



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

In Cooperation With ParaSell, Inc.,
A Licensed Oklahoma Broker
Lic. # 183645 BoR: Scott Reid - Lic. # 183646



Firestone Complete Auto Care
7021 NW 23rd Street
Bethany, OK 73008

EXCLUSIVELY MARKETED BY:

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 6,286 SF Firestone Complete Auto Care Located at 7021 NW 23rd Street in Bethany, OK. This Deal Includes a Corporate Guaranteed Triple Net (NNN) Lease With Zero Landlord Responsibilities, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$1,230,322
CAP	7.14%
NOI	\$87,845
PRICE PER SF	\$195.72
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	7021 NW 23rd Street Bethany, OK 73008
COUNTY	Oklahoma
BUILDING AREA	6,286 SF
LAND AREA	0.52 AC
BUILT	1983



HIGHLIGHTS

- Corporate Guaranteed Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Tenant Has Been at This Location For Over 35 Years Showing a Commitment to the Site
- Strategically Located on an Half Acre Corner Lot With Excellent Visibility From Rockwell Road and NW 23rd St Intersection Sees Over 42,080 Vehicles Per Day
- Excellent Demographics With a Population of Over 174,315 Residents Making an Average Household Income of \$67,482 Within a 5-Mile Radius
- Consumers Spend Approximately \$500,000 Per Year on Transportation and Maintenance Within a 5-Mile Radius
- Located Within the Vicinity of Over 20 Apartment Complexes Providing Ample Foot Traffic
- Just 3-Miles From Wiley Post Airport, Which Handles Business and Commercial Aircraft; It's Also the Site of 50 Aviation Related Business Including Rockwell and the FAA Systems Management Office
- Bethany is a Western Suburb of Oklahoma City and 15 Minutes North of Will Rogers World Airport
- Oklahoma City is the Largest City in Oklahoma With a Population of Over 660,000 Residents Growing at a Rate of 1.42% Per Year
- Nearby Tenants Include: Ace Hardware, Anytime Fitness, Walgreens, McDonald's, Family Dollar, ALDI, Pizza Hut, YMCA, Dollar General and More



LEASE SUMMARY

TENANT	Firestone Complete Auto Care
PREMISES	A Building of Approximately 6,286 SF
LEASE COMMENCEMENT	April 27, 1983
LEASE EXPIRATION	November 30, 2024
LEASE TERM	3+ Years Remaining
RENEWAL OPTIONS	1 x 5 Year
RENT INCREASES	3.6% at Option
LEASE TYPE	Triple Net (NNN)
USE	Automotive
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
6,286 SF	\$87,845	\$13.97







ACE
Hardware

H&R
BLOCK

SUBWAY

ANYTIME
FITNESS

Western Oaks
Middle School

Western Oaks
Elementary

ups

CEDAR RIDGE
BENIGNIGL HOSPITAL
at Bethany

ACTION
DIAGNOSTIC
REPAIR

JACKSON HEWITT
TAX SERVICE

FAMILY DOLLAR

KO
STORAGE

CASH SAVER
COST PLUS FOOD STORE

N Rockwell Ave

NW 23rd St

Firestone
since 1926 COMPLETE AUTO CARE

DOWNTOWN
OKLAHOMA CITY



Horizon Medical
and Wound Care

Apollo Elementary
School

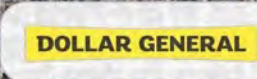


NW 23rd St



N Rockwell Ave





NW 23rd St

N Rockwell Ave



Bethany, OK is a bedroom community located in Oklahoma County. Located 12 miles outside of downtown Oklahoma City, Bethany is a community rooted in small town charm and family values. Today, it is bordered on the east side by Warr Acres and on the west, north and south by Oklahoma City. As part of the Oklahoma City Metropolitan Area, Bethany residents and businesses have the benefit of ready access to the resources and attractions of an urban area. The City has a total land area of 5.2 square miles. With a 2020 population of 19,175, it is the 27th largest city in Oklahoma. Bethany is truly a great place to live, work, shop and grow a business.

Bethany is a great place to work. Bethany boasts 2 universities, as well as a variety of industrial and aviation businesses, along with plenty of retail, and small businesses. Bethany offers an ideal central location – for retail and business development. It is just minutes from the major U.S. interstate junction of I-35/I-40/I-44. The community offers an available, productive workforce, choice sites and available buildings, low taxes, low cost of living and customized industry training at the nearby Francis Tuttle Career Technology Center. Wiley Post Airport is one of the state's top general aviation airports (7100 ft. runway) and a major employer (50 aviation businesses) in the area. The Children's Center, a top ranked medical center focused on children with special needs, is an integral part of the community.

Bethany maintains a feeling of small-town charm, offering a unique town center and abundant recreational opportunities. Annual events like the Independence Day Freedom Festival, featuring crafters, entertainment, carnival rides, food, a huge parade, and one of the largest fireworks displays in the State bring the local citizens together in celebration. Bethany has numerous parks. These include Riverside Park, Tropicana Park, Garrison Park, Eldon Lyon Park, Brown Park and McMillan Park. The Deville Shopping Center and the Glen Oaks Shopping Center are the local shopping centers. The Harn Homestead Museum and the Oklahoma City Museum of Art are also accessible from Bethany. The Henry Overholser Mansion, the Lake Thunderbird State Park and the State Capital State Park are all nearby as well. One can also plan a day trip to the Stinchcomb Wildlife Refuge.

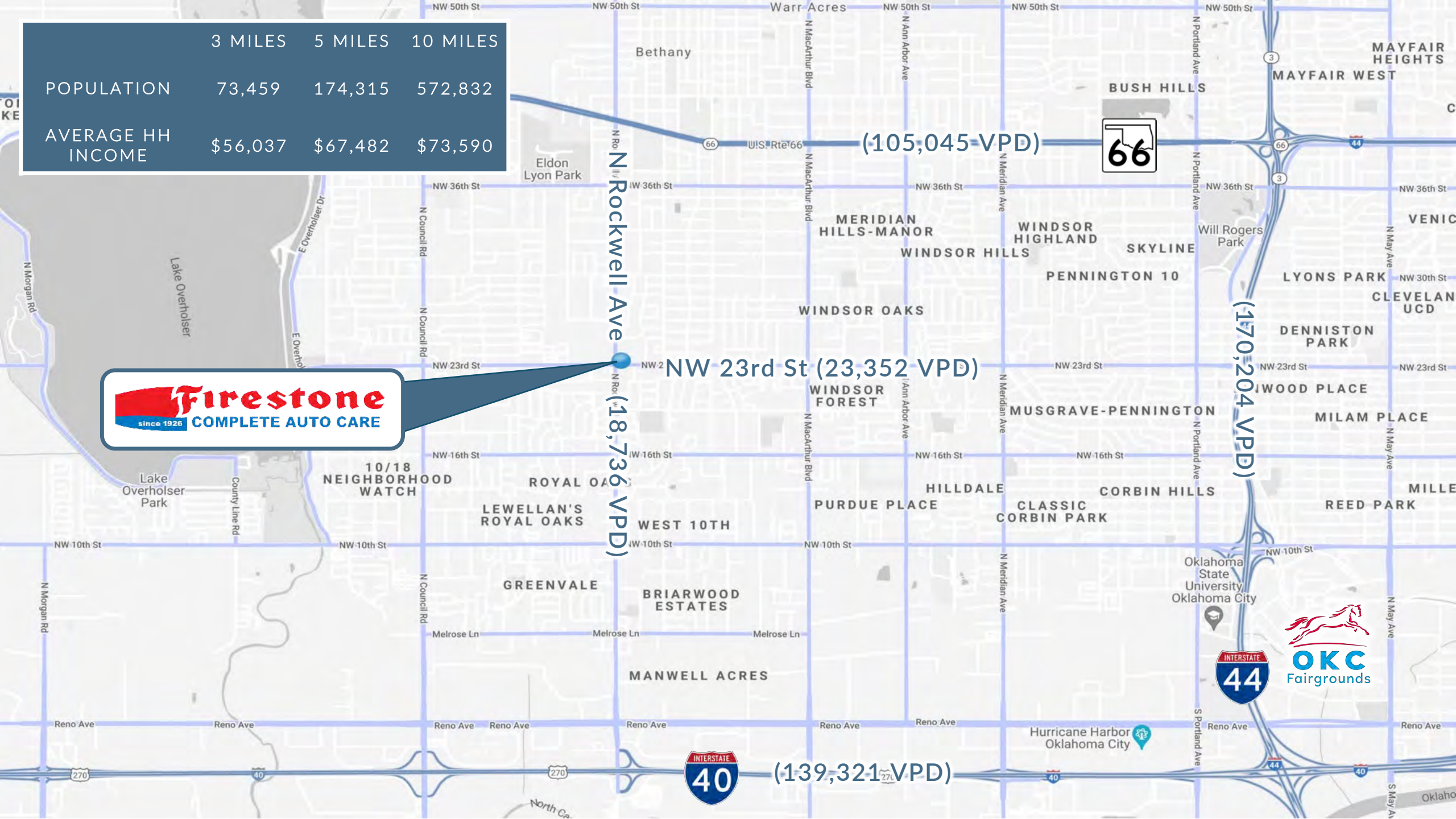


THE CHILDREN'S CENTER



OKLAHOMA CITY MUSEUM OF ART

	3 MILES	5 MILES	10 MILES
POPULATION	73,459	174,315	572,832
AVERAGE HH INCOME	\$56,037	\$67,482	\$73,590



N Rockwell Ave (18,736 VPD)

NW 23rd St (23,352 VPD)

(105,045 VPD)

(170,204 VPD)

(139,321 VPD)



FIRESTONE COMPLETE AUTO CARE

TENANT PROFILE

At Firestone Complete Auto Care, we offer you the complete experience. From the moment you walk in, you're met with some of the best customer service that can provide up-to-date knowledge on our quality products, the right solutions for your auto care needs, and initiatives that help improve your community and environment. Because we believe that every customer should leave with complete confidence in knowing we helped their car run newer longer.

At Firestone Auto Care, we know your time is valuable. And there's never a convenient time to get your car serviced or checked up. Which is why we're committed to giving your car the complete care it needs, done right, the first time. After all, we pride ourselves in getting you back on the road safely as soon as possible. Firestone Complete Auto Care does more than provide you with high-quality maintenance, repairs and tires. We're involved in a wide variety of programs that improve the lives of individuals and the communities we call home.

We back our services and repairs with a nationwide warranty that's good at each of our more than 1,700 convenient store locations. Firestone Complete Auto Care is the division of Firestone that offers automotive maintenance and repair, including tires. Firestone is an subsidiary to Bridgestone. Bridgestone Retail Operations, LLC (BSRO) is headquartered in Nashville, Tenn. and operates the largest network of company-owned automotive service providers in the world — more than 2,200 tire and vehicle service centers across the United States — including Firestone Complete Auto Care, Tires Plus, Hibdon Tires Plus and Wheel Works store locations.



COMPANY TYPE
Subsidiary



FOUNDED
1926



OF LOCATIONS
1,700+



HEADQUARTERS
Nashville, TN



WEBSITE
firestonecompleteautocare.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 (SIG) and ParaSell and should not be made available to any other person or entity without the written consent of SIG and ParaSell.

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, SIG and ParaSell have not verified, and will not verify, any of the information contained herein, nor have SIG and ParaSell 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 SIG and ParaSell 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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