



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM
Absolute Triple Net (NNN) Lease Investment Opportunity
701 North Mission Street | Sapulpa, OK 74066

EXCLUSIVELY MARKETED BY:

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SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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In Cooperation with Commercial Oklahoma, Inc.
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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,940 SF Phillips 66 Gas Station Located at 701 North Mission Street in Sapulpa, Oklahoma. This Opportunity Includes a New Long Term 20 Year Lease With 1.50% Annual Increases, Providing For a Secure Investment.



OFFERING SUMMARY

PRICE	\$2,064,516
CAP	6.98%
NOI	\$144,000
PRICE PER SF	\$523.99
GUARANTOR	Personal

PROPERTY SUMMARY

ADDRESS	701 North Mission Street Sapulpa, OK 74066
COUNTY	Creek
BUILDING AREA	3,940 SF
LAND AREA	0.57 AC
BUILT	1995

Actual Property Image

HIGHLIGHTS



New Long Term 20 Year Lease With 1.50% Annual Increases and 4 x 5 Year Options



Absolute Triple Net Lease (NNN) – Tenant is Responsible For All Expenses - Including Roof, Structure, Taxes, Insurance and Common Area Maintenance



Strong Unit Level Performance With Over \$325,000 in Annual EBITDA



Personally Guarantee By Experienced Multi-Unit Operator With Net Worth of \$7.8 Million



Established Business For the Past 24 Years – Showing Commitment to Location



Limited Gas Competition in the Area



Average Household Income is \$66,057 Within a 5-Mile Radius



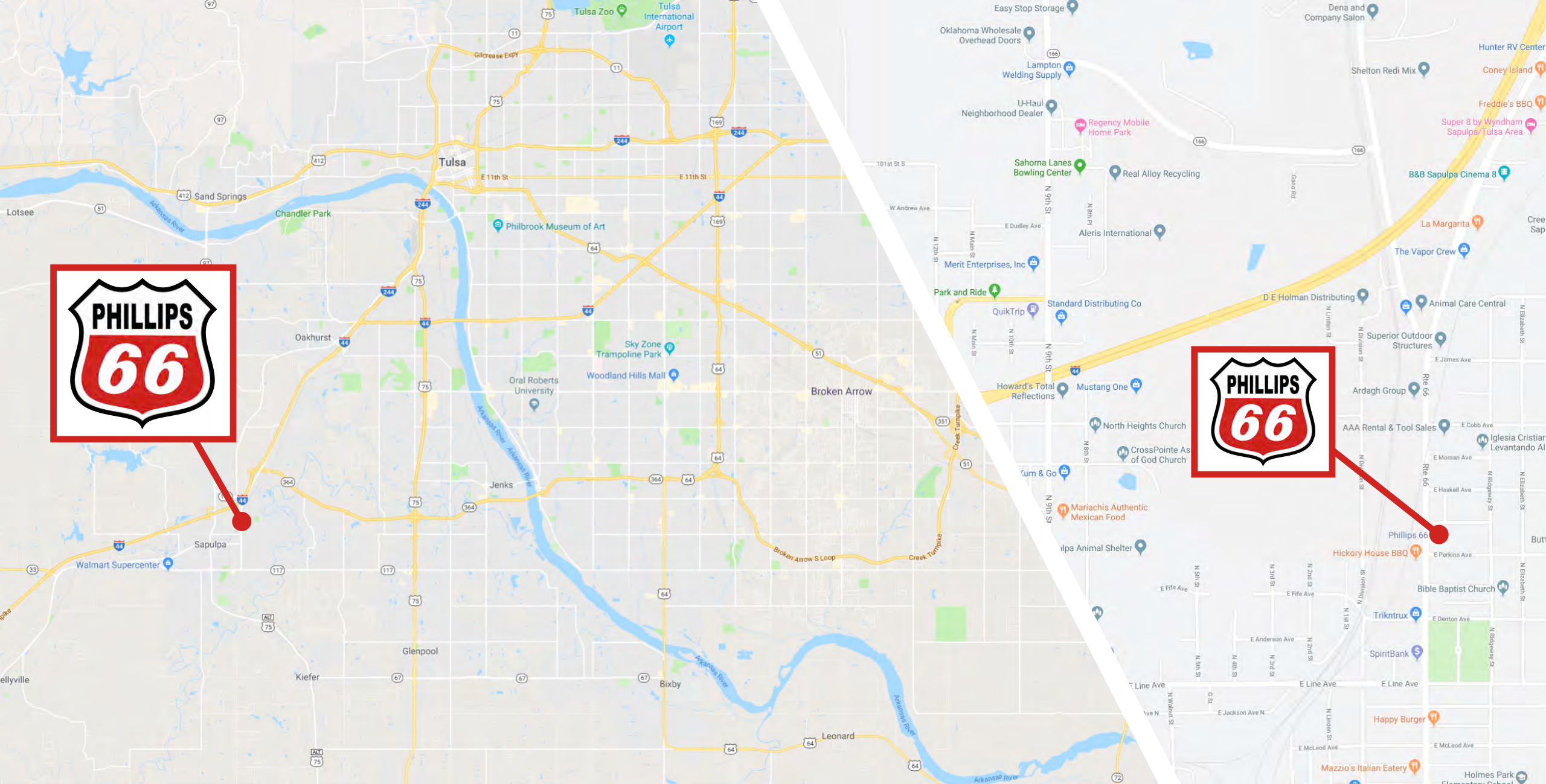
Nearly 15,000 VPD Along Mission Street



Property is Located 15-Miles to Tulsa – Which is the 2nd Largest City in the State



Nearby Tenants Include: Arby's, Dollar General, Cricket Wireless, Church's Chicken, Sonic Drive-In, Domino's, Aaron's, Taco Bell, Walgreens and More



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WHISPERING
OAKS
RV PARK

ArdaghGroup



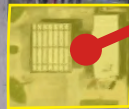
HI-TECH
AUTO REPAIR

North Mission St

E Haskell Ave



BISHOPS CORNER
AUTO SALES



OUNCE BY OUNCE
SPECIAL CANADIAN DELIVERY

EAGLE PEAK
MONUMENTS

THE
HICKORY HOUSE
ALL AMERICAN BBQ

Sooner Fleet
Auto Sales



Klamath
Central
COMMUNITY CENTER

BIBLE
BAPTIST CHURCH

building FAITH
FAMILY and FRIENDS
on the foundation
of the BIBLE

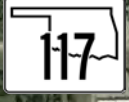
Jiffy
Auto

Sapulpa
Aquatic Center

Liberty Park

Liberty Elementary
School

E Perkins Ave



North Mission St

CITY OVERVIEW

Sapulpa | Creek County | Oklahoma

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Sapulpa, OK

Sapulpa is a city in Creek and Tulsa counties in the state of Oklahoma. Billed as the “Heart of Historic Route 66”, Sapulpa’s bustling downtown area hosts visitors from across the globe. Travelers approaching Tulsa from the West or the southwest must travel through Sapulpa to reach Tulsa and east points. The city’s 207 estimated population was about 20,843 residents. The city is Creek County’s county seat. The town is named after Chief Sapulpa, a Lower Creek Indian from Alabama and the early days of oil. It is said that the character of Sapulpa was shaped by 3 historic factors – Indians, railroads, and oil.



Economy

The steady stream of travelers passing through Sapulpa on their way to Tulsa has tremendous potential as a development location from a variety of goods and services. Sapulpa's residential housing market is growing, both in new homes built each year and in the average value of those new homes. This increasing market is driving significant demand for products and services. With a trade area leakage that exceeds \$600 million, Sapulpa represents a growing market untapped by major retail development. Commercial growth and re-investment is also strong in Sapulpa.



Contemporary Life

With access to the town from five major highways, Sapulpa provides all the benefits of a large city with all the charm and friendliness of a smaller town. Sapulpa boasts a beautiful, nationally recognized central downtown district, which is located on Historic Route 66. The city is only a 20 minute drive to Tulsa, which is the perfect place for a day trip. Considered the cultural and arts center of Oklahoma, Tulsa houses two world-renowned art museums, full-time professional opera and ballet companies, and one of the nation's largest concentrations of art deco architecture.

DEMOGRAPHICS

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Phillips 66 Gas Station | 701 North Mission Street | Sapulpa, OK 74066



Population

3-MILE

23,321

5-MILE

37,825

10-MILE

181,786



Average Household Income

3-MILE

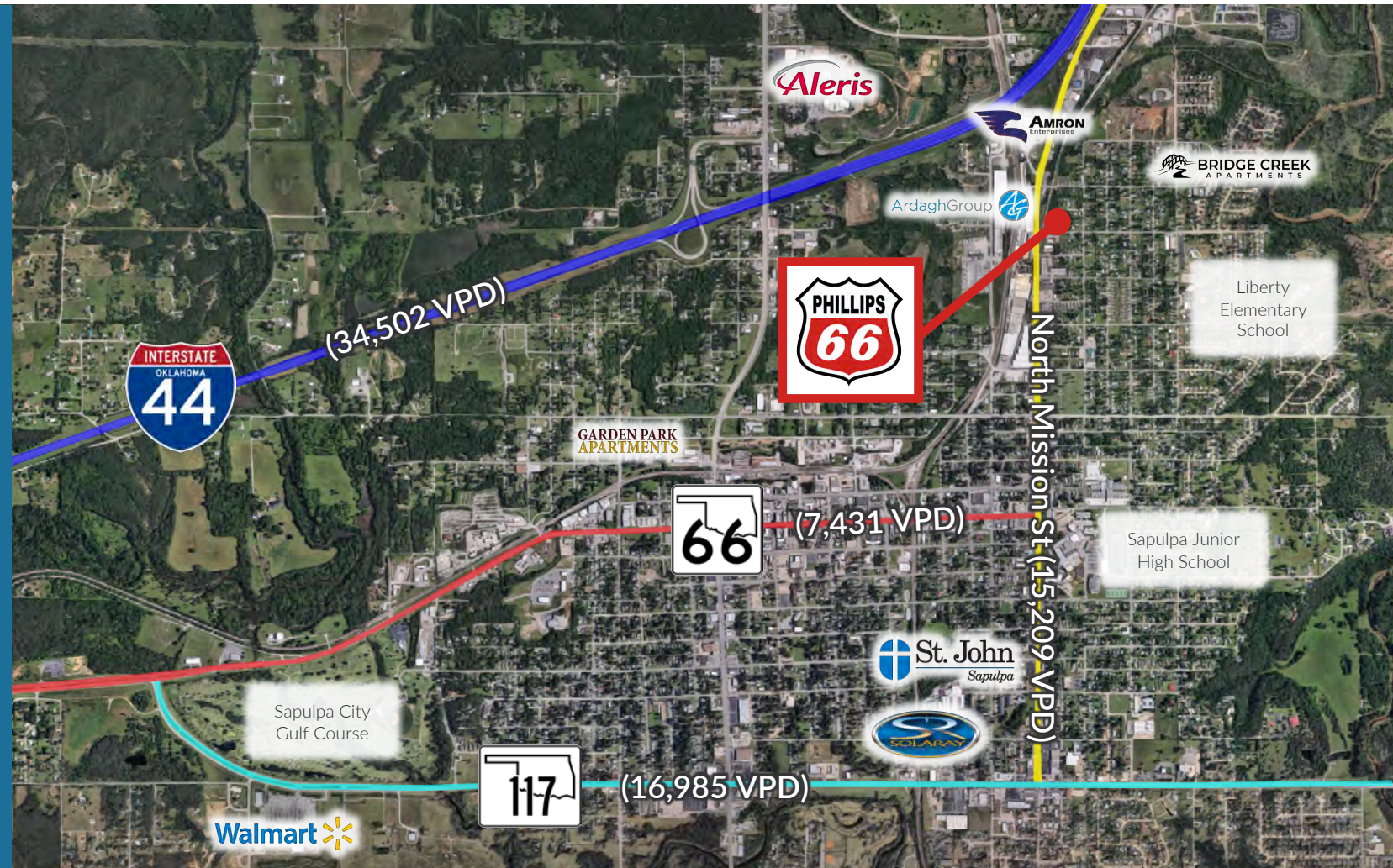
\$56,279

5-MILE

\$66,057

10-MILE

\$72,801



BRAND PROFILE

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The Phillips 66 Company is an American multinational energy company headquartered in Westchase, Houston, Texas. It debuted as an independent energy company when ConocoPhillips executed a spin-off of its downstream and midstream assets. The company is engaged in producing natural gas liquids (NGL) and petrochemicals. The company has approximately 14,000 employees worldwide and is active in more than 65 countries. Phillips 66 is ranked No. 23 on the fortune 500 list and No. 67 on the Fortune Global 500 list as of 2018.

With more than 140 years of experience, the company is well-positioned to help fulfill global energy needs. They are a diversified energy manufacturing and logistics company with unique businesses in Refining, Midstream, Chemicals and Marketing and Specialties. The company has 13 refineries in the United States and Europe that process crude oil and other feedstocks and focuses on operating excellence, optimization, safety and increasing margins. The business has a global refining capacity of 2.2 million barrels of crude oil per day.



COMPANY TYPE
NYSE: PSX



FOUNDED
1917



OF LOCATIONS
13 Refineries



HEADQUARTERS
Houston, TX



WEBSITE
phillips66.com



LEASE SUMMARY

TENANT	Multi-Unit C-Store Operator
PREMISES	Building of Approximately 3,940 SF
LEASE COMMENCEMENT	Close of Escrow
LEASE EXPIRATION	20 Years From Close of Escrow
LEASE TERM	20 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



Representative Image

RENT ROLL

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TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Multi-Unit C-Store Operator	3,940 SF	\$144,000	\$36.55	1.5%	Annually	COE	20 Years From COE	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.



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Actual Property Image

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