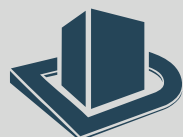




KFC / TACO BELL

909 NORTHWEST 32ND STREET, NEWCASTLE, OK 73065

SHADOW ANCHORED BY WALMART SUPERCENTER



DELTONDO
ADVISORY GROUP

OF MARCUS & MILLICHAP

WWW.DELTONDOADVISORYGROUP.COM

✓ ABSOLUTE-NET

✓ KBP FOODS INC - 700+ UNIT GUARANTY

PETER DELTONDO

(949) 419-3267

pdeltondo@marcusmillichap.com

License: CA 01797033

RICK WADE

(949) 419-3244

rwade@marcusmillichap.com

License: CA 00641212

Texas - BOR

Tim Speck

License: 9002994

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 Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical 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. Marcus & Millichap has not made any 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, PCBs or asbestos, the compliance with local, 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, 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

NET LEASED DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows: The information contained in this marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. 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. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

INVESTMENT HIGHLIGHTS



LONG TERM ABSOLUTE-NET LEASE WITH KBP FOODS A 700+ UNIT GUARANTY

- ★ **Constructed in 2007** - KFC / Taco Bell consist of 3,177 Square Feet on a large 42,500 Square foot Lot - Tenant has Plans to Remodel Location in 2021
- ★ **Tenant Has Extended Initial Term Early Showing Commitment to Location** - 10% Increase in 2021 and both Two, 5-Year Options
- ★ **700+ Unit Guaranty** - KBP Foods Operates Restaurants in 20+ States, Acquiring 125+ Restaurants in 2018

SHADOW ANCHORED BY NEWLY CONSTRUCTED WALMART SUPERCENTER



- ★ **Strength of Location** - Located on Northwest 32nd Street which oversees 18,000+ Vehicles Per Day
- ★ **Midpoint Location on I-44 Between Newcastle & Oklahoma City** - KFC/Taco Bell sits just .75-Miles from Interstate-44 which oversees 45,000+ Vehicles Per Day
- ★ **Surrounded by Many National Retailers** Including Walmart Supercenter, McDonald's, AutoZone, Arby's, Walgreen's, Phillips 66, Sonic, Conoco, Braum's Ice Cream and More
- ★ **Will Rogers World Airport** - 11-Miles from Subject Property the Expanding Will Rogers World Airport is Oklahoma Cities Main Hub for Commercial Flights with Over 118,018 Operations Every Year
- ★ **Near the Largest University in Oklahoma** - The University of Oklahoma in Norman, Oklahoma is only 18-Miles from the Subject Property with 31,097 Students

KBP Foods

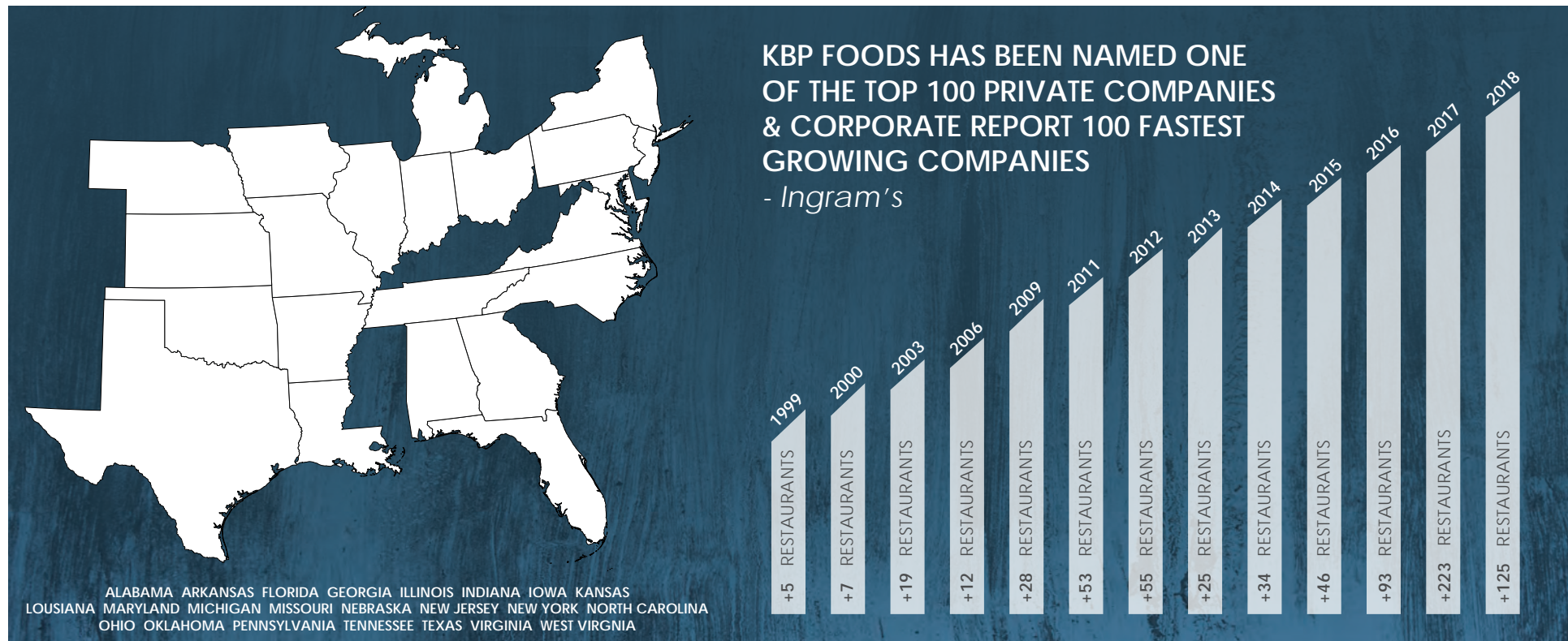
The success KBP Foods has had with growth through acquisition is directly correlated to diligent selection criteria, prudent and responsible capital structure and industry leading operational talent. Ultimately giving our people significant opportunity to grow themselves personally, professionally and financially.

"KBP Foods has been named one of the top 100 Private Companies & Corporate Report 100 Fastest Growing Companies" - Ingram's

KBP Foods operates 700+ restaurants in 20+ states and has Regional Vice Presidents in every major geographical region. Our Corporate Office and Restaurant Support Center are located in Overland Park, KS.

COMPANY SUMMARY

Number of Locations:	700+
Number of States:	20+ States
Year Founded:	1999
Headquartered:	Overland Park, KS



FINANCIAL SUMMARY

Price:	\$2,020,000
CAP Rate:	6.00%
Gross Leasable Area (GLA)	3,177 SF
Lot Size:	42,500 SF
Year Built / Remodel:	2007 / 2021
Ownership:	Fee Simple

LEASE SUMMARY

Lease Term:	20-Years
Lease Type:	Absolute-Net
Lease Commencement:	06/23/2008
Lease Expiration:	07/02/2031
Term Remaining:	12-Years
Increases:	10% Increase in 2021
Options to Extend:	Two, 5-Year Options
Guaranty:	FQSR, LLC

ANNUALIZED OPERATING DATA

Rent Increases	Annual Rent	Monthly Rent
Effective Date - Feb 29, 2016	\$100,200	\$8,350
Mar 1, 2016 - Feb 28, 2021	\$110,220	\$9,185
Mar 1, 2021 - Jul 2, 2031	\$121,242	\$10,104
Jul 3, 2031 - Jul 2, 2036 (Option 1)	\$133,366	\$11,114
Jul 3, 2036 - Jul 2, 2041 (Option 2)	\$146,703	\$12,225

Offering Price is capitalized off of March 1, 2021 rent of \$121,242.
Seller will credit difference at close of escrow



909 NORTHWEST 32ND STREET
Newcastle, OK 73065



OFFERING PRICE

\$2,020,000



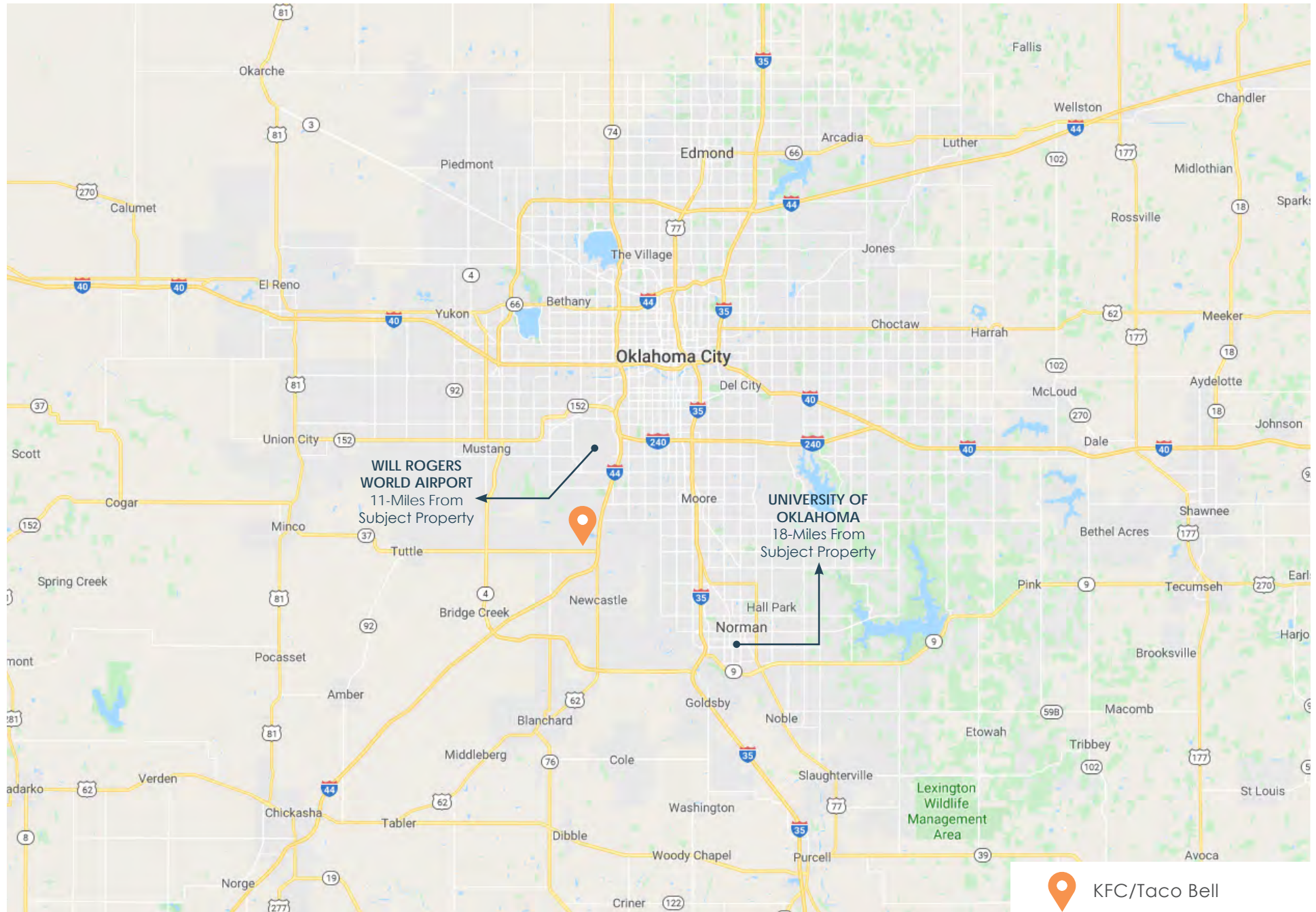
CAP RATE

6.00%



NET OPERATING INCOME

\$121,242





OKLAHOMA CITY, MSA

Situated in central Oklahoma, the Oklahoma City metro is composed of seven counties: Oklahoma, Grady, Canadian, Cleveland, Logan, McClain and Lincoln. Containing 1.4 million residents, the metro is expected to add 65,000 people over the next five years, resulting in the addition of 32,000 households. Oklahoma City is the state's capital city and is the most populous city in the state with 646,000 million residents. The metro is home to the Oklahoma City Thunder NBA team, as well as a number of triple-A and semi-professional sports teams.

METRO HIGHLIGHTS

GROWING ENERGY AND ALTERNATIVE-ENERGY INDUSTRY

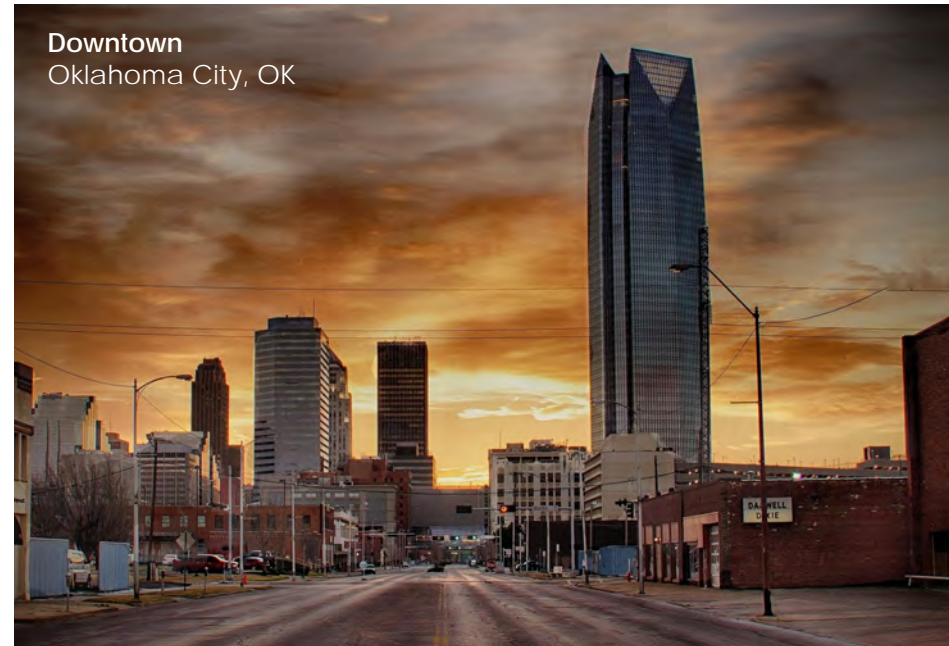
The region is home to two Fortune 500 companies in the energy industry and ranks among the nation's top 10 in compressed natural gas and wind energy

DIVERSE EMPLOYMENT OPPORTUNITIES

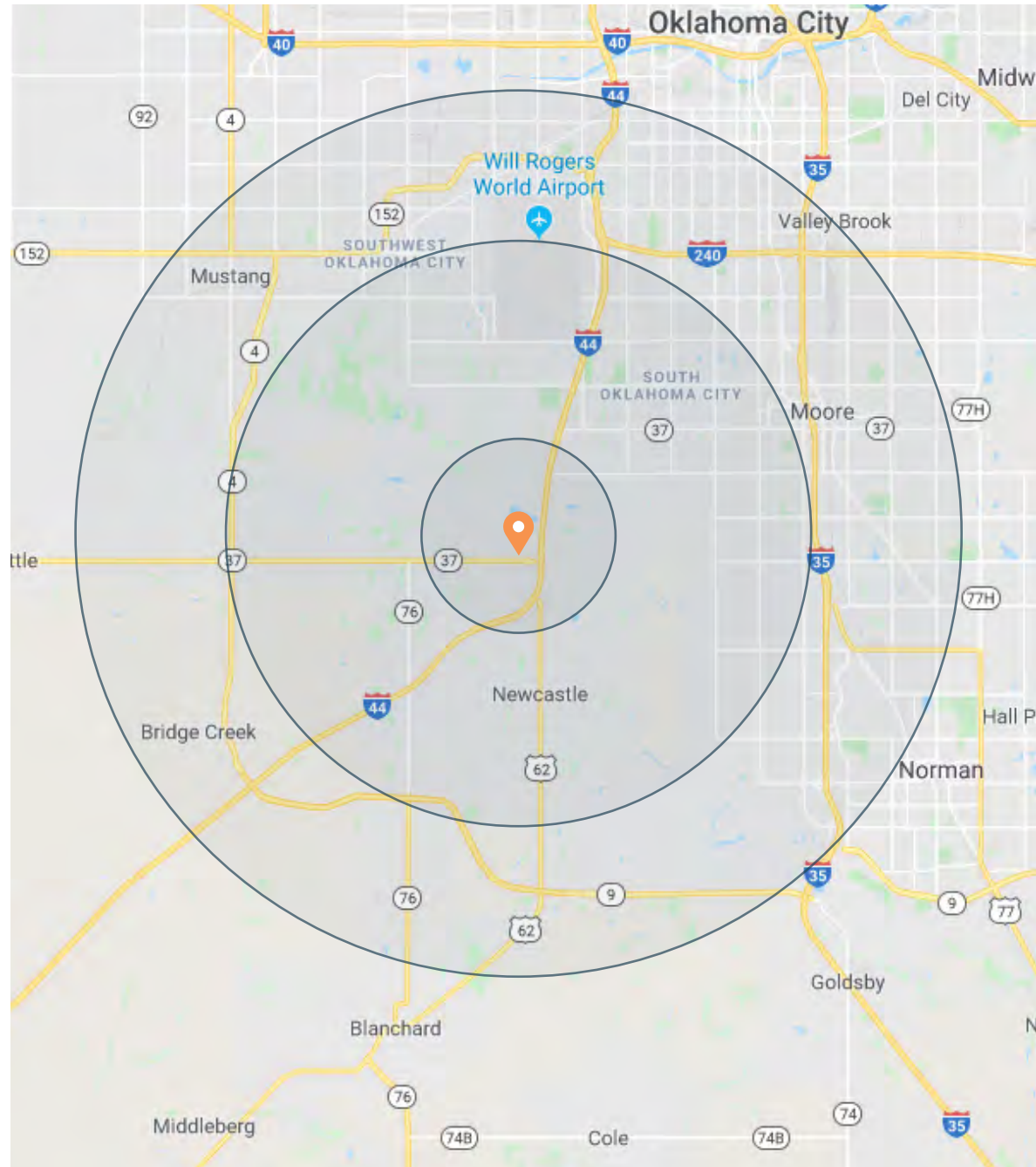
Oklahoma City's economic base is diversifying beyond energy. Medical, government, healthcare and information technology are generating new jobs.

POPULATION GROWTH

Over the next five years, population and household growth will outpace the national rate, enhancing demand for goods and services such as healthcare and education



DEMOGRAPHICS SUMMARY



POPULATION

	3-Mile	5-Mile	10-Mile
2023 Projection	5,007	29,122	292,842
2018 Estimate	4,520	25,171	274,640
2010 Census	3,780	20,997	249,837

HOUSEHOLDS

	3-Mile	5-Mile	10-Mile
2023 Projection	1,936	10,420	113,477
2018 Estimate	1,727	8,922	105,126
2010 Census	1,441	7,413	95,530

INCOME

	1-Mile	3-Mile	5-Mile
Avg Income	\$105,967	\$96,325	\$107,205
Median Income	\$86,543	\$80,957	\$86,893
Per Capita Income	\$39,664	\$36,825	\$38,110

909 NORTHWEST 32ND STREET
NEWCASTLE, OK 73065



Exclusively Listed by:



www.deltondoadvisorygroup.com

MICHAEL WESTER

Associate Director
Office: (949) 419-3213
mwester@marcusmillichap.com
License CA 02006462

RICK WADE

Associate
Office: (949) 419-3244
rwade@marcusmillichap.com
License CA 00641212

BROOKS BENNETT

Associate
Office: (949) 419-3243
bbennett@marcusmillichap.com
License CA 02079079

PETER DELTONDO

Managing Member
Office: (949) 419-3267
pdeltondo@marcusmillichap.com
License CA 01797033

COLIN ANAYA

Associate
Office: (949) 419-3216
canaya@marcusmillichap.com
License CA 02099127

BRYCE DUNKS

Director of Operations
Office: (949) 419-3225
bdunks@marcusmillichap.com

ANDRE THOMPSON

Associate
Office: (949) 419-3217
athompson2@marcusmillichap.com
License CA 02086459

KELLY RANGEL

Associate
Office: (949) 419-3290
krangel@marcusmillichap.com
License CA 02096379