RETAIL

MO'BETTAHS-NET INVESTMENT LEASE

4611 N KICKAPOO AVE., SHAWNEE, OK

OFFERING MEMORANDUM

THE RETAIL GROUP

RETAIL

OFFERED
EXCLUSIVELY BY

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THE OFFERING

Robinson Park LLC is pleased to present the opportunity to acquire a 3,160-SF Mo'Bettahs Hawaiian Style Food restaurant at 4611 N Kickapoo Ave. in Shawnee, Oklahoma. The popular eatery sits on a restaurant row with neighbors including Qdoba, Sonic, Chick-fil-A, Popeye's Louisiana Kitchen, Starbucks, and others.

Based in Utah and founded in 2008, Mo'Bettahs has 79 locations in six states.

The Shawnee restaurant is on a solid lease extending to 2034 with two, five -year renewal options.

Shawnee is a bustling city 40 miles east of Oklahoma City and 34 miles east of Tinker Air Force Base, the largest single-site employer in Oklahoma.

The city benefits from its proximity to Interstate 40, a major east-west interstate crossing the United States.

Shawnee's retail market is benefiting from ongoing development projects, positive economic indicators, and a robust housing market, making it a dynamic and evolving sector in the city's economy.

19,800 VPD
Vehicles/Day

$72,010
Avg. Household Income
1-mi Radius

36,358
Population
5-mi Radius

18,147
Daytime Population
5-mi Radius

NEARBY RETAILERS

Lowe's
Walmart
Hobby Lobby
Harbor Freight Tools
Aldi
T.J.Maxx
Ulta Beauty
Five Below
Discount Tire

OFFERING SUMMARY

4611 N KICKAPOO AVE.

Price	Cap Rate	Term
$2,000,000	**6.25%**	**15 YEARS**
Lease Type	Lease Expiration	Landlord Responsibilities
ABSOLUTE NET	**1/31/2039**	**NONE**
Rent Increases	Building Size	Approx. Land Area
12% EVERY FIVE YEARS	**3,160 SF**	**0.73 ACRES**

RENT ROLL

Tenant	SF	Rent Commencement Date	Lease Expiration Date			Rent Type
Mo Bettah	3,160	1/1/2024	1/31/2039			Absolute Net

Lease Year			$/SF	Monthly Rent	Annual Base Rent
Current-1/31/2029	2/1/2024	1/31/2029	$39.56	$10,416.67	$125,000.04
2/1/2029-1/31/2034	2/1/2029	1/31/2034	$44.30	$11,666.67	$140,000.04
2/1/2034-1/31/2039	2/1/2034	1/31/2039	$49.62	$13,066.67	$156,800.04

Renewal Options			$/SF	Monthly Rent	Annual Base Rent
Two (2), five (5) year options to renew	2/1/2039	1/31/2044	$55.57	$14,634.67	$175,616.00
	2/1/2044	1/31/204	$62.24	$16,390.83	$196,689.92

SITE AERIAL


Staples
BRAUM'S
STARBUCKS COFFEE
Popeyes
DISCOUNT TIRE
Chick-fil-A
SONIC
QDOBA
ALDI
SITE
HARBOR FREIGHT
Freddy's
FROZEN CUSTARD & STEAKBURGERS
McALISTER'S DELI
Communication
FEDERAL CREDIT UNION
CVS pharmacy
First United
45TH ST
RibCrib
Est. 92
SCOOTER'S COFFEE
19,800 CPD
State Farm
KICKAPOO AVE
O'Reilly
Schlotzsky's
N

MARKET AERIAL

OKLAHOMA CITY MARKET REPORT

OKLAHOMA CITY MARKET REPORT

THE YEAR OF OPTIMISM

Optimism is growing for Oklahoma City's commercial real estate market in 2025. The past few years brought challenges. COVID-19, high interest rates, and election-year uncertainty created hurdles. Now, key trends point to recovery.

The office sector saw positive absorption in 2024, with a strong start and end to the year, though activity remained uneven. Interest among buyers and sellers grew after the Federal Reserve cut rates in September. State and federal mandates and those from the private sector requiring employees to return to the office full-time are driving demand.

The industrial sector stayed active in leasing. Sales slowed due to high interest rates, which eased in the fourth quarter. A U.S. manufacturing resurgence and investment in onshoring should boost demand this year. Slower construction in 2024 will help absorb Class A vacancies.

The retail sector expanded with projects like The Oak, which added a boutique hotel, luxury apartments, and new dining and retail options, including new-to-market brands. However, uncertainty remains about the impact of national chain restaurants and big-box store closures on the local market.

The multifamily sector saw total sales of $121 million in 2024, down from 2023. The fourth quarter brought a strong surge, with $37 million in deals. Buyers and sellers are adjusting to higher interest rates as they navigate changing conditions, although rental and occupancy numbers remain strong across all property classes.

Overall, 2025 looks promising as rate cuts, government mandates, and new developments drive momentum.

20TH LARGEST

CITY IN THE UNITED STATES AND 42ND LARGEST MSA

82.3%

COST OF LIVING 17.7% BELOW THE UNITED STATES STANDARD

#1

FASTEST GROWING MEGALOPOLIS IN THE COUNTRY (I-35)

5,800+

JOBS CREATED IN 2024 RESULTING IN $350M IN NEW PAYROLL

$664M+

NEW CAPITAL INVESTMENTS ACROSS THE METRO

3

FORTUNE 500 COMPANIES
DEVON ENERGY | CONTINENTAL RESOURCES | EXPAND ENERGY

2

S&P 500 COMPANIES
DEVON ENERGY | PAYCOM

TRAVEL & TOURISM

$4.5B

TOTAL ECONOMIC IMPACT FROM OKC TOURISM

ECONOMIC IMPACT

Visit OKC reported for FY24 the city collected $606M in direct tax receipts from visitors, welcomed 24.1M visitors, and employed nearly 35,000 in the hospitality sector. The total economic impact from tourism was $4.5B.

66.4%

APPROVAL RATE OF THE PROPOSED HOTEL TAX

HOTEL TAX: PASSED

In August, OKC voters approved a 3.75% hotel tax increase by 66%. It brought the city's hotel tax total to 17.875% to promote tourism and provide improvements to facilities. The room tax increase brought OKC in line with peer cities.

4.6%

INCREASE OF AIRPORT TRAFFIC SINCE 2023

OKC WILL ROGERS INTL AIRPORT

The OKC Airport Trust released bid documents in February for construction of a Federal Inspection Station. It is the first step toward offering international flights. In 2024, the airport set a passenger traffic record with more than 4.6 million passing through the airport, a 4.6% increase from 2023.

SPORTS & ENTERTAINMENT

$20M

ESTIMATED ECONOMIC IMPACT

2028 OLYMPICS

OKC is set to host the canoe slalom and women's softball events as part of the 2028 Los Angeles Olympics and Paralympics. Existing facilities in OKC made it a desirable city for both competitions.

$600M

ESTIMATED ECONOMIC IMPACT SINCE 2008

OKC THUNDER

The OKC Thunder has made 11 Playoff appearances, the Western Conference Finals four times, and the NBA Finals once. The team supports about 3,000 jobs.

$531M

ESTIMATED ECONOMIC IMPACT SINCE 2021

FILM INDUSTRY

Two movies made in Oklahoma and released in 2024 were "Twisters," which grossed $371M at the box office and "Reagan," which grossed $30.1M.

MAPS REMAINS A MAJOR OKLAHOMA CITY DRIVER


INNOVATION HALL


DIVERSION HUB


CLARA LUPER CIVIL RIGHTS CENTER

$350M	1993 MAPS
$10M	1998 MAPS EXTENSION
$700M	2001 MAPS FOR KIDS
$777M	2009 MAPS 3
$978M	2019 MAPS 4

TODAY, VARIOUS MAPS PROGRAMS HAVE FUNDED $3.2 BILLION WORTH OF IMPROVEMENTS TO OKLAHOMA CITY, WITH AN ESTIMATED **$7B+ ECONOMIC IMPACT.**

ENTERTAINMENT DISTRICT | $1B

The former Producers Co-op site south of Bricktown will be home to the MAPS 4 multipurpose stadium to house the Energy FC and other events. A mixed-use development around the stadium will create a new downtown district led by Echo and Robinson Park who have partnered with NBA star Russell Westbrook.

DOWNTOWN ARENA | $1B

OKC residents voted in favor of a one-penny sales tax extension to fund $900M toward a new downtown arena for the NBA's OKC Thunder. It will be at least 750,000 SF and be built on the site of the former Cox Convention Center/Prairie Surf Studio.

THE OAK | $200M+

The mixed-use development in NW OKC includes new-to-market brands like RH (Restoration Hardware), Arhaus, Capital Grille, and others, along with a 132-room boutique hotel and 320 apartments. The project won the Urban Land Institute Oklahoma's Distinguished Merit Award.

HARLOW | $70M

Developed by Gardner Tanenbaum Holdings, The Harlow apartments will bring 265 units to the core of downtown in two former office buildings. One of the buildings will be home to the first Starbuck's in the Central Business District.

OKC 577 | $1B

A 577 acre± Master Planned park currently under construction in the heart of Oklahoma City featuring industrial, office and retail space. Contiguous sites available up to 235 acres and buildings ranging from 20,000 SF - 2M SF.

ROCK CREEK ENTERTAINMENT DISTRICT | $1.2B

The Norman City Council approved the development known as the Rock Creek Entertainment District. It will replace the Lloyd Noble Center with a new arena for the University of Oklahoma's basketball and gymnastics teams. The arena will also host concerts, shows, and other performances.

THE HALF | $200M

The development in NW OKC continues to add tenants and amenities. It is home to the headquarters of Dolese Bros., Chicken N Pickle, Flix Brewhouse, 325-unit BroadVue apartments. A 140-room Skyline Hotel, Andretti Indoor Karting & Games, OnCue, Pop Stroke, and Belle Isle Enterprise High School will be included as well.

THE ROBINSON | $60M

Developer Gardner Tanenbaum Holdings bought the Robinson Renaissance office building at auction for $10M with plans to convert it to apartments, while keeping a law firm tenant and retail on the lower level and first two floors.

CONVERGENCE | $146M

Mixed-use development, positioned as the heart of Oklahoma City's Innovation District, secured on a 5.5 acre site near NE 8th Street and I-235. The development includes an Innovation & Research Tower, a two-level, below-grade parking garage, Stiles Park and Oklahoma City's MAPS 4 Innovation Hall.

OKANA | $400M

The Horizon District just east of I-35 and south of I-40 along the Oklahoma River is home to the First Americans Museum and the OKANA water park and 404-room resort. 13 restaurant and retail stores and its first-class spa and wellness facility leave nothing to be desired. The 10-year projected economic impact is more than $1B.

ALLEY NORTH | $115M

Developed by Rose Rock Development Partners, the project at NW 13th Street and Broadway Avenue will house architectural, engineering and planning firm Guernsey's new headquarters for its 150 employees with plans for 214-unit multifamily project and retail.

BOOMBOX BEACH CLUB | $45M

Indoor and outdoor volleyball facility in the Adventure District. Includes 10 hard-surface courts, five outdoor sand courts, and eight indoor sand courts. Also includes 16 indoor and four outdoor pickleball courts. Additional phases will bring retail, restaurants, and a hotel.

STATE CAPITAL

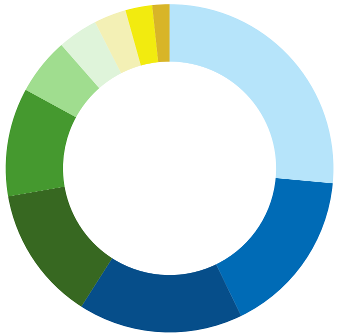
624 SQ MI OKC AREA SIZE

2.8% UNEMPLOYMENT RATE *Dec 2024*

1.49M METRO POPULATION *2024*

AAA BOND RATING *2024 Moody's, S&P*

OKC EMPLOYERS OF 1,000+ EMPLOYEES BY INDUSTRY



%	Industry
26%	Government
16%	Medical
16%	Military
13%	Education
11%	Retail
6%	Aerospace
4%	Technology
3%	Finance
3%	Oil and Gas
2%	Telecom

The OKC metro has a diverse group of employers including many government, educational, and medical jobs, in addition to homegrown companies like Hobby Lobby, Love's, and Paycom.

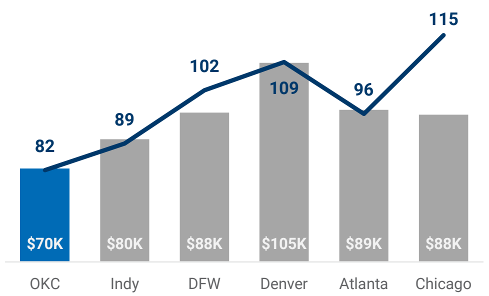
TOP EMPLOYERS LIST

**denotes headquartered in Oklahoma*

Employer	No. of Employees	Industry
State of Oklahoma	37,600	Government
Tinker Air Force Base	26,000	Military
University of Oklahoma–Norman	11,530	Education
INTEGRIS Health*	11,000	Medical
Amazon	8,000	Retail
Hobby Lobby Stores Inc.*	6,500	Retail
Mercy Hospital*	6,500	Medical
SSM Health Care of Oklahoma Inc.*	5,600	Medical
FAA Monroney Aeronautical Center	5,150	Aerospace
OU Health Sciences Center–OKC	5,000	Education
City of Oklahoma City	4,500	Government
Paycom*	4,200	Technology
The Boeing Co.	3,740	Aerospace
MidFirst Bank*	3,100	Finance
Norman Regional Hospital*	2,740	Medical
AT&T	2,700	Telecom
Love's Travel Stops & Country Stores*	2,500	Retail
Dell	2,100	Technology
Oklahoma City Community College	2,100	Education

COST OF LIVING INDEX

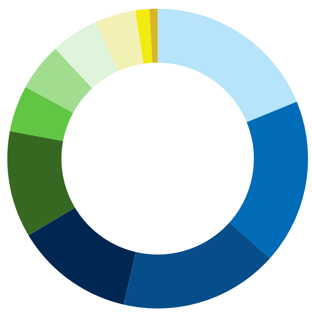
Medium HH Income



OKC's cost of living is 17.7% below the U.S. standard. The median household income is $70,264. For the same standard of living in Denver one would have to make $90,044 and $93,851 in Chicago.

INDUSTRY DIVERSITY

Nonfarm Payroll



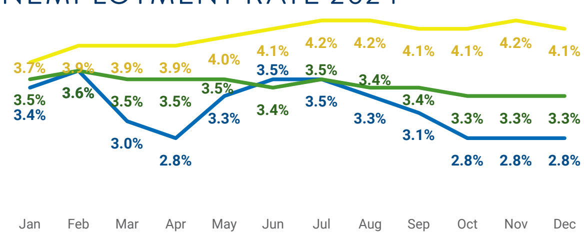
%	YOY % Change	Industry
19%	3%	Government
18%	0%	Trade Transp and Utilities
17%	9%	Education and Health Services
13%	-3%	Prof and Business Services
11%	4%	Leisure and Hospitality
5%	5%	Construction
5%	-1%	Financial Activities
5%	1%	Manufacturing
4%	3%	Other Services
1%	-1%	Mining and Logging
1%	-1%	Information

Local, state, and federal government jobs make up the largest share of employment, highlighting the importance of public sector work. While the energy sector is the largest industry in the state, oil and gas jobs account for only about 1% of employment. However, these jobs contribute significantly to the economy, making up 16.2% of total statewide household income.

HIGHER EDUCATION ENROLLMENT

Higher Education	Fall '24	Type
OU, OU Health Sciences Center, Law	34,556	Research
OSU, OSU-OKC, Veterinary	31,205	Research
University of Central Oklahoma	12,554	Regional
Oklahoma City Community College	11,476	Community
Rose State College	7,000	Community
Oklahoma City University	1,982	Private
Oklahoma Christian University	2,537	Private

UNEMPLOYMENT RATE 2024



For December 2024, OKC maintained November's unemployment rate of 2.8%, **the second lowest unemployment rate in the country for MSA's of 1 million or more.** It was the 41st straight month the metro's unemployment was under 4%. That compares to 3.3% for Oklahoma in December and 4.1% nationally.

Report Sources: C2ER, City of Oklahoma City, CoStar, Federal Reserve, Fortune, Gardner Tanenbaum, Greater OKC Chamber, LA 2028, Moody's, OKC Thunder, Oklahoma Film and Music Office, Oklahoma Regents for Higher Education, Robinson Park, S&P, The Oklahoman, U.S. BLS, U.S. Census Bureau, Visit OKC, OKC Will Rogers International Airport

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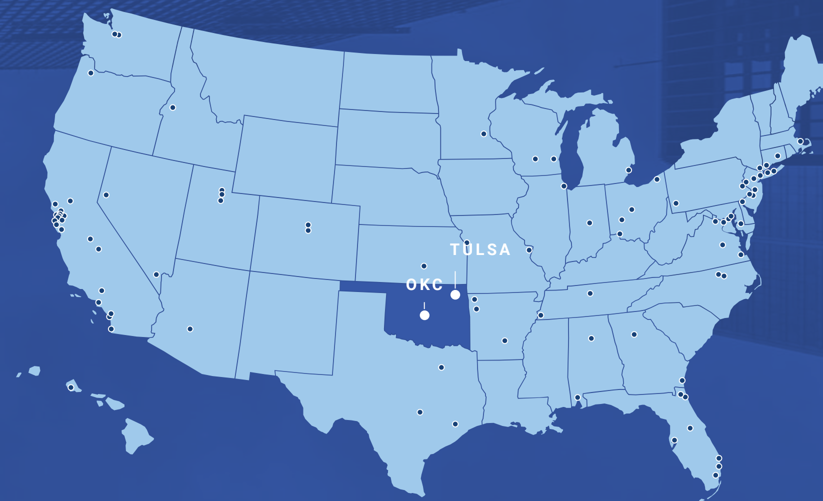
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Robinson Park LLC in compliance with all applicable fair housing and equal opportunity laws.



NATIONAL REACH, LOCAL EXPERTISE

We are an affiliate of Newmark National, and as such have access to national data, trends and other resources. This includes up-to-the-minute response to COVID-19 and how it affects our clients.

18,000 PROFESSIONALS
480 OFFICES WORLDWIDE
SIX CONTINENTS

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