



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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



OFFERING MEMORANDUM

Absolute Triple Net (NNN) Investment Opportunity or Owner-User Opportunity

19401 N. Portland Avenue | Edmond, OK 73012

EXCLUSIVELY MARKETED BY:

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SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 10,710 SF Shell Gas Station Located at 19401 N Portland Avenue in Edmond, OK. With a New 15 Year Absolute Triple Net (NNN) Master Lease With 1.50% Annual Increases, This Investment Provides For a Secure Investment.



Actual Property Image

OFFERING SUMMARY

PRICE	\$6,200,000
CAP	8.50%
NOI	\$527,000
PRICE PER SF	\$448.80
YEARS REMAINING	15 Years
LEASE GUARANTY	Personal

PROPERTY SUMMARY

ADDRESS	19401 N Portland Avenue Edmond, OK 73012
COUNTY	Oklahoma
BUILDING AREA	10,710 SF
LAND AREA	1.45 AC
BUILT	2014

HIGHLIGHTS



New 15 Year Absolute Triple Net (NNN) Lease With 1.50% Annual Increases and 4 x 5 Year Options



Tenant is Responsible For All Expenses Including Roof, Structure, Taxes, Insurance and Common Area Maintenance



Strong Unit Level Performance With Total Annual Sales Exceeding \$6.7 Million and EBITDA of Approximately \$1.2 Million



Master Lease Guaranteed By Experienced Multi-Unit Operator



Hard Corner - Signalized Intersection



Zero Gas Competition



Over 84,000 People Within a 5-Mile Radius With an Average Household Income of \$148,000



Edmond is a Growing Suburb of Oklahoma City and Was Voted "2018 Best Places to Live in Oklahoma"



Shell Gas Station | 19401 N. Portland Avenue | Edmond, OK 73012

NW 192nd St



Schlotzsky's

Portland Ave

Public Storage

SONIC

CVS pharmacy

SUBWAY
marco's
Pizza

NW 178th St

SONIC

DOLLAR GENERAL

Public Storage



AutoZone

Walmart
Neighborhood Market

MURPHY
USA

NW 164th St



FIT BODY
BOOT CAMP

SONIC
SUBWAY
Little Caesars
SUPERCUTS

ARVEST



NATURAL
GROCERS

Public Storage

Firestone

CITY OVERVIEW

Edmond | Oklahoma County | Oklahoma

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Edmond, OK

Edmond is a city in Oklahoma County in the state of Oklahoma. The city had an estimated population in 2017 of about 91,950 residents, making it the sixth largest city in the state. The city is located on the northern border of Oklahoma City, making it apart of the Oklahoma City Metropolitan area, which has a population of about 643,648 residents. Edmond was selected as the most outstanding community in its class for five years in a row by the State Chamber of Commerce and State Industrial Development Department. It is one of the ten most affluent cities in the state of Oklahoma.



Economy

The supermarket chain Homeland is based in Edmond. The city is near the University of Central Oklahoma, one of the fastest growing universities in the state, which is a major employer. The city's economy is centered on technology, manufacturing, construction, wholesale, and retail trade. Edmond's main employers, according to the City's 2017 Comprehensive Annual Financial Report, are Edmond Public Schools, with 2,807 employees, the University of Central Oklahoma with 1,427 employees and about 14,300 undergraduates, and the City of Edmond with 726 employees.



Contemporary Life

Edmond is a city with numerous outdoor activities. The city is home to the Arcadia Lake, which is a 1,820-acre lake constructed in 1987, popular for fishing, water sports & swimming. The city is home to the Arcadia Round Barn, which is a round, red 1898 barn, now a historic roadside attraction & popular Route 66 pit stop. Oklahoma City is only a 13 mile drive from Edmond. Oklahoma City is the capital of the state and is known for its cowboy culture and capitol complex. The city is home to the state capitol, Timber Town, Riversport Adventures, multiple museums and restaurants, and much more.

DEMOGRAPHICS

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Shell Gas Station | 19401 N. Portland Avenue | Edmond, OK 73012



Population

1-MILE

1,301

3-MILE

27,203

5-MILE

84,493



Average Household Income

1-MILE

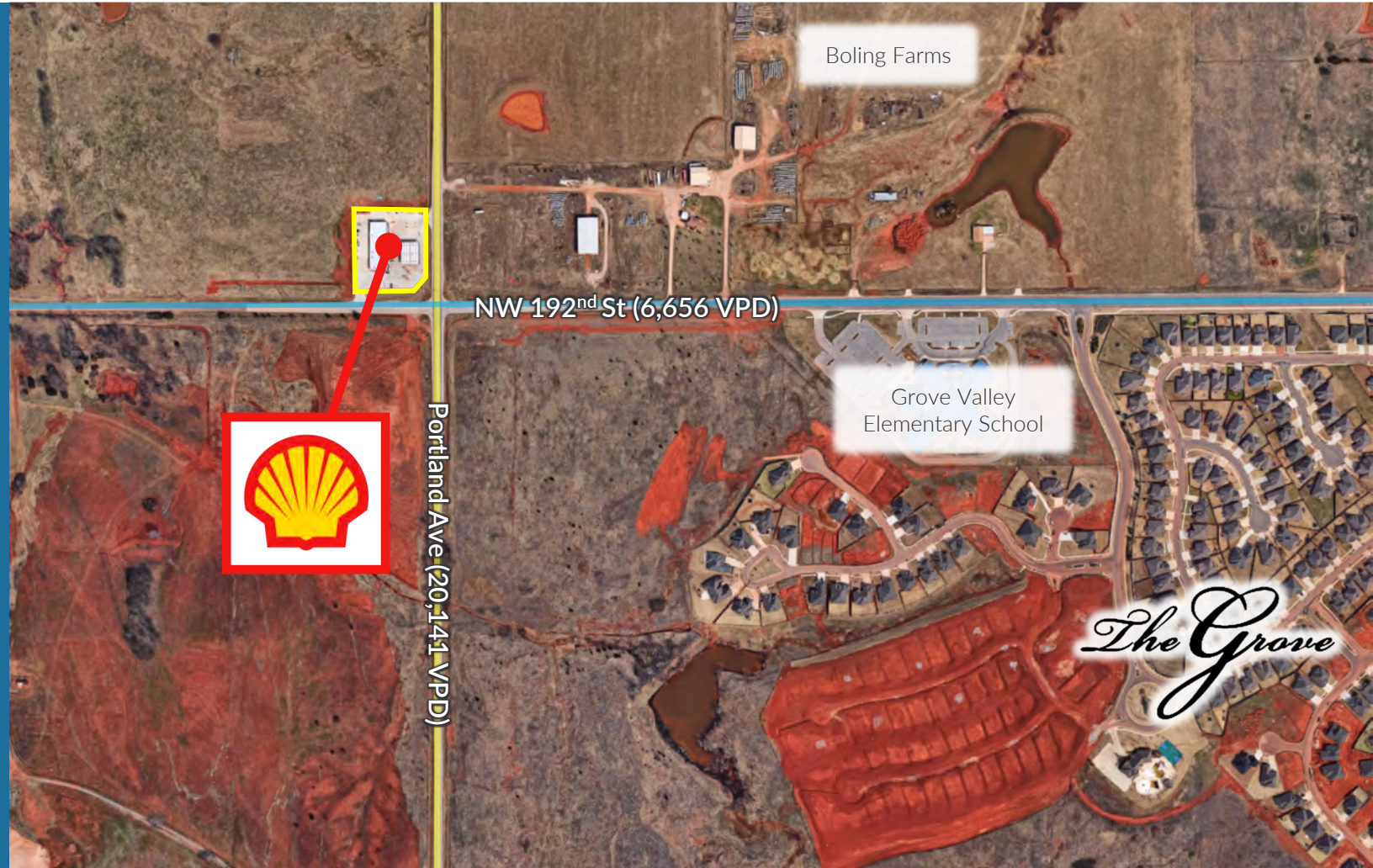
\$165,602

3-MILE

\$126,824

5-MILE

\$111,942



TENANT PROFILE



Royal Dutch Shell plc, commonly known as Shell, is a British-Dutch oil and gas company headquartered in the Netherlands and incorporated in the United Kingdom. The company is one of the six oil and gas “supermajors” and the fifth-largest company in the world measured by 2018 revenues; the company is also the largest based in Europe.

Shell is vertically integrated and is active in every area of the oil and gas industry, including exploration and production, refining, transport, distribution and marketing, petrochemicals, power generation, and trading. It also has renewable energy activities, including in biofuels, wind, energy-kite systems, and hydrogen. Shell has operations in over 70 countries, produces around 3.7 million barrels of oil equivalent per day, and Shell has 44,000 service stations worldwide. There are 14,000 Shell-branded gas stations in the United States.



COMPANY TYPE
NYSE: RDS.A



FOUNDED
1907



OF LOCATIONS
44,000+



HEADQUARTERS
The Hague, Netherlands



WEBSITE
shell.com



LEASE SUMMARY

TENANT	AMS Food & Beverage
PREMISES	A Building of Approximately 10,710 SF
LEASE COMMENCEMENT	Close of Escrow (2019)
LEASE EXPIRATION	15 Years From COE (2034)
LEASE TERM	15 Years
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	1.5% Annually
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Convenience Store
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	No



RENT ROLL

Shell Gas Station | 19401 N. Portland Avenue | Edmond, OK 73012



Actual Property Images

SIZE	ANNUAL RENT				LEASE TERM				
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TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
AMS Food & Beverage	10,710 SF	100%	\$527,000	\$49.21	1.5%	Annually	Close of Escrow (2019)	15 Years From COE (2034)	4 x 5 Years



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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 JDS Real Estate Services, Inc. (JDS) in association with Sands Investment Group (SIG) and should not be made available to any other person or entity without the written consent of JDS & SIG.

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, JDS & SIG has not verified, and will not verify, any of the information contained herein, nor has JDS & SIG 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 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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Actual Property Image



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