



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Taco Bell
7980 East 111th Street
Bixby, OK 74008

EXCLUSIVELY MARKETED BY:



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In Cooperation With Commercial Oklahoma, Inc.
BoR: Matt Weiss – Lic. #176169

TABLE OF CONTENTS

04

06

07

12

14

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Lease Summary
Rent Roll

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

AREA OVERVIEW

City Overview
Demographics

TENANT OVERVIEW

Tenant Profile
Franchisee Profile

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 1,770 SF Taco Bell Located at 7980 East 111th Street South in Bixby, OK. This Deal Includes 15 Years Remaining on an Absolute Triple Net (NNN) Lease Guaranteed By a Top Franchisee Nationwide.

OFFERING SUMMARY

PRICE	\$2,164,456
CAP	5.00%
NOI	\$108,222
PRICE PER SF	\$1,222.86
GUARANTOR	Franchisee

PROPERTY SUMMARY

ADDRESS	7980 East 111th Street South Bixby, OK 74008
COUNTY	Tulsa
BUILDING AREA	1,770 SF
LAND AREA	0.62 AC
BUILT	2016



HIGHLIGHTS

- Over 15 Years Remaining on an Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities
- 1% Annual Increases Including the Option Periods
- Guaranteed By Top Franchisee Nationwide That Has About 285 Locations
- K-MAC Enterprises, Inc. is the Primary Entity For the Franchisee; K-MAC is a Top 3 Taco Bell Operator With Over 294 Stores Under Management (271 of Which are Taco Bells)
- 30 QSR Concept – There Are Over 7,000 Taco Bells in 27 Countries With a Net Growth of Over 500 New Stores in 5 Countries
- Digital Sales Increased By More Than \$1 Billion For the Second Consecutive Quarter and Reached a Record of \$4 Billion in 2020
- The Average Household Income Exceeds \$135,000 Within a 1-Mile Radius
- Over 153,800 People Live Within a 5-Mile Radius
- Located at the Intersection of South Memorial Drive and East 111 Street With Traffic Counts of 68,524 VPD
- Nearby Tenants Include: Costco, Walmart Supercenter, Target, Lowe's, Walgreens, Chick-fil-A, Panda Express, Starbucks, ALDI, Burger King and More

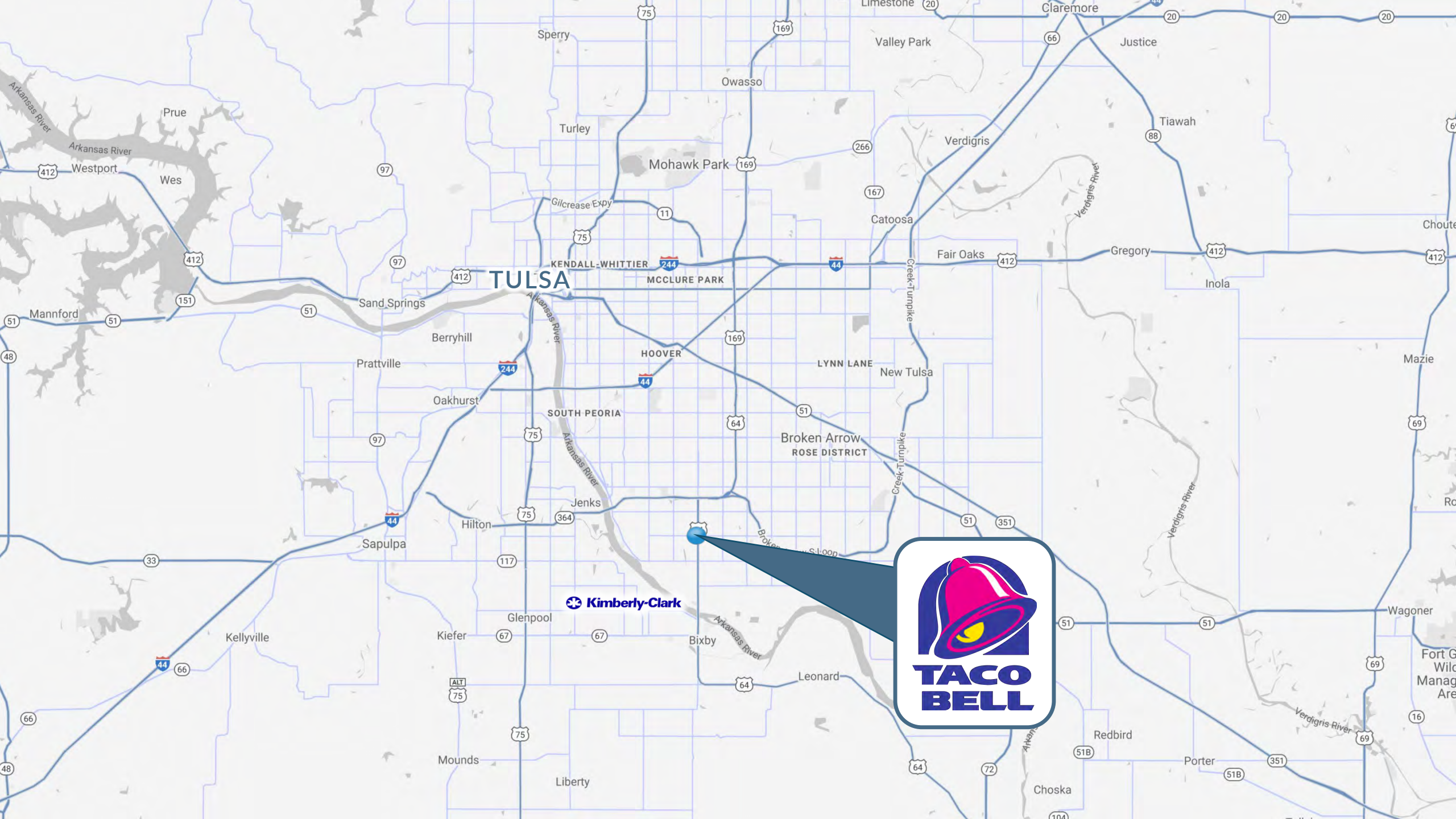


LEASE SUMMARY

TENANT	K-Mac Enterprises, Inc
PREMISES	A Building of Approximately 1,770 SF
LEASE COMMENCEMENT	March 25, 2016
LEASE EXPIRATION	April 30, 2036
LEASE TERM	15 Years Remaining
RENEWAL OPTIONS	5 x 5 Years
RENT INCREASES	1% Annually
LEASE TYPE	Absolute Triple Net (NNN)
USE	Fast Food
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	Yes

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
1,770 SF	\$108,223	\$61.14





TULSA

 Kimberly-Clark

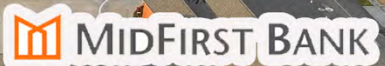




Ravens Crossing



East 111th St



Bixby Fire
Department



DENTAL CARE OF BIXBY

EASTON SOD
FARMS INC.

TURNING
POINTE
DANCE OF TULSA

covenant living
of BIXBY

Bixby North
Elementary

DAYLIGHT DONUTS

SOUTH
MANUFACTURING



MabreyBank



Reasor's
BRING YOUR
TABLE TO LIFE

Woodcreek
Reserve



Advance
Auto Parts

MIDFIRST BANK

Walgreens



East 111th St

LOWE'S

ARVEST

MURPHY
USA



COSTCO WHOLESALE HomeGoods

CHIPOTLE MEXICAN GRILL Arby's Hallmark

PETSMART T

ULTA BEAUTY MATTRESSFIRM

Jack in the box QT QuikTrip

364

target Starbucks EINSTEIN BROS BAGELS AT&T ZOË'S KITCHEN

T ME Massage Envy Pizza Hut

CVS pharmacy FIVE GUYS BURGERS and FRIES EUROPEAN WAX CENTER

Walmart Supercenter DOLLAR TREE

BRAUM'S Jersey Mike's SONIC tropical CAFE

SALLY BEAUTY ARVEST MURPHY USA BURGER KING

GNC SUBWAY CATO

PAPA JOHN'S LIFETIME T

SUBWAY Panera Learning Express SportClips

64

ALDI Holiday Inn Express SPROUTS FARMER MARKET Freddy's STEAKBURGERS BUENO Taco Bueno

CVS pharmacy Goodcents deli fresh subs Andy's Frozen Custard

Canes Schlottsky's BancFirst IHOP WHATABURGER ExtraSpace Storage

TACO BELL

PANDA EXPRESS Hampton by HILTON Chick-fil-A Great Clips

gerber COLLISION & GLASS WHICH WICH? SUPERIOR SANDWICHES

LOWE'S Walgreens

Advance Auto Parts

Starbucks SHERWIN-WILLIAMS cricket SUPERCUTS

East 111th St

Kum & Go MIDAS



BIXBY | TULSA COUNTY | OKLAHOMA

Bixby City is a city in Tulsa and Wagoner counties in the state of Oklahoma. The population was 27,944 residents according to the estimate 2020 census. In 2015, Bixby became the 19th largest city in Oklahoma. It is nicknamed "The Garden Spot of Oklahoma" for its rich agrarian heritage. In 2009, CNN Money.com placed Bixby No. 67 on its list of 100 Best Places to Live. The city is located right outside of Tulsa, OK. Tulsa is the second-largest city in the state of Oklahoma and 45th-most populous city in the United States. As of 2020, the city's population was estimated to be 401,190 people.

Bixby was one of the fastest growing cities in the state of Oklahoma this past decade, and second fastest growing in the Tulsa metro region, having grown by 57%. The business climate in Bixby, Oklahoma may surprise you. Prime location, vital multi-modal logistics, less taxation and better incentives all make Bixby the natural choice for business. The city is characterized by an open attitude toward quality development. Fueled by a population increase of 62% from 2000-2010, Bixby is a major nucleus of new development in the south Tulsa metro area. Immediately adjacent to south Tulsa, Bixby is an affluent area with exceptional new housing developments, new businesses, and new amenities coming online all the time. Nationally recognized names like Sprouts Farmers Market, and Raising Cane's Chicken, and many other local, regional, and national businesses have recently chosen Bixby with outstanding results.

Plan a visit to the fast-growing city of Bixby for a small-town feel near big city attractions. Take a stroll around the Washington Irving Memorial Park & Arboretum, go fishing at Lake Bixhoma or pick fresh berries at Gibson Gardens. In the fall, Carmichael's Pumpkin Patch offers a pumpkin patch, corn maze and adorable petting zoo. The city is located about 20 miles from downtown Tulsa, making it the perfect city to explore. 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. The city is also home to the Gilcrease Museum which is a Native American & Western art museum housing extensive collections of art & artifacts of the American West & Native Americans. The city is also home to the Oklahoma Aquarium, which has thousands of aquatic species, and the Tulsa Zoo, which includes an expansive, educational park with a huge variety of animals, plus the Safari Train & a carousel.

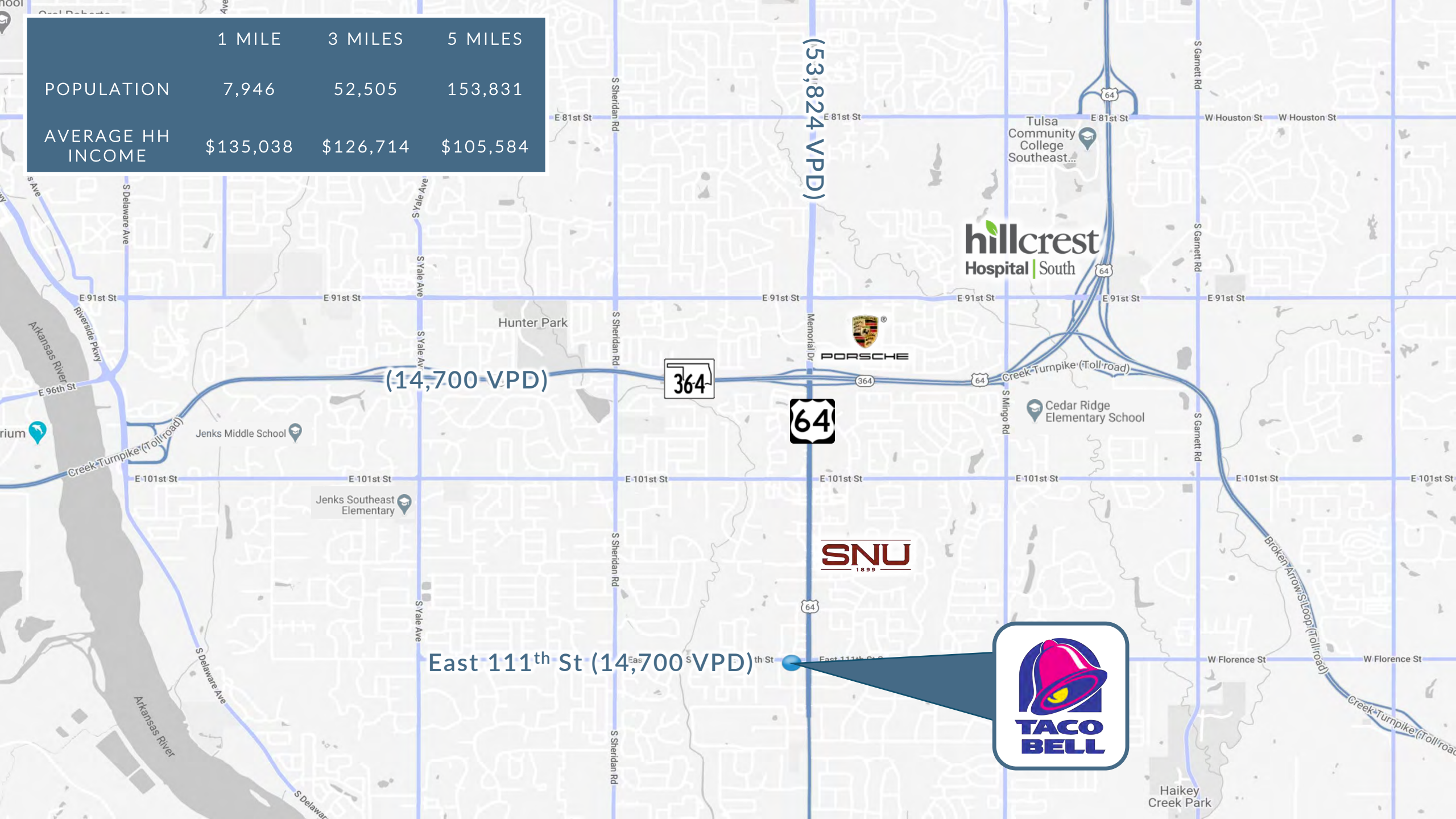


TULSA, OK

BIXBY, OK

TULSA ZOO

	1 MILE	3 MILES	5 MILES
POPULATION	7,946	52,505	153,831
AVERAGE HH INCOME	\$135,038	\$126,714	\$105,584



T A C O B E L L

TENANT PROFILE

Taco Bell Corp., a subsidiary of Yum! Brands, Inc. (NYSE: YUM), is the world's leading Mexican-inspired quick service restaurant (QSR) brand. Taco Bell serves made-to-order and customizable tacos and burritos and other specialties with bold flavours, quality ingredients, breakthrough value, and best-in-class customer service to over 40 million customers weekly across the globe. Taco Bell and our more than 350 franchise organizations operate over 7,000 restaurants that serve more than 40 million customers each week in the U.S. Internationally, the brand is growing with nearly 500 restaurants across almost 30 countries across the globe.

Yum! Brands, Inc., based in Louisville, Kentucky, has over 50,000 restaurants in more than 150 countries and territories primarily operating the company's restaurant brands – KFC, Pizza Hut and Taco Bell – global leaders of the chicken, pizza and Mexican-style food categories. In 2019, Yum! Brands was named to the Dow Jones Sustainability North America Index and in 2020, the company ranked among the top 100 Best Corporate Citizens by 3BL Media.



COMPANY TYPE
Subsidiary



FOUNDED
1962



OF LOCATIONS
7,000+



HEADQUARTERS
Irvine, CA



WEBSITE
tacobell.com

FRANCHISEE PROFILE

The tenant, K-Mac Enterprises, is a leading quick-service restaurant franchisee founded in 1964 and headquartered in Fort Smith, Arkansas. Over the company's 50 year history, it has grown to become one of the largest franchisee restaurant businesses in the country. K-Mac currently operates 300+ restaurants in the Taco Bell, KFC and Golden Corral systems. The company has a regional concentration in the South Central region of the U.S., with restaurants located in Arkansas, Indiana, Illinois, Kentucky, Missouri, Mississippi, Oklahoma, Tennessee and Texas.

K-Mac achieves over \$400 million in annual revenues. K-Mac has continually upgraded its existing asset base, having completed over 30 significant remodels since 2011. Going forward, K-Mac remains focused on continuing to grow through acquisitions and new unit development, as well as improving existing store operations.



COMPANY TYPE
Private



FOUNDED
1964



OF LOCATIONS
300+ Restaurants



HEADQUARTERS
Fort Smith, AR



WEBSITE
kmaccorp.com

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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