



**SHERWIN  
WILLIAMS®**



\*ACTUAL SITE PHOTO



**The Kase Group**  
Real Estate Investment Services

OFFERING  
MEMORANDUM

**SHERWIN-WILLIAMS**  
NET LEASED OFFERING

1409 NW HORTON BLVD LAWTON, OK 73505

OFFERING MEMORANDUM  
**PRESENTED BY:**

**KYLE HOOPES**

INVESTMENT SALES

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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# INVESTMENT OVERVIEW



The subject property is a 5,000 square foot Sherwin Williams store servicing a population of over 120,750 residents in Comanche County. This site offers excellent exposure along Horton Blvd and Cache Road with 29,385 vehicles per day. The asset is surrounded by major retailers including: Walgreens, Popeyes', Applebee's, Chilli's, Sonic, Circle K, Dairy Queen, and more.

## INVESTMENT HIGHLIGHTS

RENT SIGNIFICANTLY BELOW TENANT AVERAGE: \$.71/SF
PRICE SIGNIFICANTLY BELOW REPLACEMENT COST: \$187/SF
INVESTMENT GRADE CREDIT: S&P: BBB
STRONG 1 MILE POPULATION: 11,240 PEOPLE
10% RENTAL INCREASES EVERY 5 YEARS
MINIMAL LANDLORD OBLIGATIONS (ROOF, PARKING LOT & STRUCTURE)
FRESHLY PAVED PARKING LOT

## OFFERING SPECIFICATIONS

PRICE	\$738,904
CAP RATE	5.75%
NET OPERATING INCOME	\$42,487
BUIDLING SF	5,000 SF
YEAR BUILT	1999
COUNTY	Comanche

# FINANCIAL SUMMARY

## SHERWIN-WILLIAMS • NET LEASED OFFERING

1409 NW HORTON BLVD LAWTON, OK 73505

**\$738,904 • 5.75% CAP**

### SUMMARY

GUARANTOR	SHERWIN-WILLIAMS
SQUARE FOOTAGE	5,000
LEASE START	03/12/1999
LEASE END	2/28/2031
ANNUAL RENT	\$42,487
OPTIONS	THREE, 5 YEAR REMAINING
INCREASES	10% EVERY 5 YEARS

### OPERATING SUMMARY

	NET OPERATING INCOME	CAP RATE
YEARS 1-5	\$42,487	5.75%
YEARS 6-10	\$46,736	6.33%
OPTION 1	\$51,409	6.96%
OPTION 2	\$56,550	7.65%
OPTION 3	\$62,205	8.42%

# TENANT OVERVIEW

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**SHERWIN  
WILLIAMS®**

## SHERWIN-WILLIAMS

Founded in 1866, The Sherwin-Williams Company is a global leader in the manufacture, development, distribution, and sale of paints, coatings and related products to professional, industrial, commercial, and retail customers. Sherwin-Williams manufactures products under well-known brands such as

Sherwin-Williams®, Valspar®, HGTV HOME® by Sherwin-Williams, Dutch Boy®, Krylon®, Minwax®, Thompson's® Water Seal®, Cabot® and many more. With global headquarters in Cleveland, Ohio, Sherwin-Williams® branded products are sold exclusively through a chain of more than 4,900 companyoperated stores and facilities, while the company's other brands are sold through leading mass merchandisers, home centers, independent paint

dealers, hardware stores, automotive retailers, and industrial distributors. SherwinWilliams shares are traded on the New York Stock Exchange (symbol: SHW).



**\$14.9 BILLION**  
IN REVENUE



**4,620** LOCATIONS



**53,360+** EMPLOYEES



29,385 VPD

NW Horton Blvd

NW Cache Rd

NW Quannah Parker Trailway

Walmart Supercenter

Target

TJ-MAXX

PETSMART

McDonald's

KROGER

Crosby Park Elementary

Crosby Park Apartments

SONIC

POPEYES

SHERWIN WILLIAMS

O'Reilly AUTO PARTS

COUNTRY MART

ACE

WINADEX

DOLLAR TREE

AUTOZONE

LOWE'S

BAYMONT INN & SUITES

IHOP

STARBUCKS

THE HOME DEPOT

COMANCHE COUNTY MEMORIAL HOSPITAL

Walmart Supercenter

Target

TJ-MAXX

PETSMART

McDonald's

KROGER

Crosby Park Elementary

Crosby Park Apartments

SONIC

POPEYES

SHERWIN WILLIAMS

O'Reilly AUTO PARTS

COUNTRY MART

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WINADEX

DOLLAR TREE

AUTOZONE

LOWE'S

BAYMONT INN & SUITES

IHOP

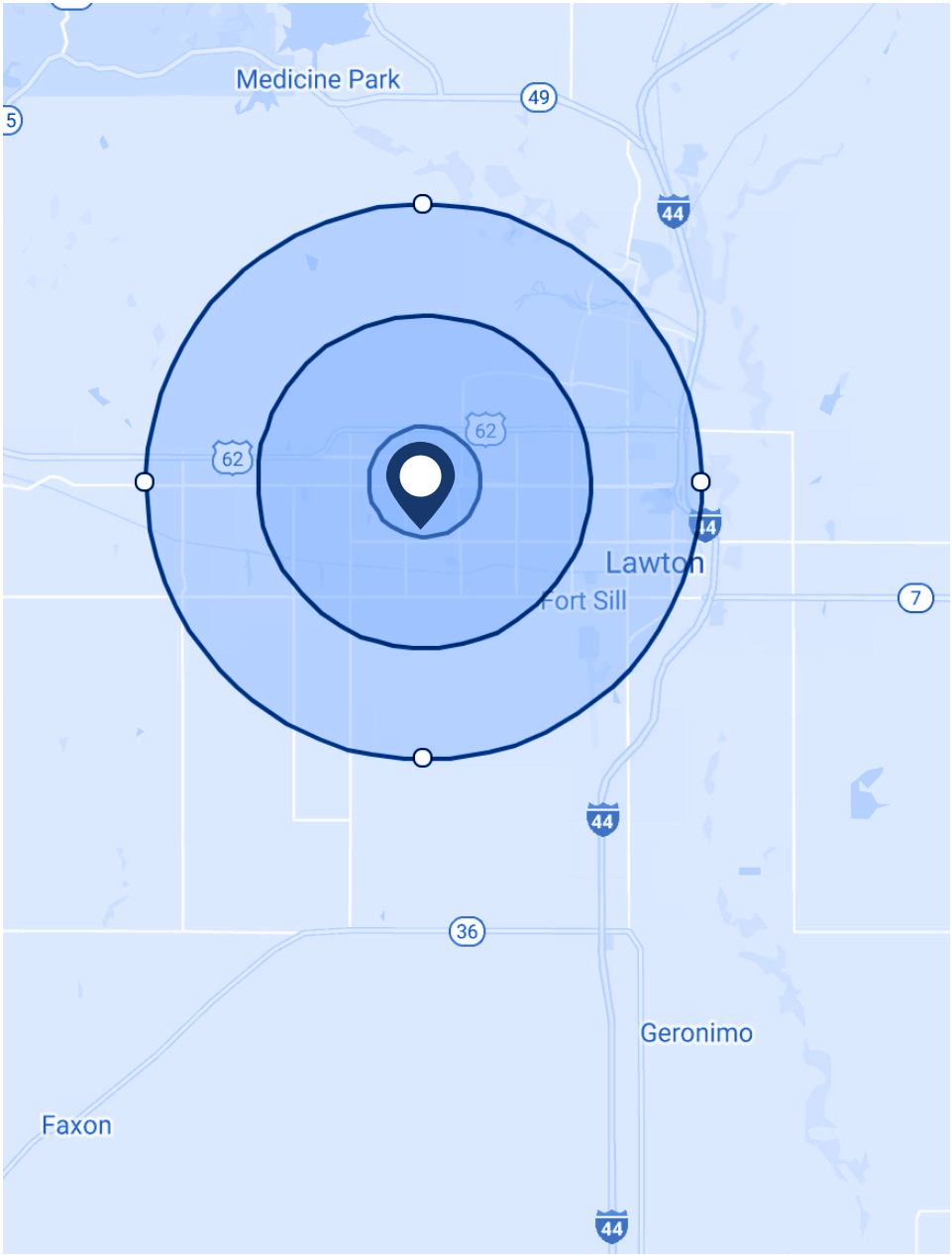
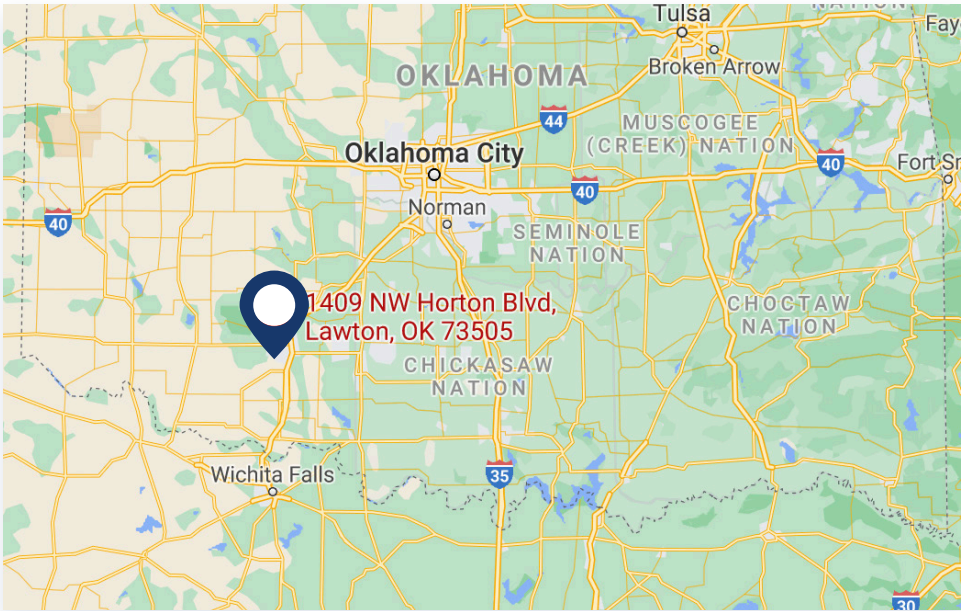
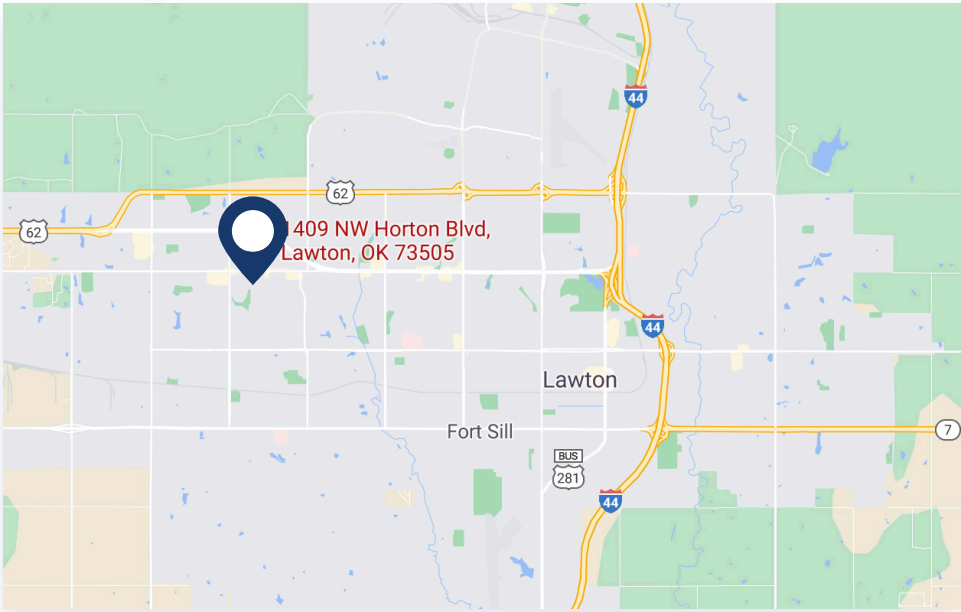
STARBUCKS

THE HOME DEPOT

COMANCHE COUNTY MEMORIAL HOSPITAL



# REGIONAL OVERVIEW





# DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	<b>11,240</b>	<b>45,424</b>	<b>74,708</b>
<b>TOTAL HOUSEHOLDS</b>	<b>4,589</b>	<b>18,095</b>	<b>28,033</b>
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>\$64,281</b>	<b>\$61,635</b>	<b>\$58,599</b>
<b>AVERAGE AGE</b>	<b>33.1</b>	<b>33</b>	<b>31.9</b>

# AREA OVERVIEW

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,240	45,424	74,708
TOTAL HOUSEHOLDS	4,589	18,095	28,033
PERSONS PER HOUSEHOLD	2.4	2.5	2.5
AVERAGE HOUSEHOLD INCOME	\$64,281	\$61,635	\$58,599
AVERAGE HOUSE VALUE	\$122,988	\$116,553	\$107,572
AVERAGE AGE	33.1	33	31.9
WHITE	6,802	27,566	46,174
BLACK	2,544	9,982	15,774
AMERICAN INDIAN/ALASKAN NATIVE	463	2,317	4,172
ASIAN	480	1,728	2,455
HAWAIIAN & PACIFIC ISLANDER	72	326	561
TWO OR MORE RACES	881	3,505	5,572
HISPANIC ORIGIN	1,568	6,709	11,576

## LAWTON, OKLAHOMA

Lawton is a city in, and the county seat of, Comanche County, in the U.S. state of Oklahoma. Located in southwestern Oklahoma, approximately southwest of Oklahoma City, it is the principal city of the Lawton, Oklahoma, metropolitan statistical area. According to the 2010 census, Lawton’s population was 96,867, making it the fifth-largest city in the state, and the largest in Western Oklahoma.



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**LAWTON, OKLAHOMA**



**The Kase Group**

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