

Sonic

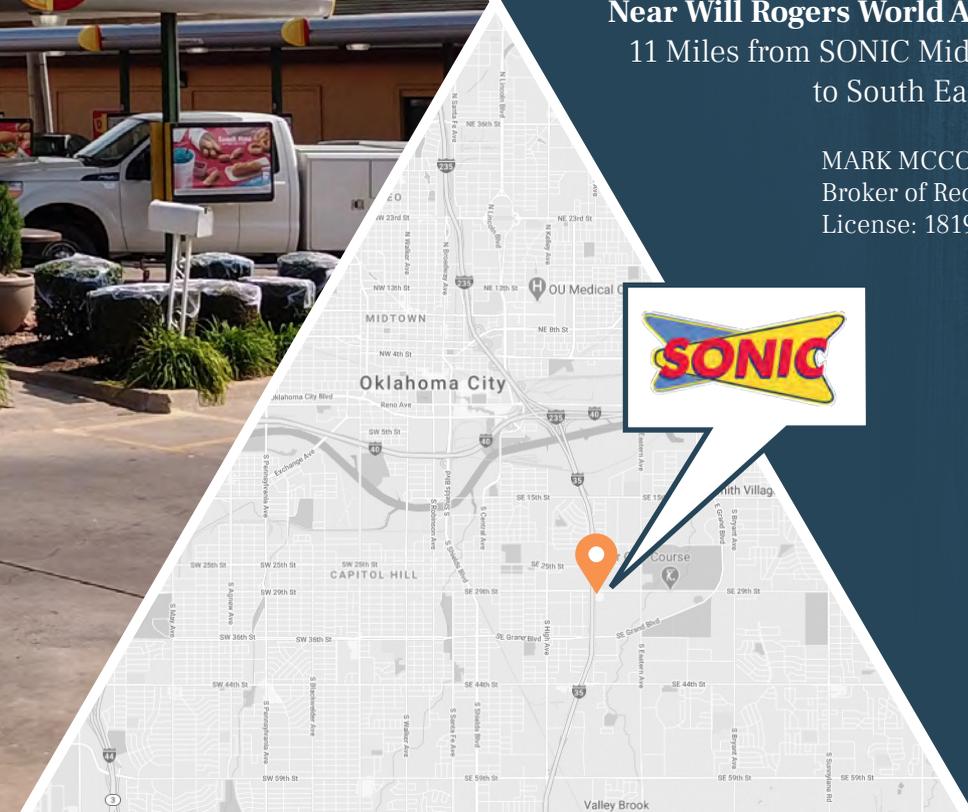
3000 SOUTH I-35 SERVICE ROAD
OKLAHOMA CITY, OKLAHOMA 73129

Excellent Visibility & Access
Frontage & Monument Signage
On Interstate-35 (130,300+ VPD)

Substantial Demographics
560,000+ Population & 223,000+
Average Households in 10 Mile Radius

Near Will Rogers World Airport
11 Miles from SONIC Mid-Route
to South East OKC

MARK MCCOY
Broker of Record
License: 181981





SONIC
America's Drive-In.

OPEN



INVESTMENT HIGHLIGHTS

- ✓ **Absolute-Net Lease:** SONIC Operates with a Corporate Guaranty and 1 Year Remaining

- ✓ **SONIC Long-Term Tenancy:** SONIC has Operated at this Location for 19 Years Exercising Two Options and has Two, 5 Year Options Remaining

- ✓ **Near Will Rogers World Airport:** 4.4 Million Passengers / 113,000+ Aircraft Operations Annually. The Airport is just 11 Miles from Denny's / SONIC Mid-Route to Southeast Oklahoma City

- ✓ **Excellent Access / Visibility:** Frontage & Monument Signage on Oklahoma's Second Most Traveled Interstate - Interstate-35 Oversees 130,300+ Vehicles Per Day

- ✓ **Oklahoma City MSA:** SONIC is just 3.5 Miles from Downtown Oklahoma City Serving the OKC Metro's Suburb Cities Located on the Go-To Work Traffic Side of Interstate-35

- ✓ **Substantial Demographics:** In a 10 Mile Radius the Population Exceeds 560,000+; Households 223,000+ and an Average Household Income of \$65,000+



SONIC PRICING

ADDRESS: 3000 South I-35 Service Road
Oklahoma City, Oklahoma 73129

PRICE: **\$841,739**

CAP: **5.75%**

NOI: **\$48,400**

DEMOGRAPHICS

	3-MILE	5-MILE	10-MILE
POPULATION:	68,588	206,206	561,980
HOUSEHOLDS:	25,319	78,346	223,599
HH INCOME:	\$46,470	\$51,306	\$65,681



BIRDS EYE VIEW



PROPERTY DESCRIPTION

PROPERTY ADDRESS:

- ✓ 3000 South I-35 Service Road
Oklahoma City, Oklahoma 73129

LEASE TYPE:

- ✓ Absolute-Net Ground Lease

BUILDING SIZE:

- ✓ 1,406 SF

YEAR BUILT:

- ✓ 2001

LOT SIZE:

- ✓ 26,572 SF

FRONTAGE & ACCESS:

- ✓ South I-35 Service Road

TENANT SUMMARY

TENANT: SONIC

LEASE GUARANTOR: Corporate

LEASE TYPE: Absolute-Net

COMMENCEMENT DATE: July 7, 2001

EXPIRATION DATE: June 30, 2021

TERM REMAINING: 9 Months

TERM REMAINING: Tenant Shall Give Notice No Sooner than 180 Days No Later Than 60 Days Prior to Expiration

INCREASES: 10% in Options

OPTIONS TO RENEW: Two, 5 Year Options

ANNUALIZED OPERATING DATA

Sonic	ANNUALLY	MONTHLY
Jul 7, 2001 - Jun 30, 2011	\$39,999.96	\$3,333.33
Jul 1, 2011 - Jun 30, 2016 (Opt 1)	\$44,000.04	\$3,666.67
Jul 1, 2016 - Jun 30, 2021 (Opt 2)	\$48,399.96	\$4,033.33
Jul 1, 2021 - Jun 30, 2026 (Opt 3)	\$53,240.04	\$4,436.67
Jul 1, 2026 - Jun 30, 2031 (Opt 4)	\$58,563.96	\$4,880.33



TENANT PROFILE



For more than 60 years, SONIC, America's Drive-In has built a dominant position in the drive-in restaurant business. They did it by sticking to what made drive-ins so popular in the first place: made-to-order American classics, signature menu items, speedy service from friendly Carhops and heaping helpings of fun and personality.

SONIC serves more than 3 million customers a day at more than 3,500 locations nationwide.

In December 2019, Sonic was acquired by *Inspire Brands*, a multi-brand restaurant company.

INSPIRE BRANDS



\$14.6B

In System Sales



11,100+

Restaurants



325,000+

Team Members &
Franchise Employees



TOP 5

Largest Restaurant
Company in the U.S.*



15

Countries



1,400+

Franchisees



Downtown Oklahoma City
3.5 Miles from Subject Property



Southeast 29th Street (9,000+ VPD)

Interstate-35 (130,300+ VPD)

Southeast Prospect Avenue (8,800+ VPD)



DISTANCE FROM SUBJECT PROPERTY

106 - MILES Tulsa, OK

200 - MILES Fort Worth, TX

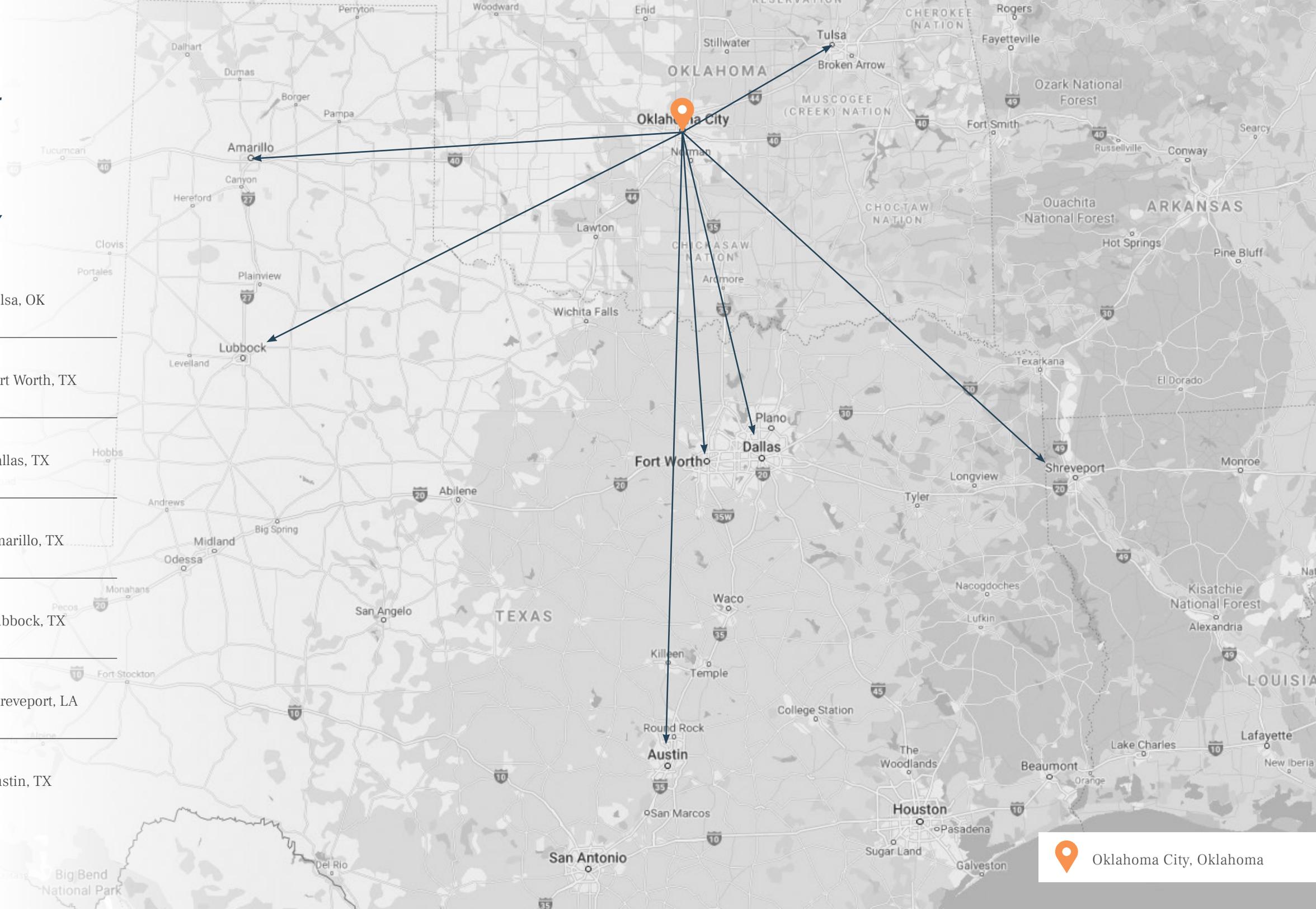
207 - MILES Dallas, TX

260 - MILES Amarillo, TX

342 - MILES Lubbock, TX

375 - MILES Shreveport, LA

388 - MILES Austin, TX



 Oklahoma City, Oklahoma

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 76,000 people over the next five years, resulting in the addition of 33,000 households. Oklahoma City is the state's capital city and is the most populous city in the state with 647,000 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.

MAJOR AREA EMPLOYERS

State of Oklahoma

Tinker Air Force Base

University of Oklahoma - Norman

INTEGRIS Health

Univeristy of Oklahoma Health Sciences Center

FAA Mike Monroney Aeronautical Center

Mercy Hospital

Hobby Lobby Stores Inc

Amazon

City of Oklahoma City



GROWING 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.



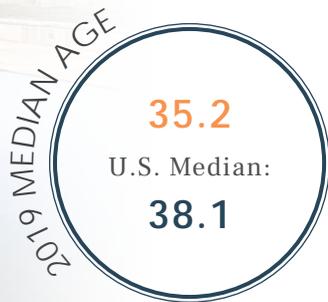
DIVERSE EMPLOYMENT OPPORTUNITIES

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.



QUALITY OF LIFE

Oklahoma City's revitalization, strong economy and low housing prices attract a variety of people, including singles, young families and retirees. Strongly influenced by its Western heritage, Oklahoma City is where you can find cowboy history, festivals, horse shows, museums and more. Although it is slowly becoming more cosmopolitan in feel thanks to an expanding dining and entertainment scene, Oklahoma City is still home to the world's largest stocker-feeder cattle market. And in the Stockyards City district, many leather-scented shops can outfit you with everything from boots, belts and buckles to horse saddles, ropes and 10-gallon hats.

The influx of younger residents in recent years has infused the region with a much more energetic, creative and progressive feel than in the past. Once an early-to-bed, early-to-rise, meat-and-potatoes kind of town, Oklahoma City today buzzes with life until the early hours of the morning.

Its greatest asset is its people. The community is tight-knit, and people are willing to offer a friendly hello, ever aware that their region is really a small town at heart.

ECONOMY

✓ The energy industry continues to be a major economic driver. Chesapeake Energy and Devon Energy are based locally. Other large regional employers in the energy sector include OG&E Energy, Continental Resources and SandRidge Energy.

✓ Major retailers with back-office operations including Hobby Lobby, AT&T, Dell, Love's Travel Stops & Country Stores, and Williams-Sonoma.

✓ A large number of jobs are attributed to the government segment. Employers include the state of Oklahoma, Tinker Air Force Base and the FAA Mike Monroney Aeronautical Center.

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