

CIRCLE K

1201 WEST 4TH ST | OKMULGEE, OK 74447



\$1,120,000 | 6.50% CAP
ABSOLUTE NNN LEASE

IREA

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LISTING AGENT

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50

100 m



Circle K

Convenience Store & Gas Station

Financial Indicators

Purchase Price:		\$1,120,000
Down Payment:	100%	\$1,120,000
 CAP Rate:		6.50%
Cash on Cash Return:		6.50%

Property Abstract

Lease Begin:	1/28/08
Lease Expire:	1/27/28
Approx. Lot Size:	1.0028 Acres
Net Square Feet:	3,001
Year Built:	1990/2007

Annual Rents

Cap Rate

\$72,813.15	1/28/21	to	1/27/22	6.50%
\$73,905.34	1/28/22	to	1/27/23	6.6%
\$75,013.92	1/28/23	to	1/27/24	6.7%
\$76,139.13	1/28/24	to	1/27/25	6.8%
\$77,281.22	1/28/25	to	1/27/26	6.9%
\$78,440.43	1/28/26	to	1/27/27	7.0%
\$79,617.00	1/28/27	to	1/27/28	7.1%

Plus four 5-year options

Notes

Top National Corporate Tenant
Annual 1.5% Rental Increases
Low Price Point
Highway 56 location
Absolute NNN Lease
Possible 15 year depreciation

Information deemed reliable, but not guaranteed.

*Representative Photo



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THE PROPERTY 02



CIRCLE K

**OKMULGEE HIGH
SCHOOL**

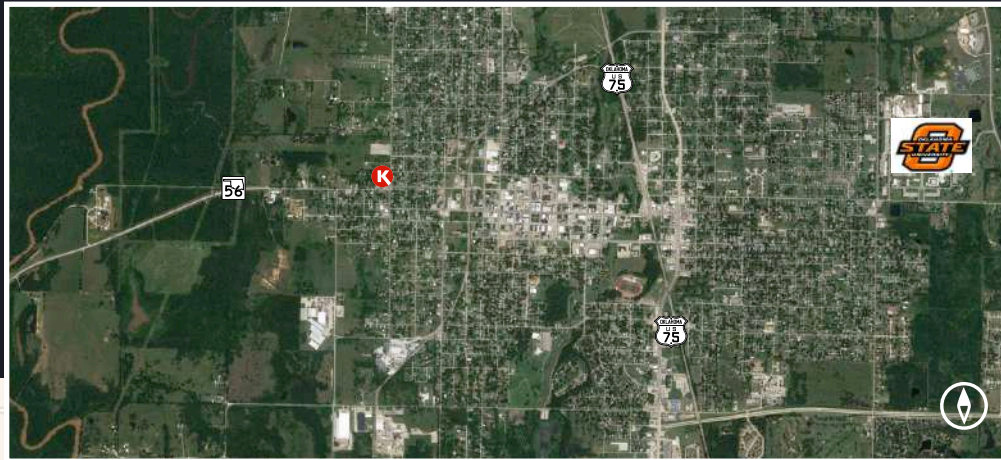


Randy's



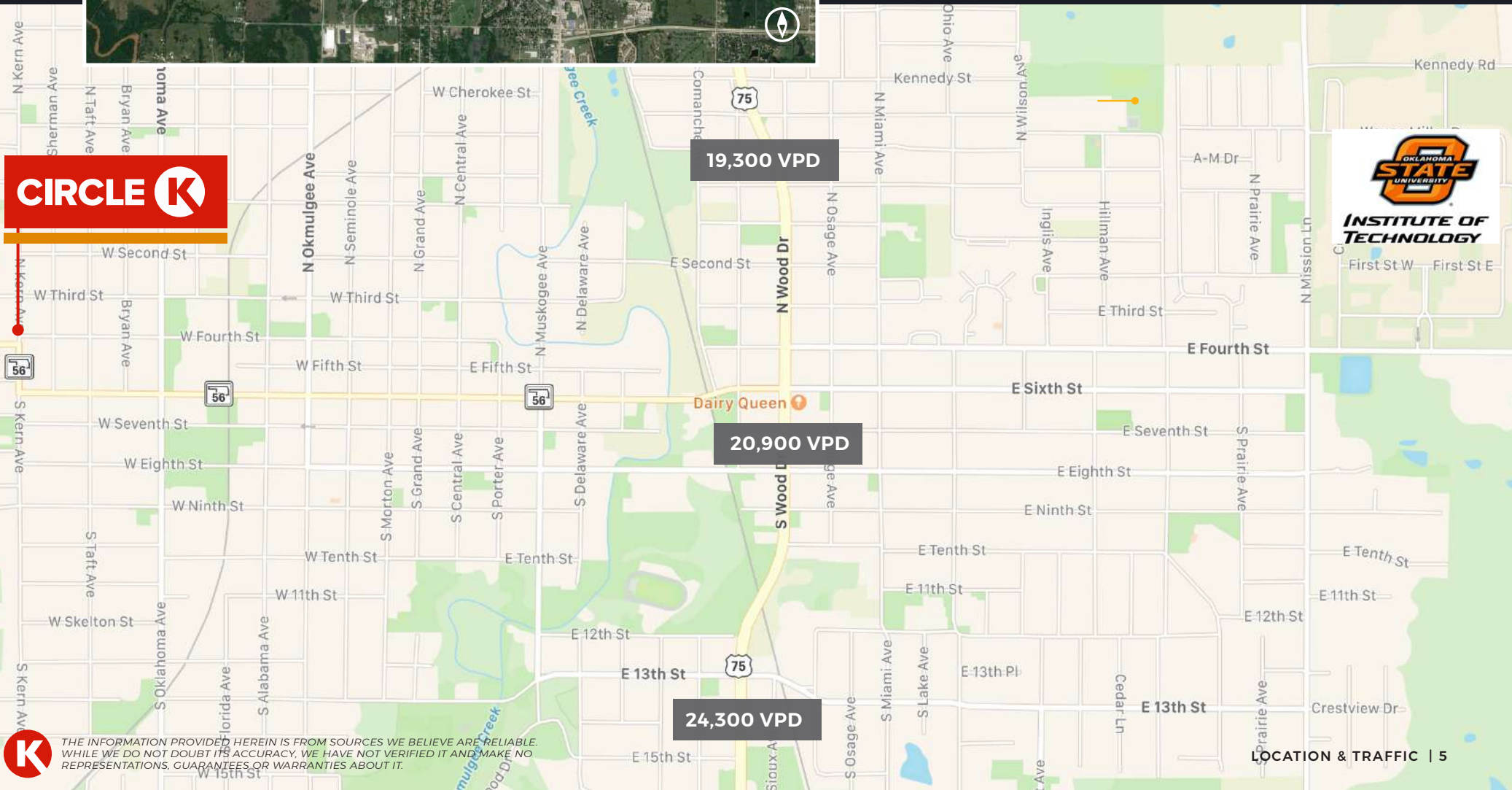
OKMULGEE, OK

LOCATION & TRAFFIC

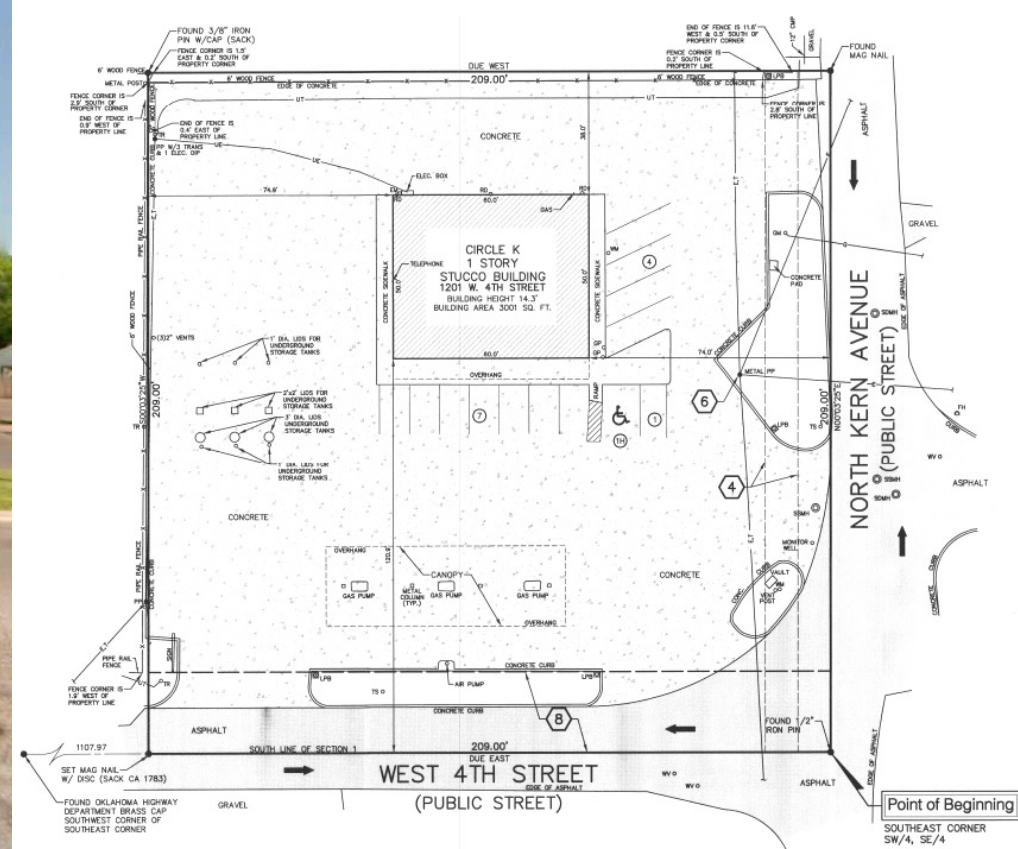


Distance from Circle K

OKMULGEE COUNTY DISTRICT COURT	.8 miles
OKMULGEE HIGH SCHOOL	.5 miles
OSU INSTITUTE OF TECHNOLOGY	5.0 miles
OKMULGEE REGIONAL AIRPORT	14.3 miles



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INVESTMENT HIGHLIGHTS

PRICE: **\$1,120,000**

CAP: **6.50%**

- **Absolute NNN Lease**
No Landlord Responsibilities
- **Annual 1.5% Rental Increases**
- **Highway 56 Location**

- **Top National Corporate Tenant**
- **Low Price Point**
- **Possible 15 Year Depreciation**



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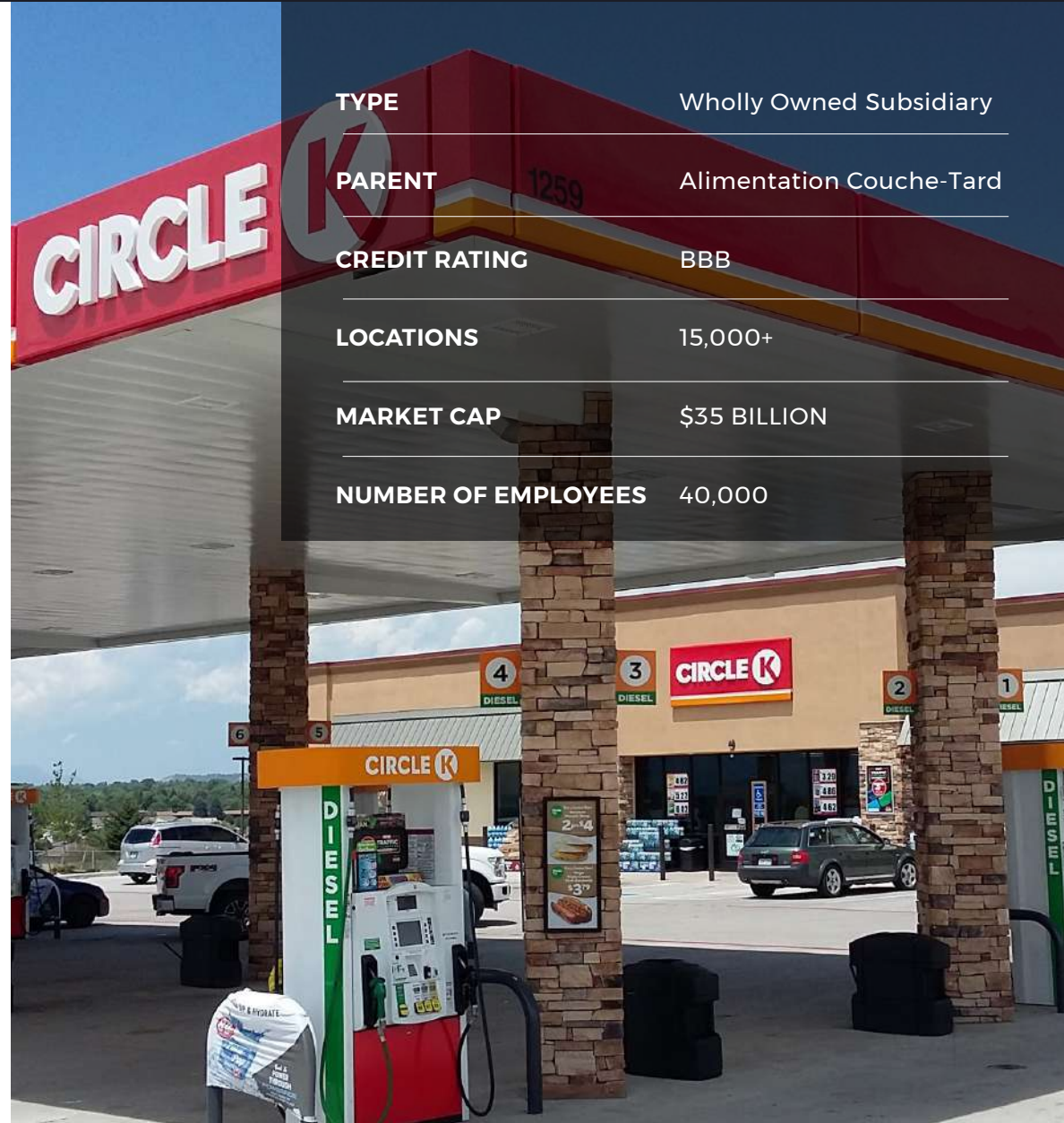


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For nearly 60 years, customers have come to recognize the convenience and quality associated with the Circle K brand. What began in 1951 with the purchase of three Kay's Food Stores in El Paso, Texas, has become one of the world's largest retail chains of company-operated convenience stores. During the next few decades, Circle K grew its retail network through a series of acquisitions, which were incorporated into the Circle K brand. By 1975, there were 1,000 Circle K stores across the U.S. The company's growth continued and by 1984, sales had reached \$1 billion.

In 2003, Circle K was acquired by Alimentation Couche-Tard, which developed the chain into a global brand represented in over 20 countries.

Circle K is one of the most widely recognized convenience store brands, known worldwide for quality products and great customer service. The chain is primarily located in the Southern, Western, Southwestern, and Midwestern United States.



TYPE	Wholly Owned Subsidiary
PARENT	Alimentation Couche-Tard
CREDIT RATING	BBB
LOCATIONS	15,000+
MARKET CAP	\$35 BILLION
NUMBER OF EMPLOYEES	40,000



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OKMULGEE, OKLAHOMA

Sandwiched in between Tulsa and Henryetta along the US-75, Okmulgee was settled just after the Civil War, in 1868, due to its close proximity to the rivers and springs. In 1907, oil pools were discovered and brought prosperity and new manufacturing facilities to Okmulgee.

Recreational opportunities include Okmulgee Park and Dripping Springs Park, which offer RV and camping facilities, as well as swimming, fishing, and boating opportunities through the adjacent Dripping Springs Lake. The end of Okmulgee Lake features the Lake Okmulgee Dam Spillway Cascade, listed in the National Register of Historic Places in Okmulgee County, Oklahoma, which on occasions of heavy rains and high lake levels creates an intense man-made waterfall.

With former NFL players, actors, singers, politicians, and the manager of MLB's Detroit Tigers, Okmulgee may be small in numbers but big in spirit. These influencers help shape the young minds of the town, by putting their best in all aspects of their life.

Okmulgee is known for their family-oriented events; Okmulgee Invitational Rodeo and Festival, which is the nation's oldest African-American rodeo, and one of the longest running rodeos in the state; an annual Pecan Festival, where the record for the largest pecan pie measuring at 40' in diameter, was set in 1989; and a weekly Farmer's Market that is open from May-October.

Median age is 33.1 years

Oklahoma State University Institute of Technology

Lake Eufaula largest lake in Oklahoma

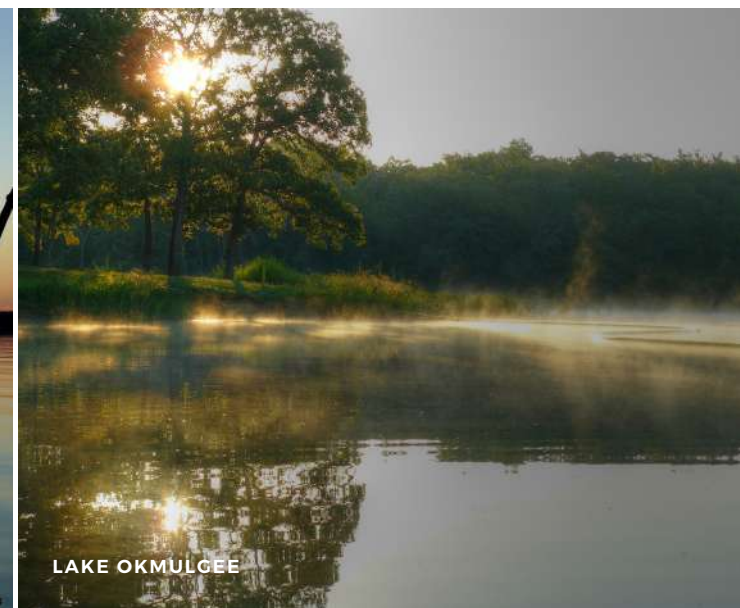
Okmulgee is 33.8 square miles

Population of 12,000

47 miles to the Tulsa International Airport



DRIPPING SPRINGS LAKE



LAKE OKMULGEE





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DEMOGRAPHICS - 1 MILE RADIUS

DEMOGRAPHICS & INCOME (1-MILE RADIUS)

Summary	Census 2010		2020		2025	
Population	4,490		4,025		3,846	
Households	1,755		1,559		1,483	
Families	1,088		951		901	
Average Household Size	2.44		2.45		2.45	
Owner Occupied Housing Units	986		892		850	
Renter Occupied Housing Units	769		667		634	
Median Age	36.4		37.4		37.7	
Trends: 2020-2025 Annual Rate	Area		State		National	
Population	-0.91%		0.54%		0.72%	
Households	-0.99%		0.50%		0.72%	
Families	-1.07%		0.44%		0.64%	
Owner HHs	-0.96%		0.46%		0.72%	
Median Household Income	0.59%		1.03%		1.60%	
Households by Income	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	407	26.1%	373	25.2%		
\$15,000 - \$24,999	269	17.3%	248	16.7%		
\$25,000 - \$34,999	299	19.2%	278	18.7%		
\$35,000 - \$49,999	215	13.8%	204	13.8%		
\$50,000 - \$74,999	200	12.8%	198	13.4%		
\$75,000 - \$99,999	114	7.3%	121	8.2%		
\$100,000 - \$149,999	48	3.1%	54	3.6%		
\$150,000 - \$199,999	7	0.4%	8	0.5%		
\$200,000+	0	0.0%	0	0.0%		
Median Household Income	\$27,670		\$28,492			
Average Household Income	\$36,438		\$39,464			
Per Capita Income	\$14,269		\$15,370			
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	329	7.3%	269	6.7%	254	6.6%
5 - 9	314	7.0%	246	6.1%	235	6.1%
10 - 14	305	6.8%	260	6.5%	235	6.1%
15 - 19	287	6.4%	229	5.7%	234	6.1%
20 - 24	346	7.7%	301	7.5%	265	6.9%
25 - 34	594	13.2%	613	15.2%	574	14.9%
35 - 44	542	12.1%	427	10.6%	423	11.0%
45 - 54	635	14.1%	503	12.5%	462	12.0%
55 - 64	538	12.0%	512	12.7%	465	12.1%
65 - 74	304	6.8%	376	9.3%	389	10.1%
75 - 84	209	4.7%	201	5.0%	229	6.0%
85+	88	2.0%	87	2.2%	80	2.1%

THE NUMBERS

1-MILE RADIUS FROM PROPERTY

Total Population

2010	4,490
2020	4,025
2025*	3,846

Total Households

2010	1,755
2020	1,559
2025*	1,483

Average Household Income

2020	\$36,438
2025*	\$39,464

Renter Occupied Housing Units

2010	769
2020	667
2025*	634



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DEMOGRAPHICS - 3 MILE RADIUS

DEMOGRAPHICS & INCOME (3-MILE RADIUS)

Summary	Census 2010		2020		2025	
Population	13,202		12,331		11,906	
Households	5,203		4,816		4,629	
Families	3,142		2,856		2,731	
Average Household Size	2.33		2.34		2.34	
Owner Occupied Housing Units	2,970		2,790		2,688	
Renter Occupied Housing Units	2,233		2,026		1,942	
Median Age	37.3		38.0		38.7	
Trends: 2020-2025 Annual Rate	Area		State		National	
Population	-0.70%		0.54%		0.72%	
Households	-0.79%		0.50%		0.72%	
Families	-0.89%		0.44%		0.64%	
Owner HHs	-0.74%		0.46%		0.72%	
Median Household Income	0.82%		1.03%		1.60%	
Households by Income	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,180	24.5%	1,088	23.5%		
\$15,000 - \$24,999	767	15.9%	712	15.4%		
\$25,000 - \$34,999	752	15.6%	708	15.3%		
\$35,000 - \$49,999	694	14.4%	663	14.3%		
\$50,000 - \$74,999	753	15.6%	751	16.2%		
\$75,000 - \$99,999	370	7.7%	385	8.3%		
\$100,000 - \$149,999	211	4.4%	222	4.8%		
\$150,000 - \$199,999	38	0.8%	44	1.0%		
\$200,000+	51	1.1%	57	1.2%		
Median Household Income	\$30,349		\$31,615			
Average Household Income	\$42,988		\$46,620			
Per Capita Income	\$17,115		\$18,469			
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	894	6.8%	760	6.2%	715	6.0%
5 - 9	796	6.0%	723	5.9%	683	5.7%
10 - 14	772	5.8%	699	5.7%	698	5.9%
15 - 19	1,077	8.2%	854	6.9%	886	7.4%
20 - 24	1,175	8.9%	1,024	8.3%	934	7.8%
25 - 34	1,580	12.0%	1,741	14.1%	1,508	12.7%
35 - 44	1,397	10.6%	1,206	9.8%	1,308	11.0%
45 - 54	1,738	13.2%	1,335	10.8%	1,230	10.3%
55 - 64	1,600	12.1%	1,577	12.8%	1,381	11.6%
65 - 74	1,073	8.1%	1,305	10.6%	1,360	11.4%
75 - 84	747	5.7%	737	6.0%	851	7.1%
85+	353	2.7%	370	3.0%	352	3.0%

THE NUMBERS

3-MILE RADIUS FROM PROPERTY

Total Population

2010	13,202
2020	12,331
2025*	11,906

Total Households

2010	5,203
2020	4,816
2025*	4,629

Average Household Income

2020	\$42,988
2025*	\$46,620

Renter Occupied Housing Units

2010	2,233
2020	2,026
2025*	1,942



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DEMOGRAPHICS - 5 MILE RADIUS

DEMOGRAPHICS & INCOME (5-MILE RADIUS)

Summary	Census 2010		2020		2025	
Population	15,124		14,171		13,688	
Households	5,942		5,518		5,308	
Families	3,669		3,351		3,207	
Average Household Size	2.35		2.36		2.36	
Owner Occupied Housing Units	3,532		3,331		3,209	
Renter Occupied Housing Units	2,410		2,187		2,099	
Median Age	37.7		38.6		39.2	
Trends: 2020-2025 Annual Rate	Area		State		National	
Population	-0.69%		0.54%		0.72%	
Households	-0.77%		0.50%		0.72%	
Families	-0.87%		0.44%		0.64%	
Owner HHs	-0.74%		0.46%		0.72%	
Median Household Income	0.90%		1.03%		1.60%	
Households by Income			2020		2025	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,306	23.7%	1,204	22.7%		
\$15,000 - \$24,999	851	15.4%	789	14.9%		
\$25,000 - \$34,999	815	14.8%	768	14.5%		
\$35,000 - \$49,999	787	14.3%	751	14.1%		
\$50,000 - \$74,999	886	16.1%	879	16.6%		
\$75,000 - \$99,999	449	8.1%	464	8.7%		
\$100,000 - \$149,999	295	5.3%	309	5.8%		
\$150,000 - \$199,999	57	1.0%	64	1.2%		
\$200,000+	72	1.3%	81	1.5%		
Median Household Income	\$31,754		\$33,217			
Average Household Income	\$45,538		\$49,450			
Per Capita Income	\$17,992		\$19,449			
Census 2010			2020		2025	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,004	6.6%	856	6.0%	804	5.9%
5 - 9	916	6.1%	816	5.8%	774	5.7%
10 - 14	903	6.0%	795	5.6%	795	5.8%
15 - 19	1,247	8.2%	980	6.9%	1,006	7.3%
20 - 24	1,308	8.6%	1,152	8.1%	1,045	7.6%
25 - 34	1,769	11.7%	1,982	14.0%	1,712	12.5%
35 - 44	1,599	10.6%	1,393	9.8%	1,515	11.1%
45 - 54	2,021	13.4%	1,537	10.8%	1,416	10.3%
55 - 64	1,852	12.2%	1,857	13.1%	1,630	11.9%
65 - 74	1,259	8.3%	1,532	10.8%	1,603	11.7%
75 - 84	859	5.7%	857	6.0%	993	7.3%
85+	387	2.6%	413	2.9%	397	2.9%
Census 2010			2020		2025	

THE NUMBERS

5-MILE RADIUS FROM PROPERTY

Total Population

2010	15,124
2020	14,171
2025*	13,688

Total Households

2010	5,942
2020	5,518
2025*	5,308

Average Household Income

2020	\$45,538
2025*	\$49,450

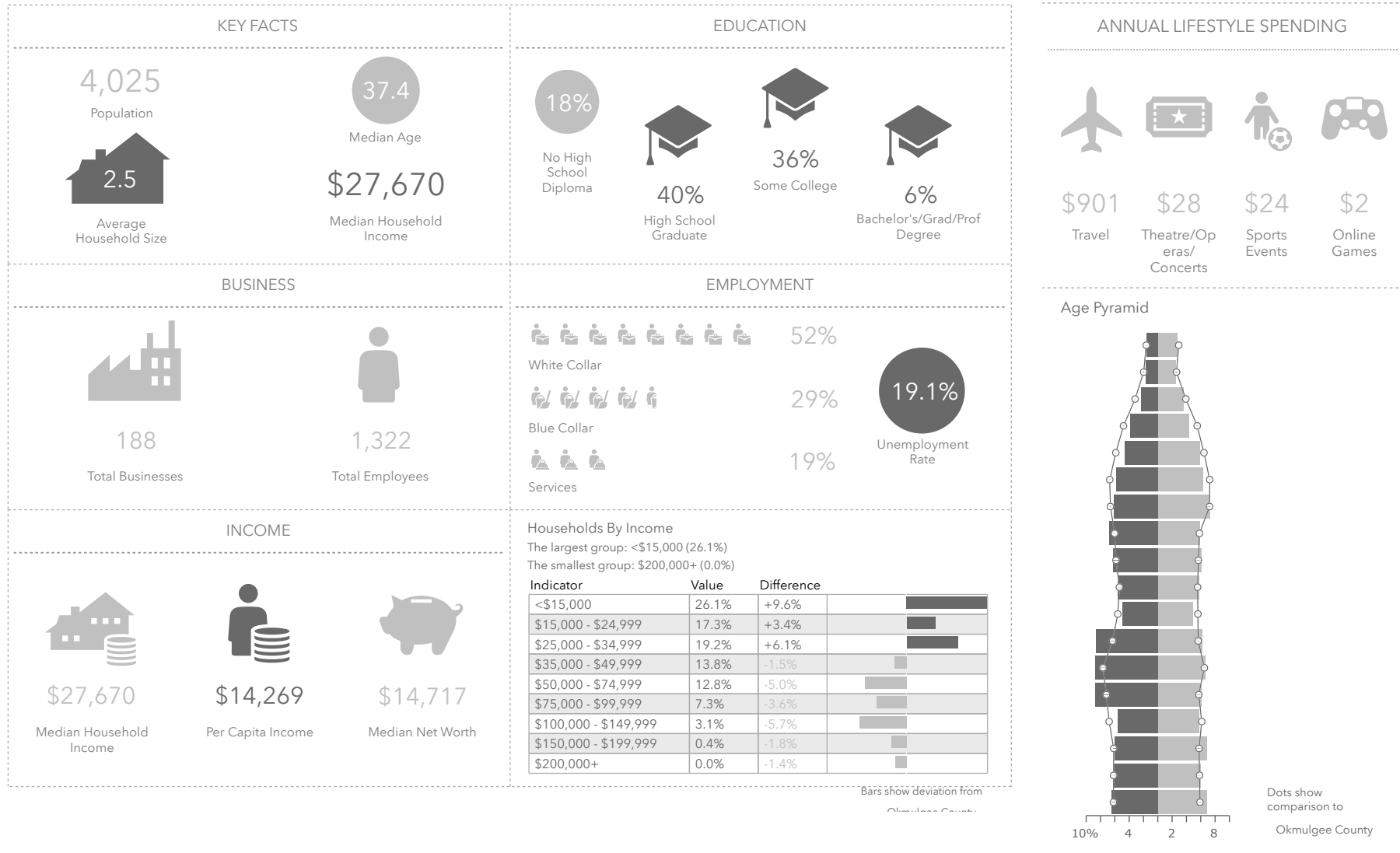
Renter Occupied Housing Units

2010	2,410
2020	2,187
2025*	2,099



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1-MILE RADIUS FROM PROPERTY



Sources: IREA; ESRI Information Services; U.S. Census Bureau of Labor Statistics; Wikipedia.

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