant by Steve and Gary Fitzgerald and Colleen Mitchell-Veyna. The menu format mimics an old newspaper titled The Black Bear Gazette, with articles on the front page. The restaurant offers family meals such as breakfast all day, burgers, salads, and shakes. In 2017, Nation's Restaurant News highlighted the brand as a "disruptor" in the family dining market, noting market share gains against numerous legacy brands, while Franchise Times ranked it as #242 on its Next 300 Franchises to Watch in 2017 list.



COMPANY TYPE
Private



HEADQUARTERS
Redding, California



OF LOCATIONS
118+



FOUNDED
1995



WEBSITE
blackbeardiner.com

LEASE SUMMARY

TENANT	Bear Tracks Holdings, LLC
PREMISES	A Building of Approximately 5,763 SF
LEASE BEGINS	Est. May 25, 2019
LEASE EXPIRATION	10 Years from Commencement
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Triple Net (NNN)
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



Representative Image



Representative Image

TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT / SF	INCREASE DATES	RENTAL INCREASE	LEASE BEGINS	LEASE END	OPTIONS
Black Bear Diner	5,763 SF	100%	\$149,760	\$25.99	Every 5 Years	10%	Est. 05/25/2019	10 Years from Commencement	4 x 5 Years

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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.

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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 JDS & SIG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

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