

CARL'S JUNIOR NNN INVESTMENT



**201 South Mill Street
Pryor, OK 74361**

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Property:

Carl's Jr Constructed in 1983-Remodeled in 2012

Location

201 South Mill St, Pryor, OK

Sales Price

\$1,475,000

Capitalization Rate

5.593%

Annual Minimum Rent

\$82,500

Years 6-10 \$82,500

Years 11-15 \$90,750

Years 16-20 \$99,825

Net annual income is \$82,500 which increases in two years to \$90,750

Building Size

Approximately 3,445 Square Feet

Land Parcel Size

24, 000 square feet plus 12 parking spaces off 2nd st.
Also another easement parcel for utility service & Trash Container.

Primary Lease Term

Twenty (20) year primary lease term that commenced August 1, 2012

Rental Increases

Fixed ten (10%) percent increases every five (5) years

Options to Extend

Four five (5) year options at same terms and conditions

Tenant Information

This location is operated by OK Restaurant Holdings LLC which is an Oklahoma Limited Liability Company established by Aslam Kahn which acquired 37 existing Carl's Jr. restaurants from Star Chaser's Inc. Prior to OK Restaurant Holdings LLC acquisition, the restaurants were operated by Star Chasers since 2008 and Carl's Jr. Corporate previously. The Oklahoma company is a very seasoned company with many of the restaurants have a 25+ year history of successful operations.

Aslam Kahn has 30+ years of management experience in the Quick Service Restaurant industry and owns a number of different restaurant companies which own and operate over 250 restaurants in numerous states. Falcon Holdings LLC owns & operates 42 Long John Silver's restaurants in Texas. Midwest Hospitality LLC Mr. Kahn owns & operates 151 Church's Chicken restaurants in 12 states. Mr. Kahn also owns & operates 28 Hardee's restaurants in the Indianapolis Indiana market prior to his acquisition of the 37 Oklahoma restaurants. In 2015 he was recognized as Restaurant Franchisee of the year by International Restaurant Franchisee Association. Please visit their company website at: www.falconholdings.com for additional information on the company. Mr. Kahn also acquired the existing local Oklahoma management team that was has been running the Oklahoma restaurants since early 2000 along with his existing corporate infrastructure which provided a seamless transition to the new ownership.

Comments

Net annual income is \$82,500 which increases in two years to \$90,750, 5 years later to \$99,825. This is a NNN investment property with absolutely no landlord responsibilities. Possibly 60-70% financing available, depending upon the strength of the buyer.

This is an existing seasoned and profitable location at the main intersection in Pryor. The building was built in 1983, however, completely remodeled to the Carl's Jr new design in August 2012 at a cost of \$220,000. It is a 3,445 SF building on 24,000 SF on land.

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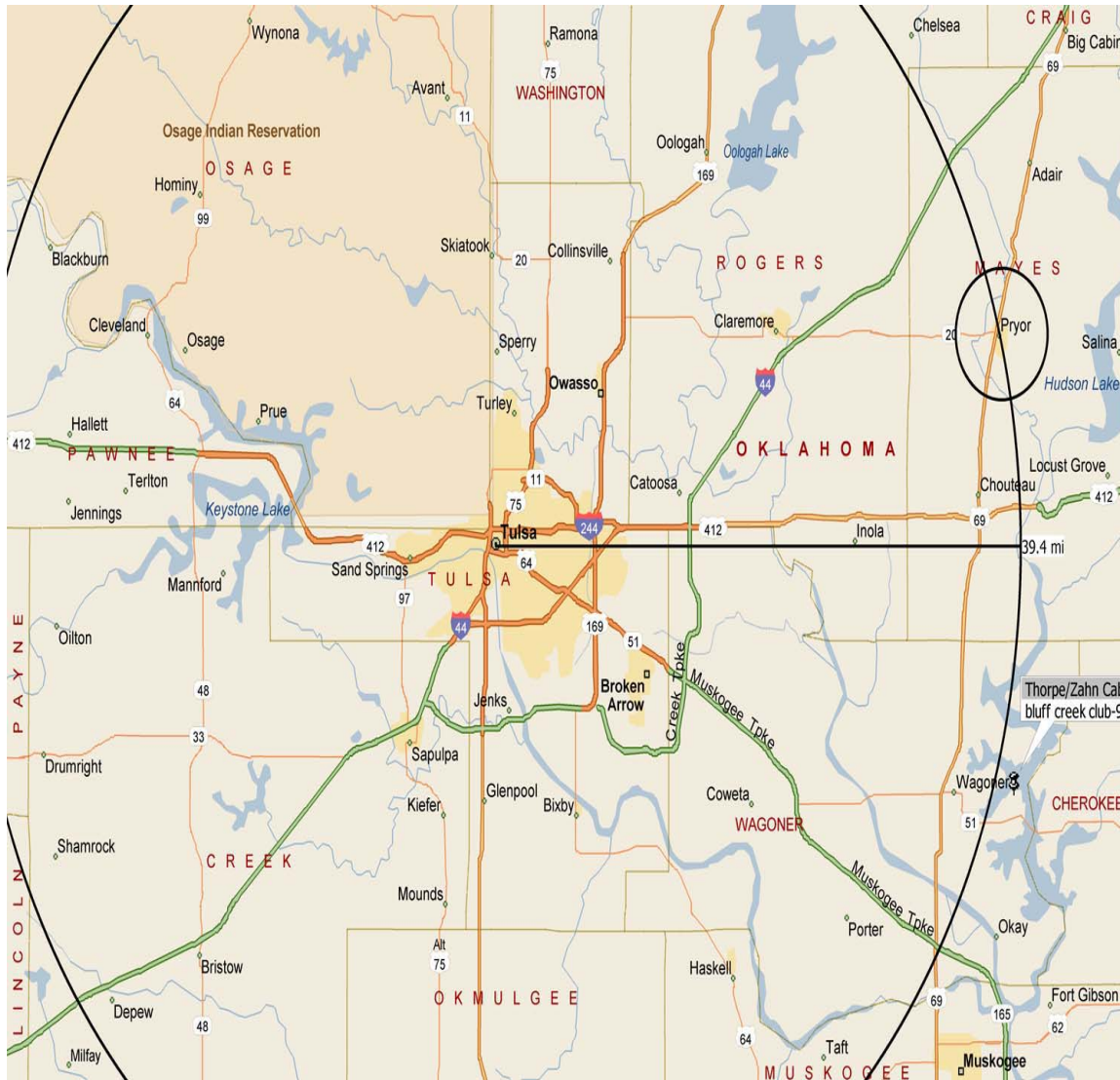
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Carl's Jr. Restaurant Pryor Oklahoma Aerial Photograph



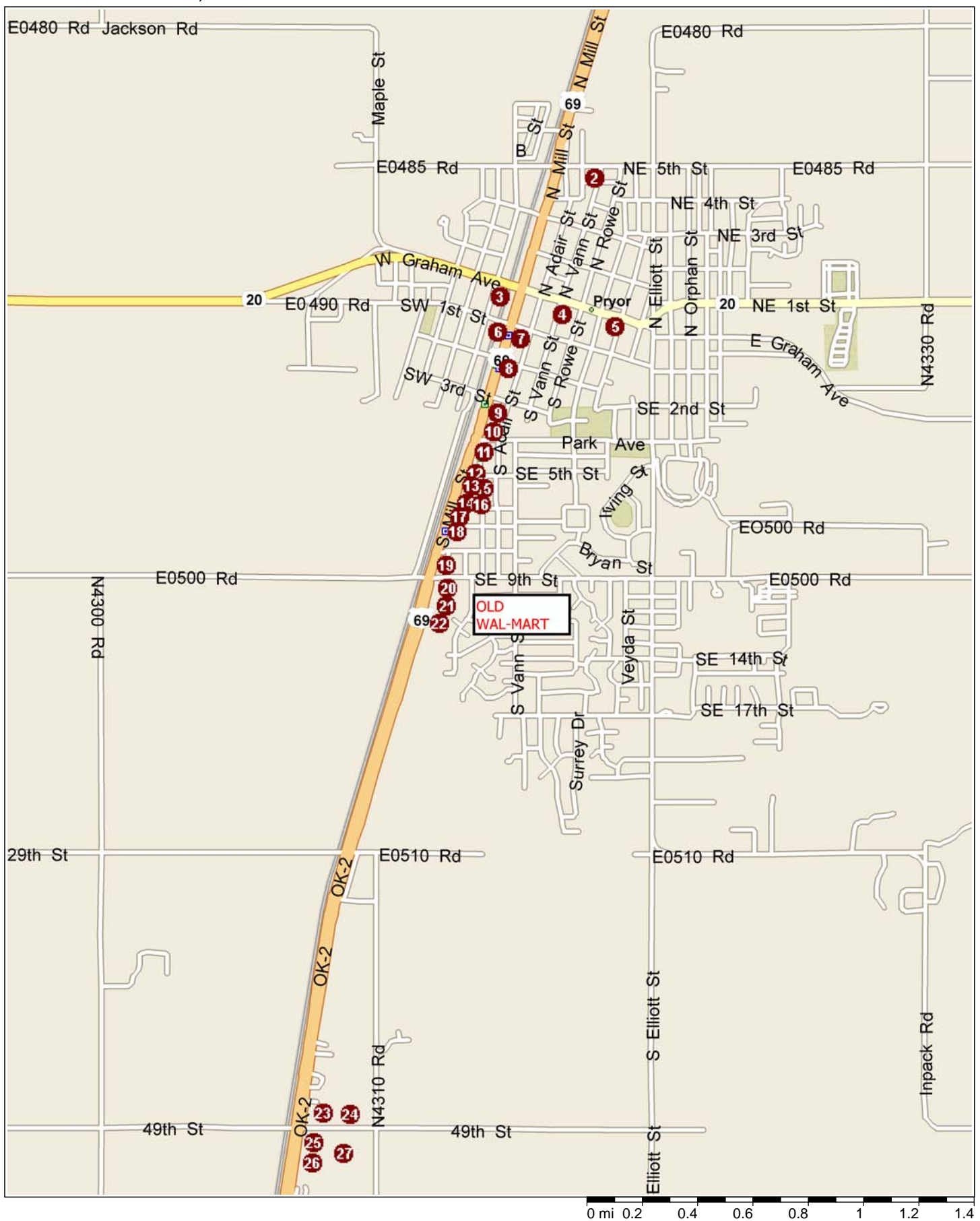


Map of the OKC 2 area showing 27 numbered locations. A red star logo for 'Carls Jr.' is in the top left. A red arrow points to location 3. A black box labeled 'OLD WAL-MART' is near location 22. A list of 27 businesses is on the right.

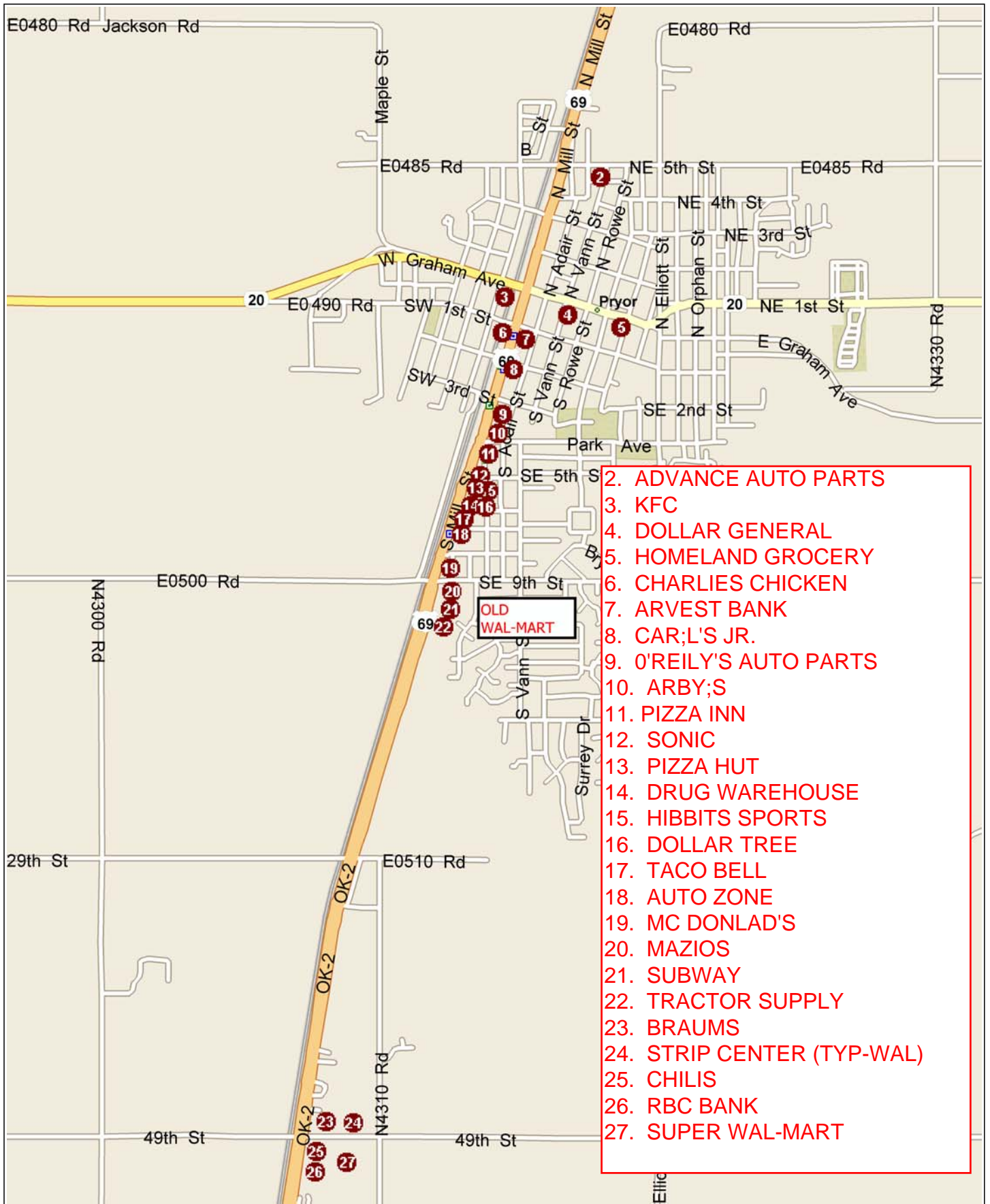
2. ADVANCE AUTO PARTS
3. KFC
4. DOLLAR GENERAL
5. HOMELAND GROCERY
6. CHARLIE'S CHICKEN
7. ARVEST BANK
8. CARL'S JR.
9. O'REILLY'S AUTO PARTS
10. ARBY'S
11. PIZZA INN
12. SONIC
13. PIZZA HUT
14. DRUG WAREHOUSE
15. HIBBITS SPORTS
16. DOLLAR TREE
17. TACO BELL
18. AUTO ZONE
19. MC DONALD'S
20. MAZIOS
21. SUBWAY
22. TRACTOR SUPPLY
23. BRAUMS
24. STRIP CENTER (TYP-WAL)
25. CHILIS
26. RBC BANK
27. SUPER WAL-MART

1-2-12

1-2-12



PRYORTRADE



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