JOS. A. BANK | theVitamin Shoppe™

OFFERING MEMORANDUM

8247 EAST 71ST STREET | TULSA, OK

EXCLUSIVELY OFFERED BY:

NET LEASE INVESTMENTS

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LOCAL CONTACT

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CUSHMAN & WAKEFIELD

DISCLAIMER

Cushman & Wakefield has been retained as exclusive advisor to the Seller for the sale of the Jos. A. Bank & The Vitamin Shoppe parcel (the "Property"), approximately 7,000± square feet on 0.71± acres located at 8247 East 71st Street, Tulsa OK 74133.

This Offering Memorandum has been prepared by Cushman & Wakefield for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Cushman & Wakefield, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Cushman & Wakefield, therefore, are subject to variation. No representation is made by Cushman & Wakefield or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Cushman & Wakefield, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, and omitted from, this Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. This Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and Cushman & Wakefield each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner's obligations thereunder have been satisfied or waived. Cushman & Wakefield is not authorized to make any representations or agreements on behalf of Owner.

This Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the "Contents"), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or Cushman & Wakefield, (iv) to not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or Cushman & Wakefield, and (v) to return it to Cushman & Wakefield immediately upon request of Cushman & Wakefield or Owner.

The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

If you have no further interest in the Property, please return this Investment Offering Memorandum forthwith.

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EXECUTIVE SUMMARY

LOCATION:	8247 East 71st Street Tulsa, OK 74133
APN:	77715-83-01-04758
BUILDING SIZE:	7,000± square feet
LAND SIZE:	0.70± acres (30,401 SF)
YEAR BUILT:	2012
LEASE TYPE:	NN – Landlord responsible for roof, structure and foundation. Tenant reimburses Landlord for common area maintenance, taxes and insurance.

OFFERING TERMS

PRICE
$3,700,000

CAP
6.95%

ANNUAL RENT
$257,400

TENANT:	JOS. A. BANK The New Tradition Since 1905	theVitamin Shoppe™
SUITE SIZE:	4,000± square feet	3,000± square feet
LEASE COMMENCEMENT:	September 26, 2012	October 19, 2012
REMAINING TERM:	~4.5 years	~4.5 years
OPTIONS:	Two (2) five (5) year terms	Two (2) five (5) year terms
RENT INCREASES:	9.09% every 5 years	9.09% every 5 years
NOI:	$138,600	$118,800

INVESTMENT HIGHLIGHTS

EXCELLENT LOCATION

Located at the entrance to Woodland Hills Regional Mall, the dominant shopping mall in the Tulsa MSA with 1.1 million square feet of gross leasable space and 165 retail stores

STRONG DEMOGRAPHICS

Densely populated trade area with a daytime population of 130,275 and an Average Household Income of over $83,000 within a three mile radius

HIGH TRAFFIC AREA

Average daily traffic volume of 33,300 on 71st Street at the subject property, a combined count of 70,400 at the intersection of 71st Street and Memorial Drive, and over 110,000 on Highway 64

CURB APPEAL

Well maintained property with excellent ingress/egress and parking

MAJOR TRADE AREA TRAFFIC GENERATORS

The subject property is located on the main retail corridor, surrounded by high volume traffic generators such as Walmart, Sam's Club, Ross Dress for Less, Dillard's, JC Penney, Macy's and Sears

PROXIMITY TO UNION HIGH SCHOOL

Union High School, the second largest public high school in Oklahoma with a current enrollment of approximately 3,500 students, is just 1.3 miles to the east of the property

SURROUNDING RETAIL

SITE PLAN

Not to scale. Parcel outlines for illustration purposes only.

Property Photos

Adjacent Retail

The Vitamin Shoppe, Inc.
(NASDAQ: VSI)

2017 REVENUE ($BIL):	$1.18	# OF LOCATIONS (2016):	775
		# OF EMPLOYEES (2016):	5,503

The Vitamin Shoppe is dedicated to helping individuals fulfill their health and wellness needs. Founded in 1977, the company is a leading multi-channel specialty retailer and contract manufacturer of nutritional products based in Secaucus, New Jersey. Vitamin Shoppe is the second largest Vitamins, Minerals and Supplements retailer with over $1.25 Billion in annual revenue. Today the company operates 775 stores throughout the U.S. and Puerto Rico. In its stores and on its website, The Vitamin Shoppe carries one of the most comprehensive retail assortments in the industry with 800 national brand products including; vitamins, minerals, specialty supplements, herbs, sports nutrition, homeopathic remedies, green living products and beauty aids. The company's broad product offering enables it to provide its customers with a selection of products not readily available at other specialty vitamin, minerals and supplement retailers or mass merchants, such as drugstore chains and supermarkets.

Website: http://www.vitaminshoppe.com/

TENANT PROFILES

JOS. A. BANK
The New Tradition Since 1905

Joseph A. Bank Clothiers, Inc.

PARENT COMPANY: TAILORED BRANDS (NASDAQ: TLRD)

2017 REVENUE ($BIL):	$3.38	# OF LOCATIONS (2016):	1,667
S&P CREDIT RATING:	B	# OF EMPLOYEES (2016):	22,500

Jos. A. Bank Profile:

Joseph A. Bank Clothiers, Inc., also known by the abbreviated name Jos. A. Bank Clothiers, is a retailer of men's clothing, particularly known for its moderately-priced suits. The company, established in 1905, now sells its products through over 506 stores in 42 states and the District of Columbia, as well as through a nationally distributed catalog and an e-commerce website.

Jos. A. Bank targets the male career professional (35 to 59 years old) emphasizing high quality tailored and business casual clothing and accessories, substantially all of which is sold under the exclusive Jos. A. Bank label. Jos. A. Bank merchandise consists of suits, suit separates, sport coats, slacks, formalwear, business casual, sportswear, outerwear, dress shirts, shoes and accessories in primarily traditional styles and in a wide range of sizes including a selection of "Big and Tall" product. The company also offers tuxedo rentals at all retail locations.

Tailored Brands Profile:

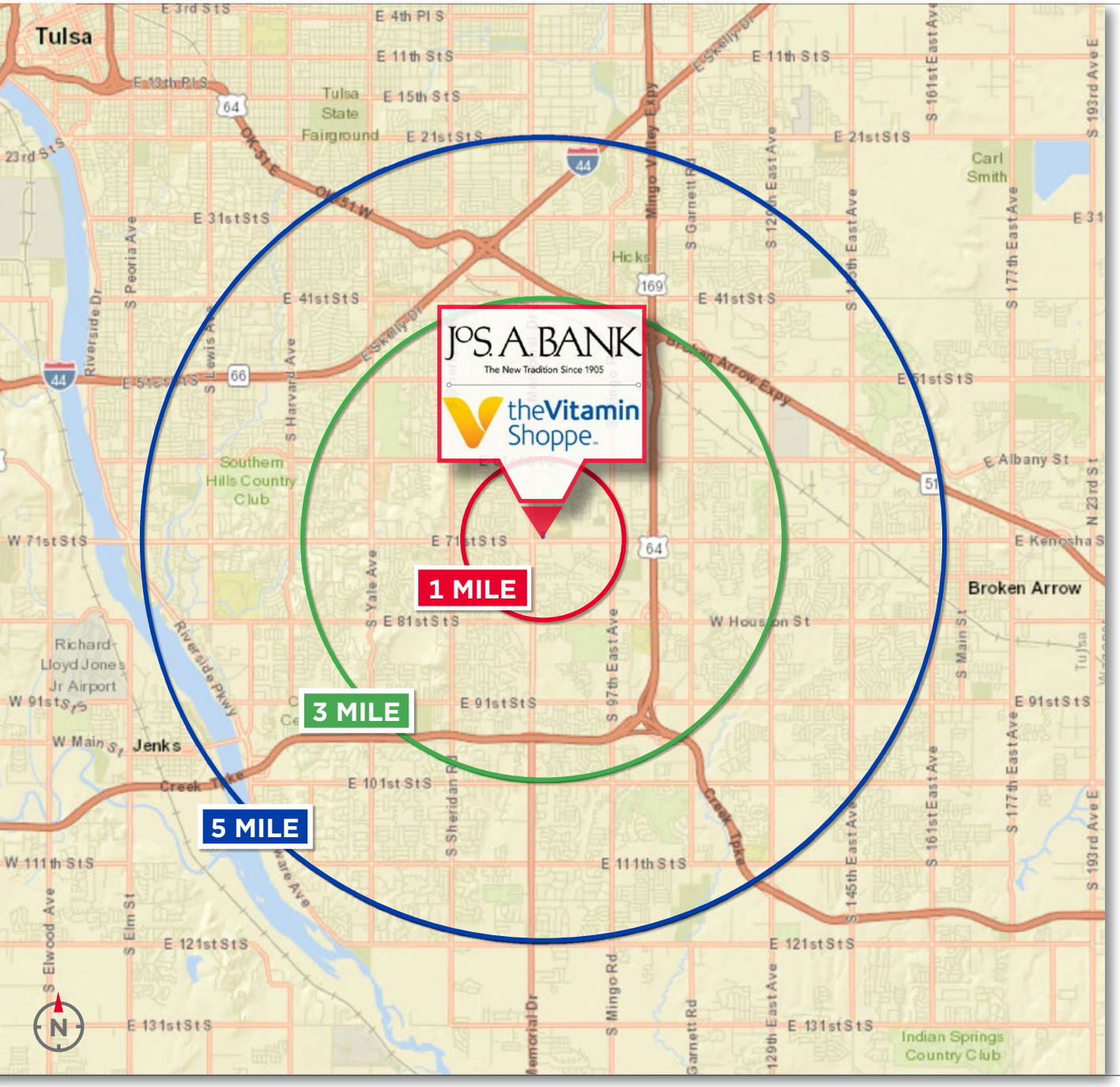
Tailored Brands provides a personal, convenient, one-of-a-kind shopping experience with compelling products and world-class service. Tailored Brands features leading menswear retailers Men's Wearhouse, Jos. A. Bank and Moores Clothing for Men; designer brand Joseph Abboud; family retailer K&G Fashion Superstore; dry-cleaners MW Cleaners; and corporate apparel leaders Twin Hill, Alexandra, Dimensions and Yaffy.

Tailored Brands became the successor reporting company to The Men's Wearhouse, Inc. on January 31, 2016. As of January 2017, Tailored Brands operates 1,667 retail stores in the U.S. and Canada.

Website: www.josabank.com | www.tailoredbrands.com

DEMOGRAPHICS

AREA OVERVIEW



130,275
DAYTIME POPULATION - 3 MILES

91,114
POPULATION - 3 MILES

$83,178
AVERAGE HH INCOME - 3 MILES

POPULATION

	1 MILE	3 MILE	5 MILE
RESIDENTS	14,921	91,114	251,735
DAYTIME	18,155	130,275	297,701

AVERAGE HH INCOME

	1 MILE	3 MILE	5 MILE
2017	$68,994	$83,178	$85,558

TULSA OKLAHOMA

Tulsa is the second-largest city in the state of Oklahoma and 47th most populous city in the United States. As of July 2015 the population was 403,505. It is the principal municipality of the Tulsa Metropolitan Statistical Area, a region whose aggregate population is estimated to be 987,179 residents (25% of the population of the state of Oklahoma). The city serves as the county seat of Tulsa County, the most densely populated county in Oklahoma, with urban development extending into Osage, Rogers, and Wagoner counties.

Tulsa is situated on the Arkansas River at the foothills of the Ozark Mountains in northeast Oklahoma, a region of the state known as "Green Country". Once considered the oil capital of the world, "T-Town" has developed into a vibrant, modern metro area of more than 900,000 residents. Straddling the South, Southwest and Midwest regions of the country, Tulsa is home to a distinct culture comprised of the best characteristics of each of these regions, in addition to Native American and cowboy heritage. Perhaps the most inviting aspect of Tulsa's culture, however, is its warm and welcoming hospitality as well as the down-to-earth attitudes of residents who are passionate about their home town.

Today, Tulsa is considered the cultural and arts center of Oklahoma, and houses two world-renowned art museums, full-time professional opera and ballet companies, and one of the nation's largest concentrations of art deco architecture. The city has been called one of America's most livable large cities by Partners for Livable Communities, Forbes, and Relocate America. FDI Magazine in 2009 ranked the city no. 8 in the U.S. for cities of the future. In 2012, Tulsa was ranked among the top 50 best cities in the United States by BusinessWeek. The Tulsa Port of Catoosa is acclaimed as one of the largest, most inland river-ports in the United States. The Tulsa International Airport offers direct service to most major U.S. cities and is another important contributor to its economic growth.

Ten higher education facilities serve the metropolitan Tulsa area, such as the University of Tulsa, Oral Roberts University and Rogers State University. Options range from community college and vocational studies to undergraduate, graduate, and professional degree programs at both public and private universities.

Downtown Tulsa, Oklahoma

TULSA ECONOMY

Although oil-related businesses remain an important part of the city's economy, Tulsa has developed a widely diversified business base which includes nationally prominent companies in aviation and aerospace, telecommunications, data processing, construction, high technology, healthcare, education, transportation, energy, manufacturing, and distribution. As of June 2017, Tulsa County had a labor force of 318,399 citizens, an unemployment rate of 4.8%, and a cost of doing business that is 11% below the national average due to low rent, energy costs and taxes. The gross product or value of all goods and services produced in the seven-county Tulsa MSA is estimated to be $52.1 billion, or 30.7% of the Oklahoma economy. In 2017, Tulsa's gross product of goods and services is expected to grow 3.5% to $53.9 billion.

Additionally, Tulsa is one of the most affordable places to live with cost of living at 8% below the national average, average home cost at 33.5% below the national average, and apartment rents at 32% below the national average. In 2013, Apartment Guide rated Tulsa as the number one city for getting the most bang for your buck with apartment rent, and in 2012 Zillow.com ranked Tulsa as the number 3 city in national home value growth.

Tulsa's primary employers are small and medium-sized businesses: there are 30 companies in Tulsa that employ more than 1,000 people locally, and small businesses make up more than 80% of the city's companies.

Downtown Tulsa, Oklahoma

https://www.cityoftulsa.org/
https://www.tulsachamber.com/
http://www.growmetrotulsa.com/
http://www.visittulsa.com/
http://www.choosetulsa.com/
https://www.travelok.com/Tulsa
http://en.wikipedia.org/wiki/Tulsa,_Oklahoma
http://www.tulsaworld.com/

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