



TACO BELL

1535 E 71st St | Tulsa, OK 74136

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



TACO BELL

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EXCLUSIVELY LISTED BY

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PROPERTY OVERVIEW



INVESTMENT HIGHLIGHTS

- **Recent Lease Extension** – The tenant just renewed their lease for 10 additional years showing commitment to this location
- **Strong Guarantee** – K-MAC Enterprises, Inc is one of the largest franchisees within the Taco Bell space with over 330+ restaurants across 14 states.
- **Attractive Rent Increases** – The lease boasts from stronger than average rental increases of 1.50% annually throughout the base term and option periods, providing an excellent hedge against inflation.
- **Strong Frontage and Traffic Counts** – Over ±27,700 VPD pass the site.
- **Zero Landlord Responsibilities** – The current lease is Absolute NNN which means the tenant is responsible for taxes, insurance, CAM, and maintenance, making this investment completely passive.
- **Top 5 Restaurant Brand** – Taco Bell is a top performing brand ranking as the 4th most popular restaurant chain nationwide, with sales exceeding \$15 billion in 2023.

FINANCIAL OVERVIEW



\$1,872,580
LIST PRICE



\$100,183
NOI



5.35%
CAP RATE



±2,797 SF
GLA



±0.84 AC
LOT SIZE



2001
YEAR BUILT



TENANT SUMMARY

Tenant Trade Name	Taco Bell
Type of Ownership	Fee Simple
Lease Guarantor	K-Mac Enterprises, Inc
Lease Type	NNN
Landlords Responsibilities	None
Original Lease Term	10 Years
Rent Commencement Date	1/1/2025
Lease Expiration Date	12/31/2034
Term Remaining on Lease	±10 Years
Increases	1.50% Annually
Options	Four, 5-Year Options
Drive Thru	Yes

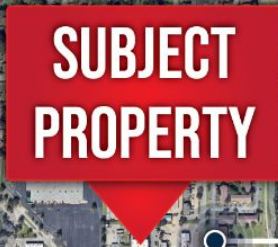
FINANCIAL OVERVIEW



ANNUALIZED OPERATING DATA				
	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP RATE
Current	\$8,348.58	\$100,183.00	\$35.82	5.35%
Year 2	\$8,473.81	\$101,685.75	\$36.36	5.43%
Year 3	\$8,600.92	\$103,211.03	\$36.90	5.51%
Year 4	\$8,729.93	\$104,759.20	\$37.45	5.59%
Year 5	\$8,860.88	\$106,330.58	\$38.02	5.68%
Year 6	\$8,993.80	\$107,925.54	\$38.59	5.76%
Year 7	\$9,128.70	\$109,544.43	\$39.16	5.85%
Year 8	\$9,265.63	\$111,187.59	\$39.75	5.94%
Year 9	\$9,404.62	\$112,855.41	\$40.35	6.03%
Year 10	\$9,545.69	\$114,548.24	\$40.95	6.12%

PROPERTY PHOTOS





**SUBJECT
PROPERTY**



S LEWIS AVE ± 20,000 VPD



SOUTHERN HILLS COUNTRY CLUB

TULSA COUNTY DENTAL SOCIETY



E 71ST ST ± 27,700 VPD



ORAL ROBERTS UNIVERSITY

5,936 STUDENTS

± 1.4 MILES AWAY



THE CANYONS AT BLACKJACK RIDGE



THE UNIVERSITY OF TULSA

3,769 STUDENTS

± 13 MILES AWAY



TULSA INTERNATIONAL
AIRPORT

TULSA

412

244

169

344

TULSA HILLS SHOPPING CENTER



TRADER
JOE'S®



EDISON PREPARATORY SCHOOL

1,091 STUDENTS



SPROUTS
FARMERS MARKET

WOODLAND HILLS MALL



SAINT FRANCIS HOSPITAL

288 BEDS

Walmart
Neighborhood Market



SOUTHERN HILLS COUNTRY CLUB

SUBJECT PROPERTY



ORAL ROBERTS UNIVERSITY

5,936 STUDENTS

± 1.4 MILES AWAY

64

75

TENANT PROFILE



Taco Bell is the nation's leading Mexican-inspired quick service restaurant, operating in over 20 countries around the world. There are currently 7,100 Taco Bell locations that serve over 42 million customers weekly, primarily within the United States. Taco Bell opened a record number of new restaurants in 2015, added 300 new restaurants in 2016, and has plans to add 2,000 more internationally in the next decade. The division generates over \$9 billion in global sales on an annual basis.

Taco Bell is a subsidiary of Yum! Brands, a company with more than 43,500 restaurants in 135 countries and territories. Yum! is ranked #218 on the Fortune 500 with revenues of over \$10.3 billion in 2018 systemwide sales, and is recognized as one of the Aon Hewitt Top Companies for Leaders in North America.

The Company's restaurant brands KFC, Pizza Hut, and Taco Bell are the global leaders of the chicken, pizza, and Mexican-style food categories. Worldwide, the Yum! Brands system opens over 6 new restaurants per day on average, making it a leader in global retail development.

HEADQUARTERS

Irvine, CA

OF LOCATIONS

±55,000

OF EMPLOYEES

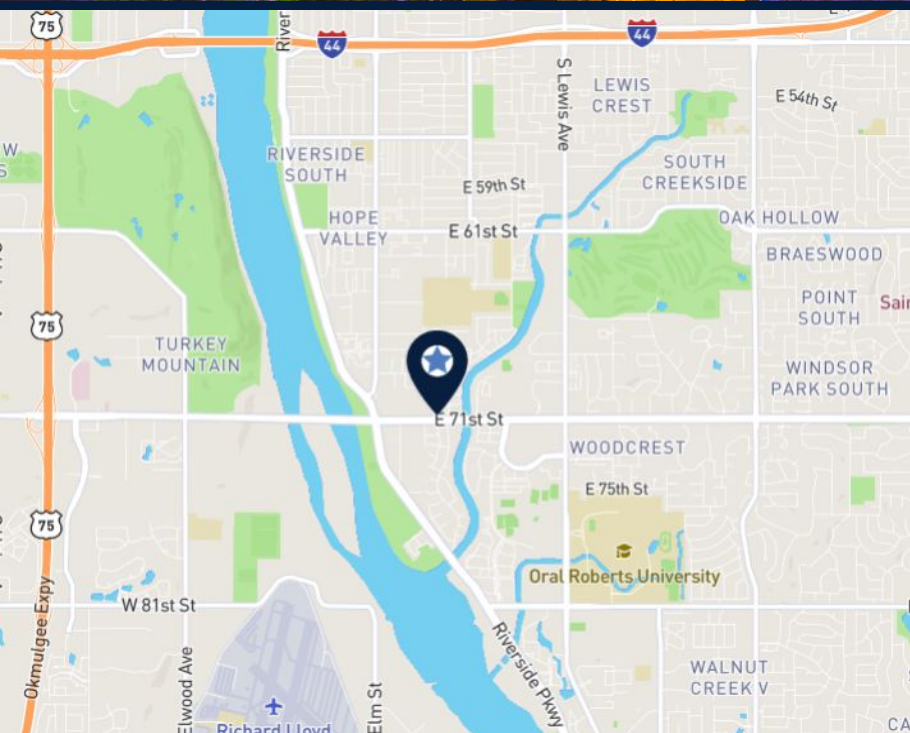
±175,000

YEAR FOUNDED

1962



AREA OVERVIEW



TULSA, OK

Tulsa, Oklahoma, stands as a dynamic city in the heart of the U.S., renowned for its cultural diversity, thriving economy, and vibrant arts scene. Nestled along the scenic Arkansas River, Tulsa is often referred to as the "Oil Capital of the World" due to its historical significance in the petroleum industry.

The city's skyline is punctuated by the striking BOK Tower, an iconic skyscraper that reflects Tulsa's economic prosperity. Beyond its industrial roots, Tulsa boasts a flourishing arts and music community, highlighted by the world-class Philbrook Museum of Art and the Cain's Ballroom, a historic venue that has hosted legendary musicians over the decades.

Tulsa's commitment to green spaces and outdoor recreation is evident in its numerous parks and trails. The Gathering Place, a sprawling riverfront park, offers a haven for residents and visitors alike, featuring playgrounds, gardens, and recreational areas.

The city also embraces its Native American heritage, with the Gilcrease Museum showcasing an extensive collection of Western and Native American art. The annual Tulsa International Mayfest and the Blue Dome Arts Festival further contribute to the city's lively cultural calendar, drawing people from across the region to celebrate the arts.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	14,490	75,375	188,832
Current Year Estimate	14,366	74,164	184,001
2020 Census	14,020	74,039	182,151
Growth Current Year-Five-Year	0.86%	1.63%	2.63%
Growth 2020-Current Year	2.47%	0.17%	1.02%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	7,039	34,731	83,379
Current Year Estimate	7,000	34,303	81,595
2020 Census	6,658	33,113	79,217
Growth Current Year-Five-Year	0.56%	1.25%	2.19%
Growth 2020-Current Year	5.13%	3.60%	3.00%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$59,049	\$97,769	\$121,063

ATTRACTIONS

Tulsa, Oklahoma, offers a diverse mix of cultural and natural attractions. The Philbrook Museum of Art, set in a beautiful Italian Renaissance villa, displays impressive collections from European to Native American art. The Tulsa Arts District buzzes with galleries, theaters, and cafes, while the Woody Guthrie Center celebrates the iconic folk musician's life and work, adding a rich cultural layer to the city.

For outdoor enthusiasts, the Gathering Place, a sprawling riverside park, features playgrounds, trails, and spaces for sports. Historic Route 66 runs through Tulsa, with classic diners and nostalgic landmarks.

The Tulsa Zoo and Oxley Nature Center at Mohawk Park offer wildlife encounters, making Tulsa a well-rounded destination with something for everyone.



ECONOMIC DEVELOPMENT

Tulsa, Oklahoma, has experienced significant economic development over the past few decades, transitioning from its early identity as an oil boomtown to a diversified economy with strengths in finance, aerospace, energy, and technology. The city's strategic location and favorable business climate have attracted numerous corporations and encouraged investment in infrastructure and innovation. Tulsa International Airport and Port of Catoosa, one of the largest inland ports in the U.S., play key roles in the city's logistics and distribution sectors, supporting regional and international trade. Additionally, Tulsa's skilled workforce and relatively low cost of living make it an appealing destination for startups and tech companies looking to establish a strong foothold.

Efforts to boost economic diversity have included fostering a vibrant entrepreneurial ecosystem, with organizations like Tulsa Innovation Labs and 36 Degrees North providing resources for tech startups and small businesses. Programs aimed at retaining and attracting talent, such as the Tulsa Remote initiative, have drawn national attention by offering remote workers incentives to relocate. These developments, alongside revitalization projects in the downtown and historic Greenwood District, have contributed to Tulsa's economic resilience and growth. Today, Tulsa is seen as a city that combines traditional industries with forward-thinking initiatives, making it a regional leader in economic development and innovation.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1535 E 71st St Tulsa, OK 74136** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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