



in the box

5301 N. May Ave | Oklahoma City, OK

OFFERING MEMORANDUM

LISTED BY

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INVESTMENT HIGHLIGHTS

- Corporately Guaranteed - Jack in the Box recently took over operations of this site demonstrating a very strong commitment.
- Recession-Proof Tenant as shown during last year q3 same store sales increased 16% on a two-year stack and weekly averages grew 17%
- Absolute NNN with no landlord responsibilities.
- Located on the signalized hard corner of N. May Ave and NW 52nd with traffic counts of over 25,000 cars a day.
- Located in a strategic retail market of Oklahoma surround by national credit tenants as well as dense multi-family and office.
- Tax Deductions: Unlike a ground lease, the fee simple land and building sale allows an investor to depreciate the asset, increasing over
- Property is located on a signalized intersection







\$3,150,000

LIST PRICE



\$139,164*

NOI



4.42%

CAP RATE

BUILDING INFO

Property Name	Jack-In-The-Box
Address	5301 N. May Ave Oklahoma City, OK 73112
Year Built	2012
Lot Size	± 0.85 Acres

TENANT SUMMERY

Lease Type	Absolute NNN
Tenant	Jack In Box Corporate
Lease Guarantor	Jack In Box Corporate
Roof & Structure	Tenant Responsible
Rent Commencement Date	09/28/2012
Lease Expiration Date	09/26/2032
Lease Term	11 Years
Rental Increases	8% CPI
Renewal Options	Four (4) Five (5) Year

ANNUALIZED OPERATING DATA

Term Remaining	Annual Rent	CAP
Years 6-10	128, 856	4%
Years 11-15	\$ 139,164*	4.4%
Years 16-20	\$ 150,297	4.7%

The selling price is based on the upcoming rent increase in 9/2022 projecting a 8% CPI Bump.Seller will credit the difference at closing

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±2,250
NO. OF LOCATIONS



San Diego, CA
HEADQUARTERS



1951
YEAR FOUNDED

TENANT OVERVIEW

Jack in the Box is among the leading quick-service restaurant businesses in the US. The company operates and franchises about 2,250 of its flagship hamburger outlets in California, Texas, and more than 20 other states. Jack in the Box offers such standard fast-food fare as burgers, fries, and soft drinks, as well as salads, tacos, and breakfast items. About 415 locations are company-owned, while the rest are franchised.

STRATEGY

Unlike some of its fast-food rivals, Jack in the Box has traditionally had a large number of corporate locations compared to its franchised outlets. In recent fiscal years, the company has moved towards franchising more locations to bring its franchise ownership rate closer to 80%. Jack in the Box leans on quirky marketing efforts and an almost constant stream of new menu items. Additionally, Jack in the Box has also been working to upgrade many of its outlets with modern interior designs, complete with flat-screen televisions and ceramic tile floors.





OKLAHOMA CITY, OK

Oklahoma City is the capital of the U.S. state of Oklahoma. Home to more than 600,000 people, it is the largest city in the state. It is known for its cowboy culture and capitol complex, surrounded by working oil wells. Public and private partnerships over the last two decades have dramatically transformed the face of the city, making it easier than ever to brag on OKC. Since 1993, Oklahoma City has seen more than \$5 billion of public and private investment in quality-of-life projects and improvements throughout the city. Every destination has a story, and Oklahoma City’s story began with several tribal nations who have always inhabited this special place, long before it was “officially” a city. Residents honor that heritage, and its resiliency lives on in the Oklahoma City of today. Oklahoma City embodies the Modern Frontier and defines its future.

DEMOGRAPHICS

POPULATIONS	1 - MILE	3 - MILE	5 - MILE
2026 Projections	12,163	95,150	225,055
2021 Estimate	12,103	94,936	222,885
2010 Census	12,025	95,837	215,459
Annual Growth 2010-2021	0.65%	-0.94%	3.45%
Annual Growth 2021-2026	0.50%	0.23%	0.97%

HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2026 Projections	6,266	43,031	96,804
2021 Estimate	6,238	43,031	95,822
2010 Census	6,208	43,492	95,822
Annual Growth 2010-2021	.048%	-1.22%	3.82%
Annual Growth 2021-2026	0.45%	0.16%	1.02%

HH- INCOME	1 - MILE	3 - MILE	5 - MILE
2021 Est Avg HH Income	\$ 78,224	\$ 77,859	\$ 71,159



ECONOMOY

Oklahoma City’s major industries include government, energy, information technology, health services, and administration. Oklahoma City showcases one of the top livestock markets in the world. Its oil, natural gas, and petroleum resources are also major components of its thriving economy. Major government employers in the city include Tinker Air Force Base and the U.S. Department of Transportation’s Mike Monroney Aeronautical Center. Companies headquartered in the city include Chesapeake Energy, Devon Energy, and Love’s. The city is also home to Oklahoma City University, where over 1,700 undergraduate students and 600 graduate students are enrolled. It offers more than 70 undergraduate degrees and more than 20 graduate degrees across 11 schools and colleges. According to Forbes, Oklahoma City has a gross metro product of \$76.8 billion and a cost of living 6% below the national average.

MAJOR EMPLOYERS

EMPLOYERS	EMPLOYESS
State of Oklahoma	47,300
Tinker Air Force Base	24,000
University of Oklahoma – Norman	12,700
INTEGRIS Health 9,000	9,000
University of Oklahoma Health Sciences Center	7,500
Hobby Lobby Stores Inc	7,000
FAA Mike Monroney Aeronautical Center	6,500
Mercy Hospital	5,540
Amazon	5,000
City of Oklahoma City	4,800



OKLAHOMA CITY NATIONAL MEMORIAL & MUSEUM

The Memorial recently went through a \$10 million renovation upgrading the museum with state-of-the-art technology, hands-on exhibits, and new artifacts. Detailed information on the investigation—including Timothy McVeigh’s vehicle he was driving when he was pulled over and arrested—as well as the trail of evidence that was left behind, are all a part of the new enhancements. Also added to the museum is a 40-foot glass overlook creating a seamless connection between the museum and memorial outside, with stunning views of the ever changing Oklahoma City skyline.



SCISSORTAIL PARK

Scissortail Park is Oklahoma City’s newest 40-acre outdoor recreation space just steps away from the core of downtown Oklahoma City. Stroll through the gardens and groves, relax on the lawn, catch a concert or live performance, play like a kid on the Children’s Playground, and get on the water with pedal boat, kayak, or stand-up board rentals from the Boathouse.



RIVERSPORT ADVENTURE PARKS

Riversport Adventure Parks offer exciting outdoor urban adventures for the whole family. Whitewater rafting, tubing, adventure courses, zip lines, high-speed slides, extreme jumping, climbing walls, pump tracks, sailing, flatwater kayaking, stand-up paddleboarding, and many more are open daily in the summer and on weekends during the spring and fall. Visitors will also find festivals and race events throughout the year and summer camps for kids. All pass sales benefit community youth and outreach programs and provide coaching, equipment, and athletic facilities for Olympic hopefuls training in OKC.



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