



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS

# OFFERING MEMORANDUM

6212 E Reno Avenue | Midwest City, OK 73110



# 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 8,320 SF Family Dollar Located at 6212 E Reno Avenue in Midwest City, Oklahoma. This Opportunity Includes 9+ Years on a Corporate Guaranteed Lease With Attractive Rent Increases, Providing For a Secure Investment.



## OFFERING SUMMARY

PRICE	\$1,333,333
CAP	6.75%
NOI	\$90,000
PRICE PER SF	\$160.26
YEARS REMAINING	9+ Years
LEASE GUARANTY	Corporate

## PROPERTY SUMMARY

ADDRESS	6212 E Reno Avenue Midwest City, OK 73110
COUNTY	Oklahoma
BUILDING AREA	8,320 SF
LAND AREA	0.90 AC
BUILT	2018



# HIGHLIGHTS



Corporate Guaranteed Lease With 9+ Years Remaining



Upgraded Construction



5% Rental Increases at Each 6 x 5 Year Options



Site is 2-Miles From Interstate 40, Which Sees Over 94,678 Vehicles Per Day



7-Miles From Downtown Oklahoma City; Known For Having One of the Largest Livestock Markets, Active Oil Fields, Tinker Air Force Base and the U.S. Department of Transportation's Mike Monroney Aeronautical Center (Which Houses Part of the FAA)



The Population Has More Than Doubled Between July 2017 (643,648) and the U.S. Census Bureau's 2018 Estimation (1,396,445)



3-Miles North of Tinker Air Force Base - Home to Major Department Of Defense, Air Force and Navy Units With National Defense Missions and Serves Over 26,000 Civilian and Military Employees



Excellent Demographics With 64,479 Residents Within a 3-Mile Radius Making an Average Household Income of Over \$54,039



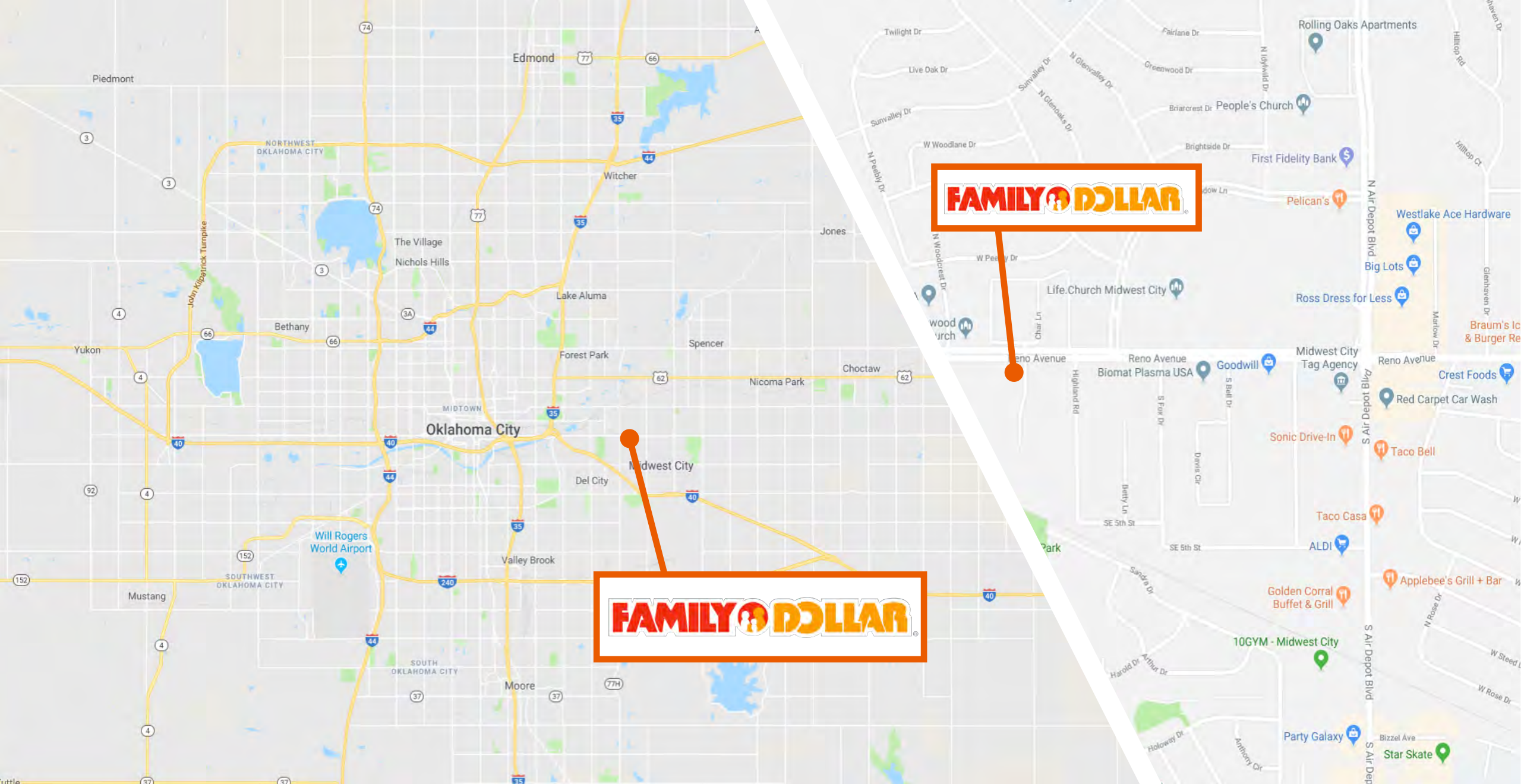
Property is Located on Reno Avenue Which Sees Over 23,342 Vehicles Per Day



Just 6 Minutes to Interstate 35 Which Runs South Into Texas and Mexico and North Into Kansas and Iowa



Nearby Tenants Include: Conoco, Planet Fitness, Midwest City YMCA, Arby's, Goodwill, Big Lots, T-Mobile, Ross Dress for Less, Taco Bell, Sonic, Wendy's ALDI, NAPA Auto Parts, Applebee's, Hobby Lobby, Academy, Home Depot and Walmart Supercenter



Family Dollar | 6212 E Reno Avenue | Midwest City, OK 73110



**e-Cig & VAPOR SHOP**

**CHILINO'S**  
Mexican Restaurant

**Ford CARL JONES**  
FAMOUS SIGS  
FUNERAL SERVICE

Downtown  
Oklahoma City

Woodcrest Apartments



Coast to  
Coast Club



Meadowood  
Rock House

**Willow Creek**  
APARTMENTS



**MEADOWOOD**  
BAPTIST CHURCH

Reno Ave

**FAMILY DOLLAR**



East Reno  
Laundromat

Meadowood Village

Image Cleaners

Eyecare



**ROSS** **ACE** **BIG LOTS!** **Aaron's** **Office DEPOT**  
DRESS FOR LESS Hardware  
CITY G.E.A.R. boostmobile Payless CITITRENDS

**LIFE.CHURCH**

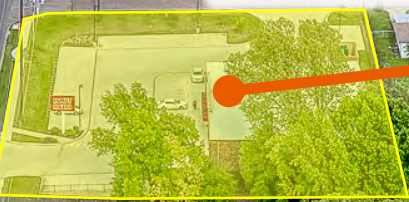
**Select** **PHYSICAL THERAPY**  
**Edward Jones** **First Fidelity Bank**  
Economy Hearing

Meadowood Village

**MEADOWOOD**  
BAPTIST CHURCH

**CONOCO**

Reno Ave



**Arby's**

**RENO**  
ANIMAL HOSPITAL

Eyecare

Image Cleaners

East Reno  
Laundromat

**Vista**  
GREEN

**FRESENIUS**  
KIDNEY CARE  
**Cash America** **goodwill**  
**Precision Tune Auto Care** **GRIFOLS**

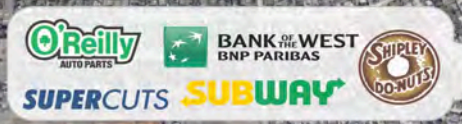
**FAMILY DOLLAR**

**MDTC**  
Mid-Del Technology Center





Reno Ave





# CITY OVERVIEW

Midwest City | Oklahoma County | Oklahoma

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## Midwest City, OK

Midwest City is a city in Oklahoma County in the state of Oklahoma. The city's 2017 estimated population is about 57,308 residents, making it the 8th largest city in the state. The city was developed in response to talk of an air field being located nearby and named for the Tinker Air Force Base's original designation as the Midwest Air Depot. The city is a part of the Oklahoma City metropolitan area with about 1,252,987 residents. The city is only about 7 miles to Oklahoma City, which has the largest municipal population of any city in the Great Plains region of the central U.S. as well as all neighboring states to Oklahoma. The city also ranks as the 2<sup>nd</sup> largest city in the United States by total area.



## 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's area 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 near the headquarters of 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

Midwest city is about a 10 minute drive to Oklahoma City. Oklahoma City is home to the Industrial-chic Bricktown, which is a lively entertainment district with repurposed warehouse spaces home to restaurants, piano lounges and 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 17-acre Myriad Botanical Gardens.



# DEMOGRAPHICS

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## Population

3-MILE

64,476

5-MILE

130,989

10-MILE

443,552



## Average Household Income

3-MILE

\$54,039

5-MILE

\$56,120

10-MILE

\$61,743





# TENANT PROFILE

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CHESAPEAKE, VA. July 6, 2015, Dollar Tree, Inc. (NASDAQ: DLTR), North America's leading operator of discount variety stores selling everything for \$1 or less, announced that it has completed the acquisition of Family Dollar Stores, Inc., a leading national discount retailer offering name brands and quality, private brand merchandise. Dollar Tree, a Fortune 500 Company, now operates more than 15,273 stores across 48 states and five Canadian provinces. Stores operate under the brands of Dollar Tree, Family Dollar and Dollar Tree Canada.

Family Dollar offers a compelling mix of merchandise for the whole family. Ranging from an expanded assortment of refrigerated and frozen foods and health and beauty items to home décor and seasonal items, Family Dollar offers the lowest possible price, the name brand and quality private-brand merchandise customers need and use every day. The average size of a Family Dollar store is approximately 7,000 square feet, and most stores are operated in leased facilities. This relatively small footprint allows the Company to open new stores in rural areas and small town, as well as in large urban neighborhoods. Within these markets, the stores are located in shopping centers or as free-standing building and all are convenient to the Company's customer base.



COMPANY TYPE  
NASDAQ: DLTR



FOUNDED  
1953



# OF LOCATIONS  
15,237+



HEADQUARTERS  
Chesapeake, VA



WEBSITE  
familydollar.com  
dollartree.com



# LEASE SUMMARY

TENANT	Family Dollar
PREMISES	A Building Of Approximately 8,320 SF
LEASE COMMENCEMENT	August 2, 2018
LEASE EXPIRATION	June 30, 2028
LEASE TERM	9+ Years Remaining
RENEWAL OPTIONS	6 x 5 Years
RENT INCREASES	5% at Options
LEASE TYPE	NN
PERMITTED USE	Dollar Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No





# RENT ROLL

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Actual Property Images

TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
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Family Dollar	8,320 SF	\$90,000	\$10.82	5%	At Options	08/02/2018	06/30/2028	6 x 5 Years
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# 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 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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