

SLIM CHICKENS

EXCLUSIVE NET-LEASE OFFERING



OFFERING MEMORANDUM



SLIM CHICKENS®

Subject Property

100 SW 19th Street – Moore, OK 73160

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Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some

properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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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 Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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.

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SLIM CHICKENS®

100 SW 19th Street – Moore, OK 73160

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Investment Highlights

PRICE: \$2,033,333 | CAP Rate: 6.00% | RENT: \$122,000



SLIM CHICKENS®

About the Investment

- ✓ Long-Term, 15-Year Absolute Triple Net (NNN) Lease
- ✓ Lease Commencement Upon Close of Escrow
- ✓ Five Percent (5.0%) Rental Increases Every Five Years
- ✓ Three (3), Five (5)-Year Tenant Renewal Options, Bringing the Potential Lease Term to 30 Years
- ✓ Corporate Tenant | Corporate Guarantee
- ✓ Can Be Sold Individually or as a Portfolio With the Slim Chickens in Broken Arrow, OK

About the Location

- ✓ Dense Retail Corridor | Walmart, Lowe's, Target, The Home Depot, Sam's Club, Dick's Sporting Goods, Aldi, Chili's, Starbucks, McDonald's, and More
- ✓ Strong Academic Presence | Less Than Eight Miles from the University of Oklahoma | Over 31,600 Students Enrolled
- ✓ Affluent Suburban Community | Average Income within a Five-Mile Radius Exceeds \$85,730 | Population Exceeds 122,040 Individuals Within a Five-Mile Radius
- ✓ Compelling Location Fundamentals | Within Ten Miles of Downtown Oklahoma City | Will Rogers World Airport (OKC) Serves Over 4,300,000 Passengers Annually
- ✓ Strong Traffic Counts | Over 23,470 and 111,100 Vehicles Per Day Along SW 19th Street and Interstate-35

About the Tenant / Brand

- ✓ Slim Chickens is Growing as a Top Player in the Fast-Casual Space as it Continues to see Success and Expansion into Key Markets
- ✓ Dedicated, Driven and Experienced Operators within the Restaurant Industry and in the Tulsa, Oklahoma Market
- ✓ Proven Track Record with Strong Operational History Across its 7 Operating Units in Oklahoma | Expanding its Presence into Cities Such as: Broken Arrow, Edmond, Moore, Norman, Oklahoma City, Stillwater and Warr Acres
- ✓ Corporate Guarantee: Now with the Infrastructure in Place for Aggressive Franchising, Slim Chickens Plans to Continually Increase its Revenue Share | 2013 Reported Revenue: Nearly \$20 Million; 2015 Reported Revenue: Nearly \$50 Million; 2017 Reported Revenue: Nearly \$100 Million



Representative Photo



Representative Photo





Financial Analysis

PRICE: \$2,033,333 | CAP Rate: 6.00% | RENT: \$122,000



SLIM CHICKENS®

PROPERTY DESCRIPTION

Property	Slim Chickens
Property Address	100 SW 19th Street
City, State, ZIP	Moore, OK 73160
Year Built	2016
Building Size	2,992
Lot Size	+/- 0.25 Acres
Type of Ownership	Fee Simple

THE OFFERING

Purchase Price	\$2,033,333
CAP Rate	6.00%
Annual Rent	\$122,000

LEASE SUMMARY

Property Type	Net Leased Casual Dining Restaurant
Tenant / Guarantor	Corporate
Ownership Type	Private
Original Lease Term	15.0 Years
Lease Commencement	Close of Escrow
Lease Expiration	15 Years from Close of Escrow
Lease Term Remaining	15.0 Years
Lease Type	Triple-Net (NNN)
Roof & Structure	Tenant Responsible
Rental Increases	5.0% Every Five (5) Years
Options to Renew	Three, Five-Year Options

Can Be Sold Individually or as a Portfolio

Slim Chickens – 1100 E. Hillside Drive, Broken Arrow, OK

PRICE: \$3,133,333 - CAP Rate: 6.00% - RENT: \$188,000

Contact Broker For More Details

RENT SCHEDULE

Lease Year(s)	Annual Rent	Monthly Rent	Rent Escalation (%)
Year 1	\$122,000	\$10,167	-
Year 2	\$122,000	\$10,167	-
Year 3	\$122,000	\$10,167	-
Year 4	\$122,000	\$10,167	-
Year 5	\$122,000	\$10,167	-
Year 6	\$128,100	\$10,675	5.00%
Year 7	\$128,100	\$10,675	-
Year 8	\$128,100	\$10,675	-
Year 9	\$128,100	\$10,675	-
Year 10	\$128,100	\$10,675	-
Year 11	\$134,505	\$11,209	5.00%
Year 12	\$134,505	\$11,209	-
Year 13	\$134,505	\$11,209	-
Year 14	\$134,505	\$11,209	-
Year 15	\$134,505	\$11,209	-

INVESTMENT SUMMARY

Marcus & Millichap is pleased to present the exclusive listing for a Slim Chickens located at 100 SW 19th Street in Moore, Oklahoma. Built in 2016, the property consists of 2,992 square feet of building space and is situated on roughly 0.25 acres of land. The Slim Chickens is subject to a 15-year absolute triple-net (NNN) sale-leaseback, which will commence upon the close of escrow. The initial annual rent will be \$122,000 and is scheduled to increase by five percent (5.0%) every five (5) years throughout the base term and in each of the three (3), five (5)-year renewal option.

Slim Chickens is one of the fastest growing fast casual restaurant chains in the United States. Founded in Fayetteville, Arkansas, Slim Chickens has grown to over seventy locations across Arkansas, Illinois, Kansas, Kentucky, Louisiana, Mississippi, Missouri, Nebraska, Oklahoma, South Dakota & Texas. Founded off of the desire to develop a southern casual dining, quick service restaurant concept focusing on fresh chicken recipes, Slim Chickens has had success delivering quality products to happy customers for over 15 years. Slim Chickens has experienced such success that its revenue share has increased tenfold. From 2013 to 2017, Slim Chickens reported revenue has grown from \$20 million to nearly \$100 million.

Tenant Overview

About Slim Chickens

Greg Smart and Tom Gordon founded the first Slim Chicken in Fayetteville in February 2003. The two entrepreneurs wanted to develop a southern casual dining, quick service restaurant concept focusing on fresh chicken recipes. Slim Chickens' roots run deep in the Delta where food is honest, meals are social, and the door is always open. They started with a mission to bring a dose of that southern hospitality to a fast, casual setting—serving fresh handmade food to the communities they serve. Now over a decade and thousands of happy customers later, they know that there's something special about their hand-breaded chicken tenders, fresh Buffalo wings, and handmade dipping sauces that keeps their loyal fans coming back...over and over again. Customers tell them that Slims has changed their weekly routines—that their food was simply life changing, and that they can't get enough. No joke. They strive to return that enthusiasm by giving back to the communities they serve—helping local non-profits with fundraisers, donating food to community events, and doing everything they can to improve the lives of people in the communities where they live and work. In more ways than one, Slim Chickens is truly Life Changing Chicken.

In 2016, CNBC named Slim Chickens as one of the top six franchises to watch. At the time, the brand had nearly 40 locations across the country, serving fast casual fare, and generating consistent revenue streams allowing the company to expand at a rapid pace without raising much capital. Since the brand's inception in 2003, Greg Smart and Tom Gordon founded Slim Chickens with a goal of national expansion. By 2025, the executive operating team of Slim Chickens has set a growth goal of expanding the franchise to 600 locations nationwide.

Ultimately, who is Slim? Slim is our nod to the life changing legends of the south—the musicians, the storytellers, the food and the soul...the eternally cool.



General Information

Founded	2003
Website	www.slimchickens.com
Number of Locations	80



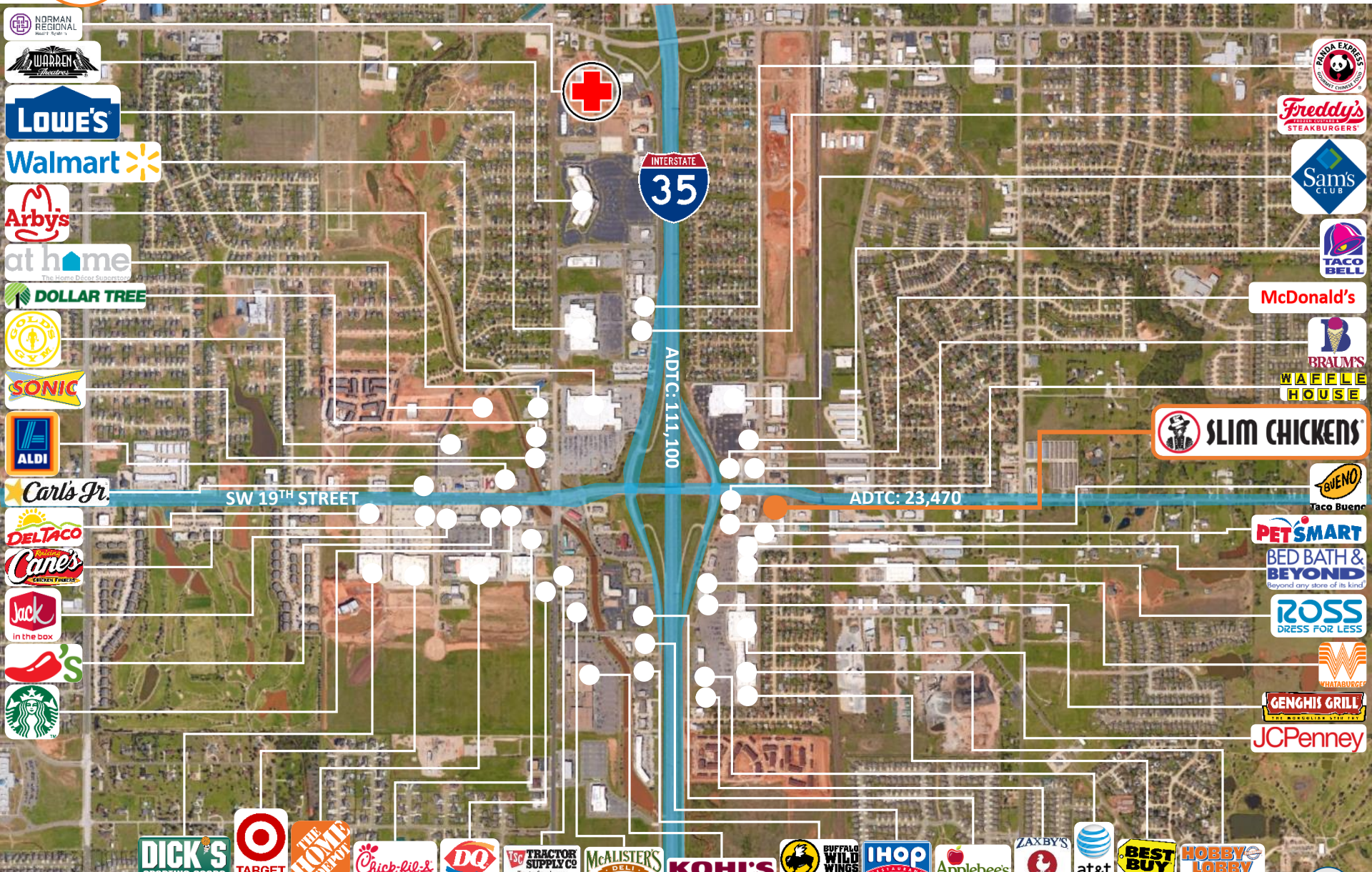


Surrounding Area

Property Address: 100 SW 19th Street – Moore, OK 73160



SLIM CHICKENS®



Slim Chickens – Moore, OK

Marcus & Millichap



Location Overview

Property Address: 100 SW 19th Street – Moore, OK 73160

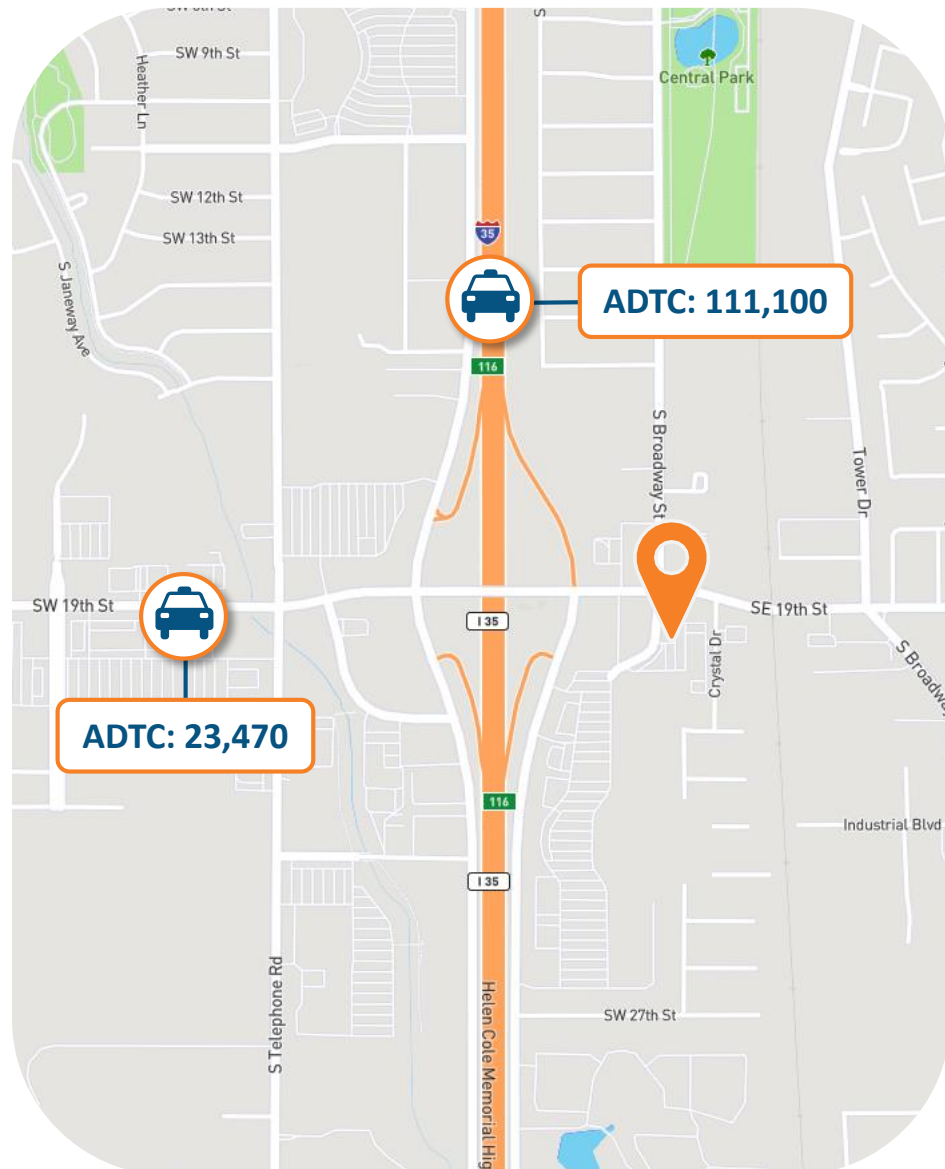
The subject investment property is situated on SW 19th Street, which boasts average daily traffic counts exceeding 23,470 vehicles respectively. Intersecting with SW 19th Street is Interstate-35, which brings an additional 111,100 vehicles into the immediate area on average daily. There are more than 69,530 individuals residing within a three-mile radius of the property and more than 122,040 individuals within a five-mile radius. This Slim Chickens property is situated in an affluent suburban community with an average household income of over \$85,730 within a five-mile radius.

The subject property benefits from being well-positioned in a highly dense retail corridor consisting of national and local tenants, shopping centers, and academic institutions all within close proximity of this property. Major national tenants include: Walmart, Lowe's, Sam's Club, The Home Depot, Target, Dick's Sporting Goods, Aldi, Chili's, Starbucks, Taco Bell, McDonald's, Buffalo Wild Wings, La Quinta Inn & Suites, as well as many others. This Slim Chickens property also benefits from being situated within a eight-mile radius of several academic institutions. The most notable is the University of Oklahoma, a four year public research university, which has a total enrollment exceeding 31,600 students. Norman Regional Moore Health, a 45-bed, general medical and surgical facility, is located within a 1.5-mile radius. Will Rogers World Airport (OKC), the busiest commercial airport in the Oklahoma, serves over 4,300,000 passengers annually and is located within a 12-mile radius from the subject property.

Moore, a city in Cleveland County, benefits from being part of the Oklahoma City metropolitan area. Moore is located in central Oklahoma, immediately south of Oklahoma City, the state capitol. A vibrant, growing city in northern Cleveland County, Moore is the hometown of Country singer and superstar Toby Keith. Over the last 16 years Moore has seen its population grow by 2% or more every year. This growth far outpaces the State and National rates. Moore is less than 20 minutes from Will Rogers World Airport, Tinker Air Force Base, the University of Oklahoma, downtown Oklahoma City, and the Federal Aviation Administration offices. Moore is ideally located near thousands of businesses, industries, public and private schools, as well as first-rate recreational and cultural facilities. Moore is located just 10 miles outside of Oklahoma City, the capital and largest city in the state.



SLIM CHICKENS®



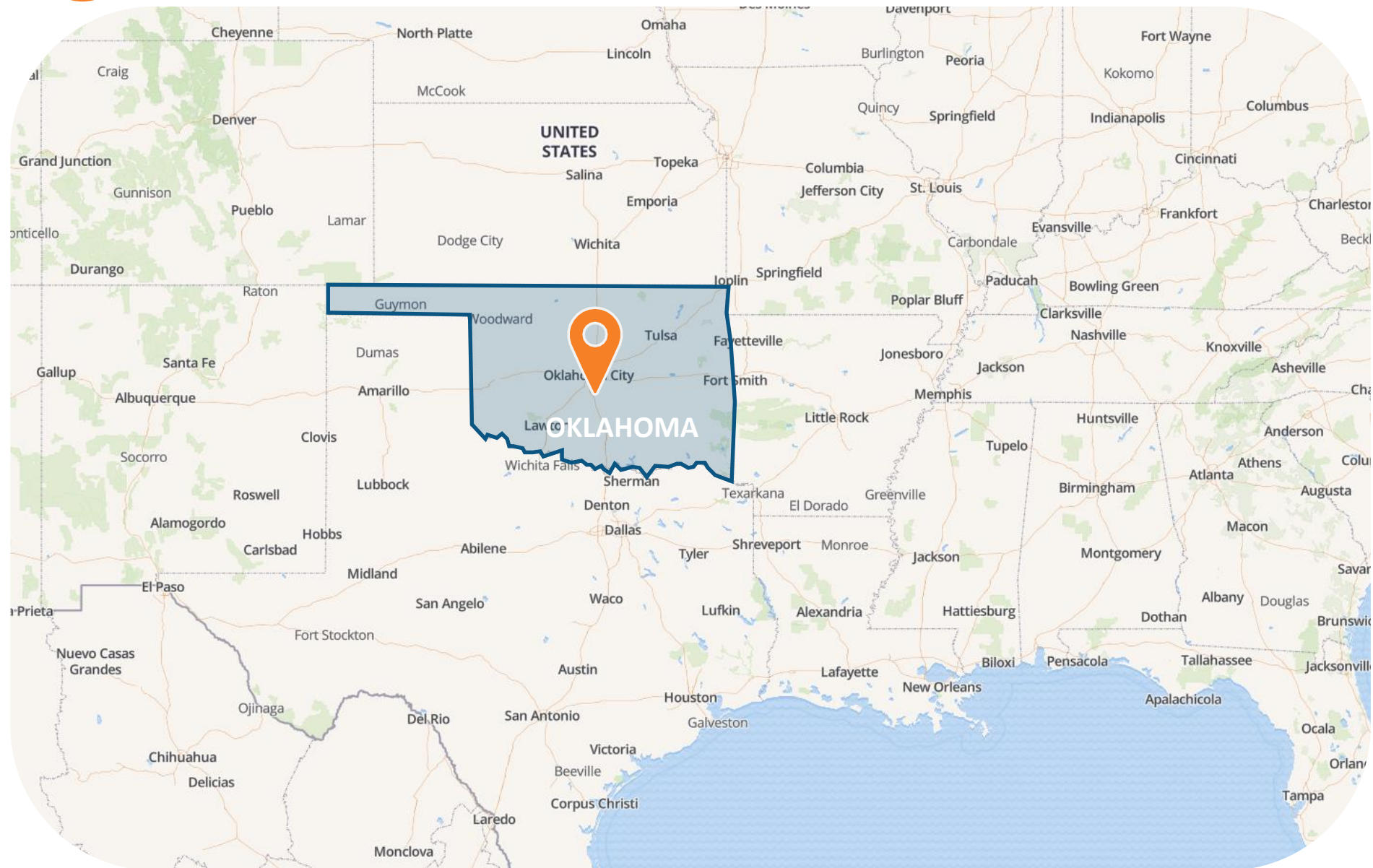


Regional Map



SLIM CHICKENS®

Property Address: 100 SW 19th Street – Moore, OK 73160



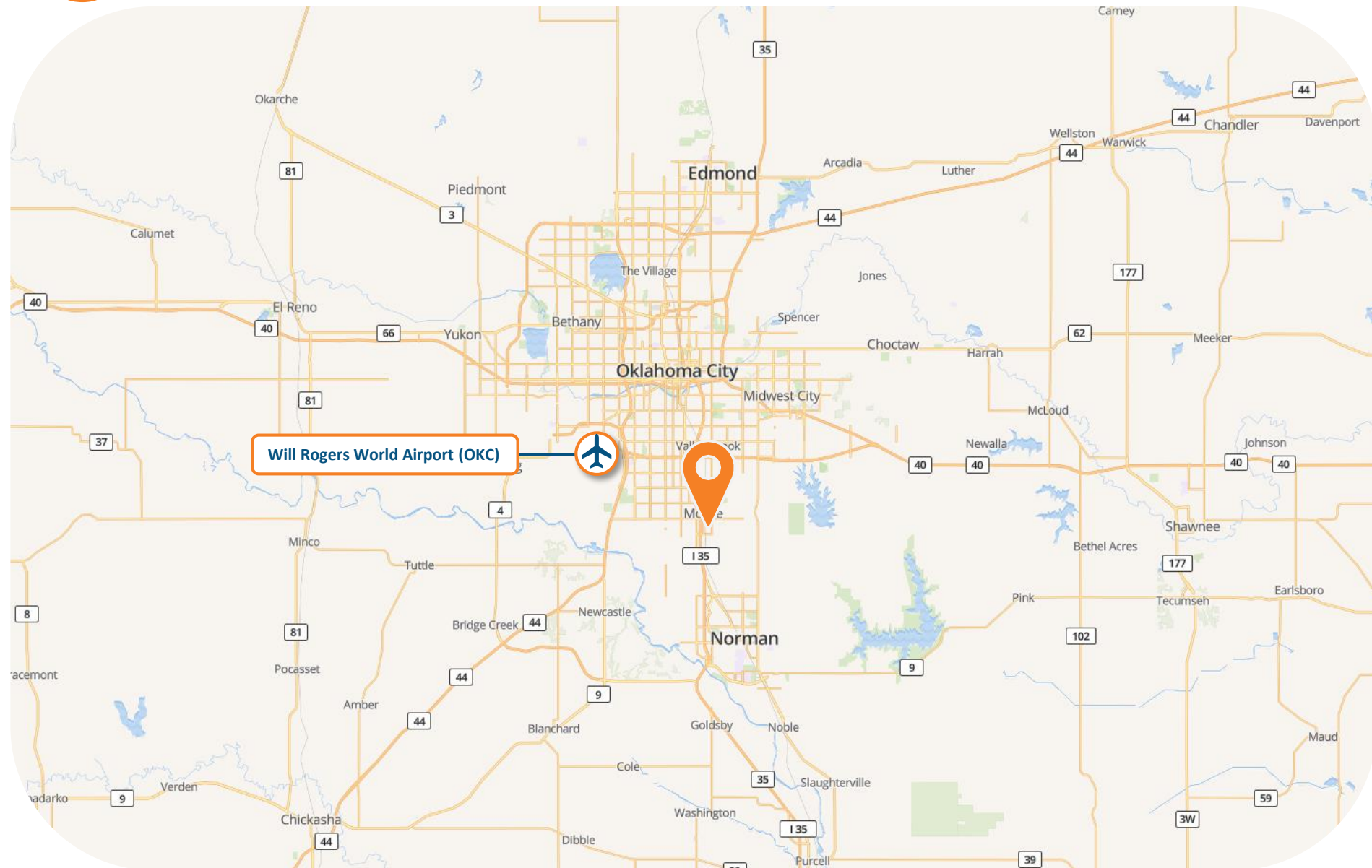


Regional Map

Property Address: 100 SW 19th Street – Moore, OK 73160



SLIM CHICKENS®



Will Rogers World Airport (OKC)



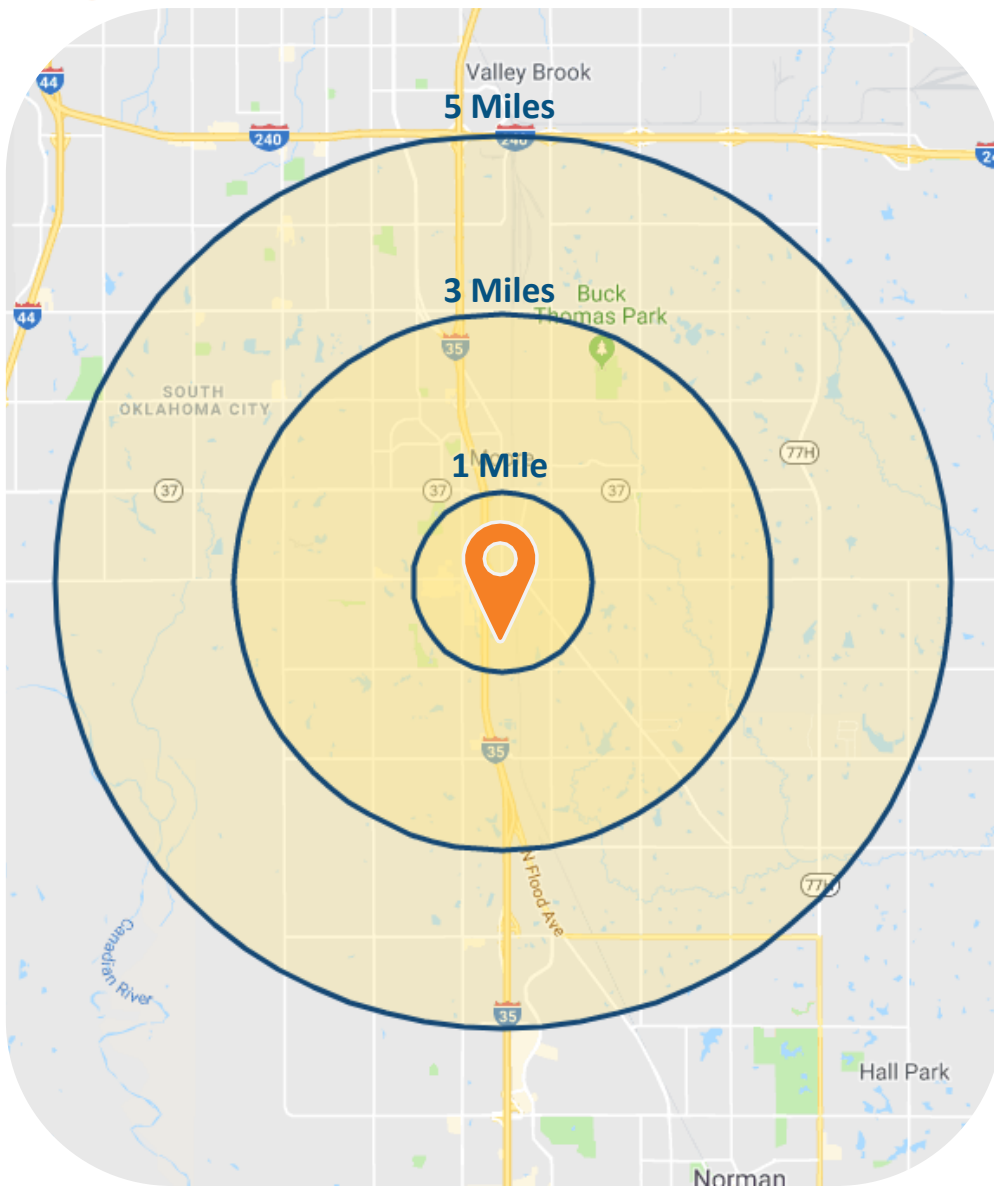


Demographics

Property Address: 100 SW 19th Street – Moore, OK 73160



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POPULATION

	1 Mile	3 Miles	5 Miles
2023 Projection	9,226	77,298	134,909
2018 Estimate	8,456	69,533	122,039
2010 Census	7,412	62,597	108,616
2000 Census	5,670	43,827	78,441

INCOME

	1 Mile	3 Miles	5 Miles
Average	\$78,759	\$77,989	\$85,736
Median	\$66,504	\$66,324	\$69,683
Per Capita	\$31,697	\$29,321	\$32,874

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2023 Projection	3,785	29,413	52,220
2018 Estimate	3,395	26,094	46,691
2010 Census	2,953	23,380	41,440
2000 Census	2,153	15,739	29,285

HOUSING

	1 Mile	3 Miles	5 Miles
2018	\$135,558	\$150,355	\$167,908

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
2018 Daytime Population	7,324	52,119	94,401
2018 Unemployment	3.26%	3.19%	2.97%
2018 Median Time Traveled	24 Mins	24 Mins	23 Mins

RACE & ETHNICITY

	1 Mile	3 Miles	5 Miles
White	75.37%	75.91%	74.53%
Native American	0.19%	0.11%	0.10%
African American	5.10%	5.27%	5.38%
Asian/Pacific Islander	2.06%	3.33%	5.29%



Market Overview

City: Moore | County: Cleveland | State: Oklahoma

Oklahoma City, OK

Oklahoma City is the capital and largest city of the U.S. state of Oklahoma. The city has an estimated population of about 643,648 people according to the 2017 census. The city ranks 27th among United States cities in population. Oklahoma City has the largest municipal population of any city in the Great Plains region of the central United States as well as all neighboring states to Oklahoma. The city also ranks as the 2nd largest city in the U.S. by total area. The city is located on the I-35 Corridor, which is one of the primary travel corridors. The city is also located in the state's Frontier Country region, known as the Cross Timbers. In 2018, Oklahoma City was named "A Top Travel Destination" by Money Magazine.

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 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 headquarters to 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. The city is 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 city also includes the Myriad Botanical Gardens, which is a 17-acre botanical garden and interactive urban park.

Major Employers

Employer	Estimated # of Employees
Tinker AFB Oklahoma 552 nd	4,000
Johnson Controls Inc	1,000
JCI	600
Fresh Creative Foods	507
Norman Moore Technology Center	500
Walmart	487
Alorica Customer Care Inc	400
Tinker Air Force Base	350
Coorstek Inc	310
Moore Branch	300
Taco Mayo Franchise Systems	283



Marcus & Millichap

EXCLUSIVE NET LEASE OFFERING

Broker of Record:

Mark McCoy

License: 181981



100 SW 19th Street | Moore, OK