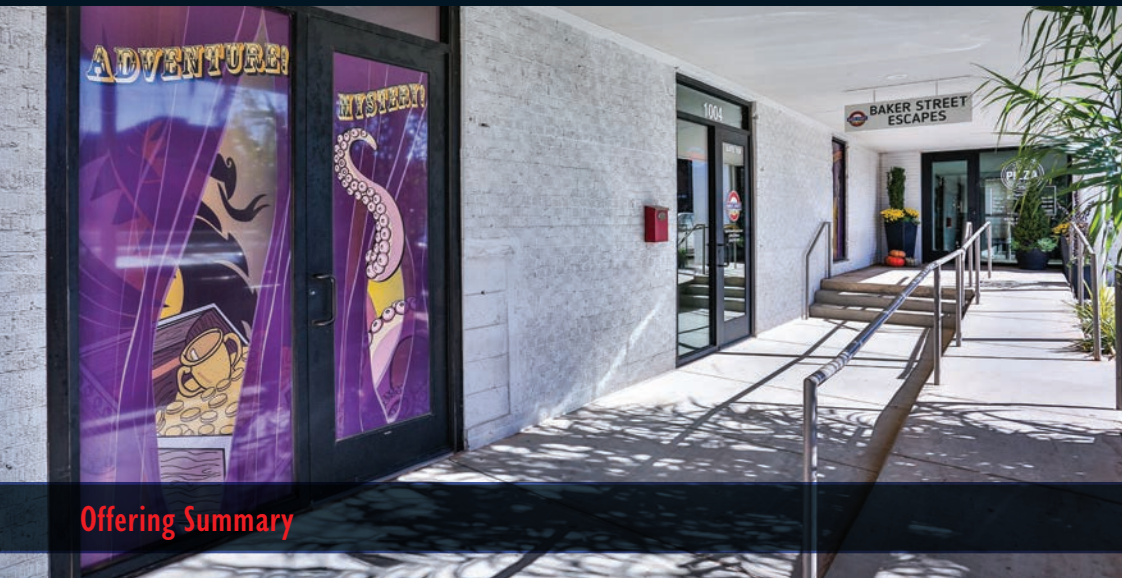




# SWANSON'S

MIDTOWN, OKLAHOMA CITY

# NORTH



# INVESTMENT OVERVIEW

JLL is pleased to offer on an exclusive basis Swanson's North ("the Property"), a 15,609 SF strip center, in the heart of Oklahoma City (OKC), Oklahoma. The Property is at the center of an on-going revitalization of downtown OKC with strong operators catering to a diverse and permanent day-time population from the nearby hospital systems, universities, apartment complexes, and office buildings. At 100% occupancy, the center represents an exciting opportunity to acquire a coveted urban, core-plus location and generate stable in-place cash flow in one of Downtown OKC's most promising districts.

## PROPERTY OVERVIEW


**Location:** 1004-1006 N Hudson Avenue  
**Size:** 15,609 square feet  
**Occupancy:** 100%  
**Year Built:** 2016




Tenant	Ste #	Sq. Ft.	% GLA
Capital Coffee & Cream	100 – 1006	961	6.16%
405 Yoga	101 – 1004	1,705	10.92%
The Chiropractic House	101 – 1006	930	5.96%
Gardner Architects	102 – 1004	1,550	9.93%
Citizens Bank	102 – 1006	1,000	6.41%
Capital Coffee & Cream (Expansion)	103 – 1006	1,149	7.36%
Baker Street Escapes	104 – 1004	2,951	18.91%
The Hall's Kitchen	106 – 1004	5,363	34.36%

# INVESTMENT HIGHLIGHTS


## STABILIZED, CORE-PLUS ASSET

 Local tenancy with 4.5 years of WALT and promising YOY sales growth for the restaurants in the center.


## DESIRABLE, CENTRAL LOCATION

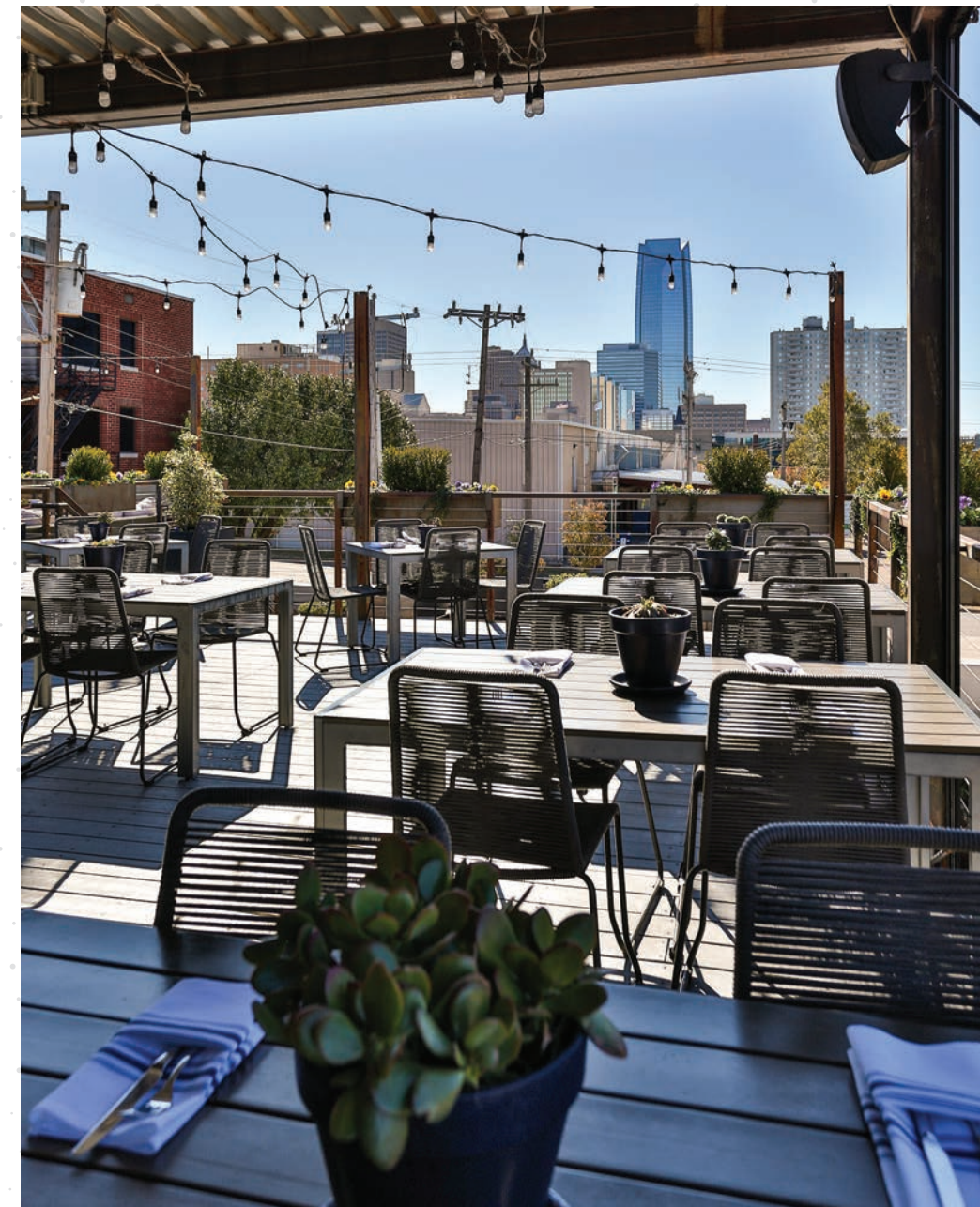
 Approximately one-mile northwest of the central business district.

## WALKABLE LOCATION WITH NEARBY AMENITIES

 » Midtown features a Walk Score of 89.  
 » Over 587,000 SF of retail, including more than 40 local restaurants, neighborhood bars, housing, lodging, and many professional services making it the perfect place to experience the best of OKC's local fare.

## BUDDING BUSINESS ENVIRONMENT

 Through city engagement and support, Downtown OKC has seen 74+ businesses open since 2018.










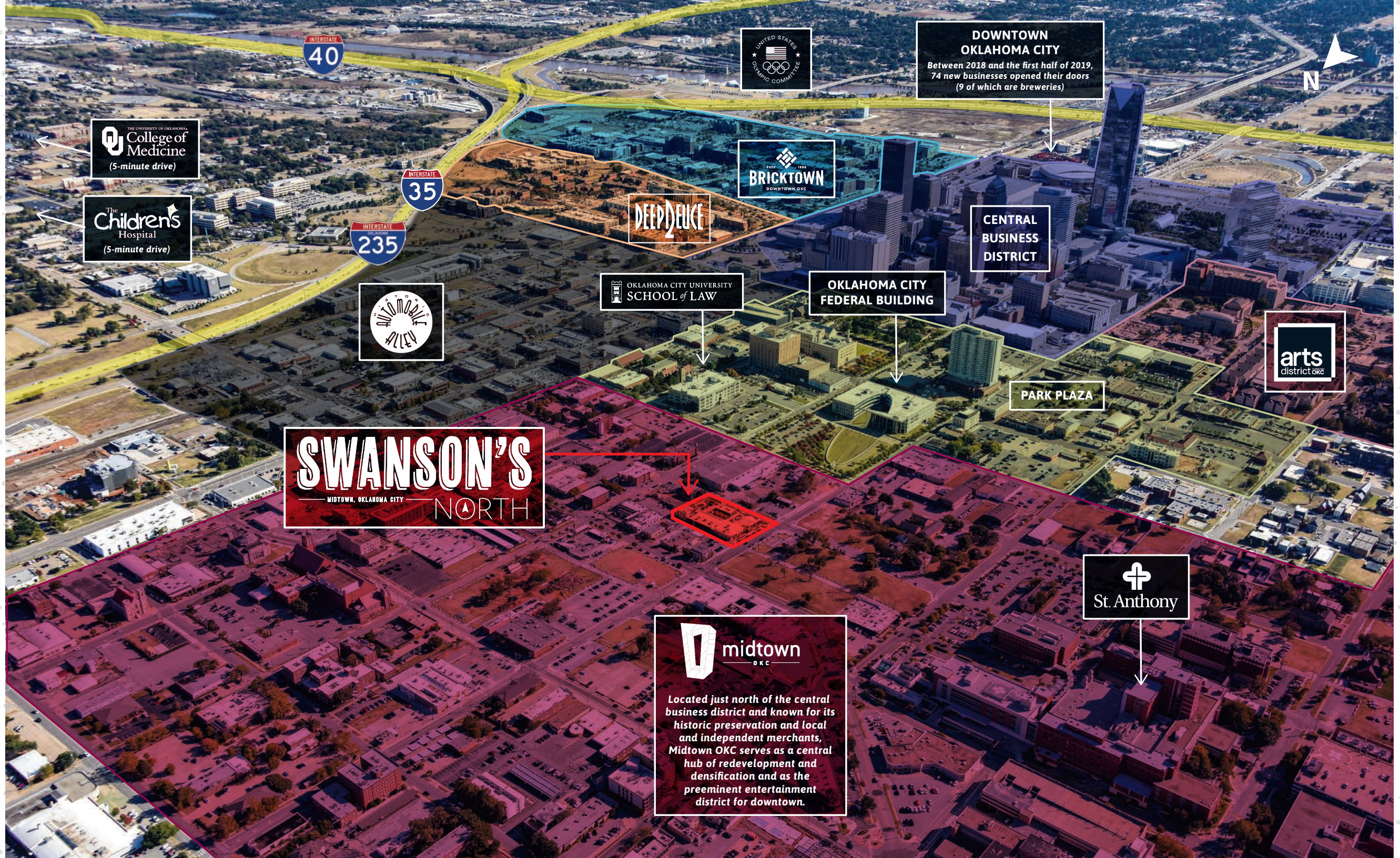
# DOWNTOWN REVITALIZATION

Downtown Oklahoma City Partnership (DOKC) is a not-for-profit organization created in 2000 to manage and market the Business Improvement District. DOKC serves as advocates, coordinators, facilitators and communicators for the entire downtown revitalization and works closely with partners in both the public and private sector to ensure the greater downtown area continues to thrive.

# ARTS, LEISURE, AND NIGHTLIFE

Downtown Oklahoma City residents enjoy 7 distinct city districts, each offering its own leisure, nightlife, and dining experience.

 Midtown	 Arts District
 Automobile Alley	 Bricktown
 CityCenter	 Film Row
 Deep Deuce: Historic Jazz District	



**SWANSON'S**  
MIDTOWN, OKLAHOMA CITY  
**NORTH**

 **midtown**  
OKC

Located just north of the central business district and known for its historic preservation and local and independent merchants, Midtown OKC serves as a central hub of redevelopment and densification and as the preeminent entertainment district for downtown.

**DOWNTOWN OKLAHOMA CITY**  
Between 2018 and the first half of 2019, 74 new businesses opened their doors (9 of which are breweries)

**CENTRAL BUSINESS DISTRICT**

**arts**  
district OKC

  
St. Anthony



## CURRENT & FUTURE DEMAND DRIVERS

- » Oklahoma City is home to a thriving fine arts community supported in part by the Oklahoma City Ballet, the Oklahoma City Philharmonic, the Oklahoma Contemporary, and the Oklahoma Museum of Art – home to one of the largest collections of works by renowned glass artist Dale Chihuly.
- » The 36-acre north section of the \$139-million Scissortail Park has opened and features regular concerts and ample space for family activities. The park has a café, 3.7-acre lake with boathouse, ornamental gardens and woodlands, six-acre concert lawn with bandshell, interactive fountains, and children’s playgrounds; the MAPS-funded project will be completed with the opening of an additional 34-acre south section in 2021.
- » Opening in 2021, the \$241 million Omni Hotel and Convention Center will feature 605 luxurious guest rooms with dramatic views of Scissortail Park and the downtown skyline; a true outdoor recreation, entertainment, and culinary destination, Omni Oklahoma City Hotel will offer seven dining outlets, an expansive pool deck with event space, retail, and 78,000 SF of indoor and outdoor meeting space.

## MAPS (METROPOLITAN AREA PROJECTS)

The \$777 million MAPS 3 initiative has generated an estimated 25,000 new jobs and funded numerous projects including a downtown convention center and 70-acre park (currently under construction) and soon-to-be-opened streetcar line; to date, an estimated \$5 billion in economic impact can be directly attributed to the original MAPS program.



**\$139 MILLION**  
**Scissortail Park**  
 2019



**\$241 MILLION**  
**Omni Hotel & Convention Center**  
 2021

» A 2017 extension of the debt-free MAPS program, Oklahoma City’s “Better Streets, Safer City” is a 10-year \$967 million bond package investing in streets, fire and police facilities, parks, and other municipal upgrades.

**“BETTER STREETS, SAFER CITY”**



» As of January 2019, the one-cent MAPS sales tax has generated over \$20 million in surplus revenue, allowing city leaders to develop a fifth senior center, fund renovations to the historic downtown Union Station, and provide additional funds for other ongoing MAPS projects.

» The City of Oklahoma City is currently collecting public input for MAPS 4. Areas of emphasis thus far include a multipurpose stadium, enhancements to the State Fair Coliseum, addressing homelessness and community mental health issues, and improvements to area transit systems. As with previous MAPS initiatives, selected projects will be budgeted and executed without incurring municipal debt.

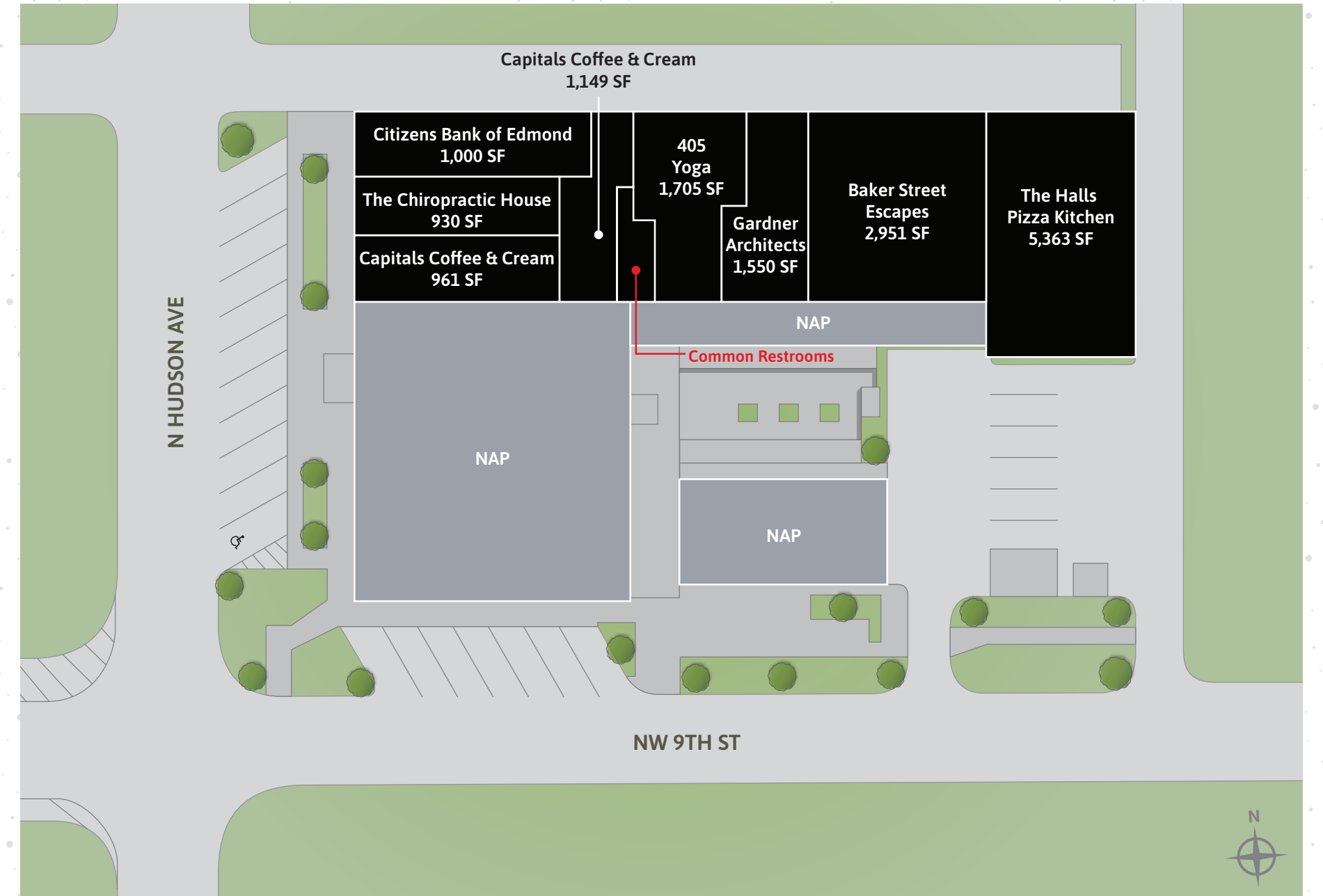
# RECENT ACCOLADES

- #1 U.S. Cities with High-paying Jobs & Low Cost of Living—CNBC (February 2018)
- #3 Most Affordable Cities to Live and Work in 2019 Business—Credit Sesame (July 2018)
- Top 20 Cities Where Millennials Make the Most Money—Jetty (October 2018)
- Top 25 Best Cities for Millennial Job-seekers—Credit Sesame (July 2018)
- America's Most Livable Community Partners of Livable Communities—(November 2018)
- #10 Best Place to Build One's Wealth—Bankrate (May 2018)
- #1 Cities to Watch for Meetings and Events—Today (June 2018)
- Top 5 Cities with the Youngest Entrepreneurs—LendingTree (August 2018)
- Top 2 Cities with the Lowest Property and Income Taxes—Per Capita Tax Foundation (March 2019)
- Top 10 Myriad Gardens, OKC Top Ten Public Parks to Visit in the U.S.—Southern Living (March 2018)
- AAA General Obligation Bonds Rating (9th Consecutive Year)—Standard & Poor's (February 2019)
- Top 10 Best Large City to Start a Business—Wallethub (April 2018)
- Top 10 Best U.S. Cities to Start a Small Business—LendingTree (February 2018)
- Top 15 Incredible Solo Vacation to Take in the South—Southern Living (March 2018)
- Top 10 Myriad Gardens, OKC Top Ten Public Parks to Visit in the U.S.—Minnesota Star-Tribune (January 2019)





# SITE PLAN



# OKLAHOMA CITY ECONOMIC OVERVIEW

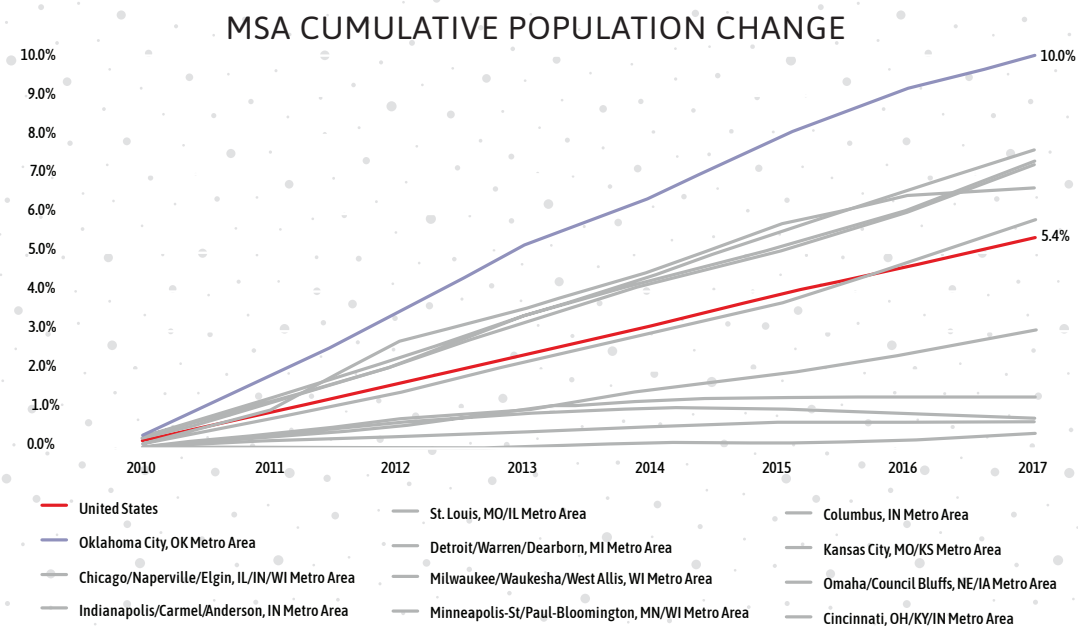
Oklahoma City has long been a production, distribution and business services hub. Major industry sectors include Aviation & Aerospace, Bioscience, Energy, Healthcare, Manufacturing, Business & Financial Services, Wholesale and Retail Trade, and International Business. Key advantages of the city include: consistently low business costs; a productive labor force of over 651,000 persons; prime access to growing state and regional markets; a world-class training network of 16 technology centers, 20 public and private universities; major medical and aerospace research centers; "shovel ready" sites with interstate, rail and runway access; a newly renovated commercial airport; and local and state government incentives.

The local OKC economy has gained momentum with the stabilization of oil prices above \$50/gl and added 6,400 jobs in 2017. OKC is expected to gain another 15,000 jobs prior to Project opening. Low cost of living, low cost of doing business, a low tax rate and a probusiness local environment will continue to attract residents to the metro. OKC is home to five Fortune 1000 HQs.



## STRONG POPULATION GROWTH

Oklahoma City is the most populous city in the state of Oklahoma. Since 2010, Oklahoma City's population has grown 10%, far outpacing national population growth of 5.4% and representing the highest growth rate among major Midwestern metros. Since 2000, OKC's population has risen 27.7% relative to the national population change of 15.7%. OKC population is expected to surpass 1.4MM in 2018 and the metro is the 12th largest state capital in the country.



**27.7%**  
OKC POPULATION GROWTH (SINCE 2000)

**12<sup>TH</sup>**  
LARGEST STATE CAPITAL IN THE COUNTRY

Source: Federal Reserve Bank of St. Louis, 2018

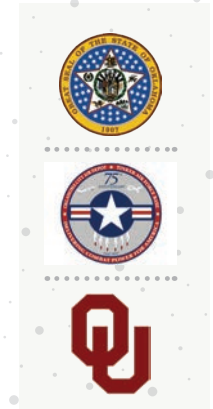
## EMPLOYMENT TRENDS

The unemployment rate for Oklahoma City metropolitan currently stands at 2.9%, relative to 4.0% nationally. Increases in the area's employment and labor force have kept pace with economic growth, keeping the region's unemployment rate low. In fact, significant expansion in private services has kept job growth above the U.S. average. Oklahoma City as a whole is only marginally exposed to the natural resource industry with only three oil and gas companies in the City's top employers list and none in the top five. The OKC employment market is durable and robust. OKC nonfarm employment has grown 11.2% since 2010, outpacing the national employment growth of 11.0% despite a 35% decline in oil prices during this time. Since 2000, OKC nonfarm employment has risen 14.7% relative to the national growth of 9.9%. OKC is projected to add 9,000 jobs in 2018 and 12,000 in 2019. Despite slight exposure to natural resources, the long-term outlook of Oklahoma City is positive as the area has a highly diverse industry mix, favorable demographics, high quality of life, and access to dynamic value-added industries set to outperform the state.

**"THE UNEMPLOYMENT RATE FOR OKLAHOMA CITY METROPOLITAN CURRENTLY STANDS AT 2.9%"**

## DIVERSIFIED ECONOMY

Over the past decade, Oklahoma City's economy has increasingly diversified beyond its natural resource roots. Government, education and healthcare services now represent a significant share of Oklahoma City's total employment base, with manufacturing and professional & business services also experiencing substantial gains in recent years. OKC's economy is heavily diversified and is anchored by its three largest employers – the State of Oklahoma, Tinker Air Force Base and the University of Oklahoma. These institutions form a stable foundation for metro employment.



COMPANY NAME	SECTOR	EMPLOYEES
State of Oklahoma	Government	47,300
Tinker Air Force Base	Military	24,000
University of Oklahoma–Norman	Higher Education	12,700
FAA Mike Manronney Aeronautical Center	Aerospace	7,000
INTEGRIS Health	Health Care	6,000
Hobby Lobby Stores Inc	Wholesale and Retail	5,100
University of Oklahoma Health Sciences Center	Higher Education	5,000
City of Oklahoma City	Government	4,700
Mercy Hospital	Health Care	4,500
OGE Energy Corp	Utility	3,400
OU Medical Center	Health Care	3,300
SSM Health Care of Oklahoma, Inc	Health Care	3,000
University of Central Oklahoma	Higher Education	3,000
Norman Regional Hospital	Health Care	2,950
AT&T	Telecommunications	2,700
The Boeing Company	Aerospace	2,600
Devon Energy Corp	Oil and Gas	2,500
Sonic Corp	Wholesale and Retail	2,460
Oklahoma City Community College	Higher Education	2,100
Midfirst Bank	Finance	2,000

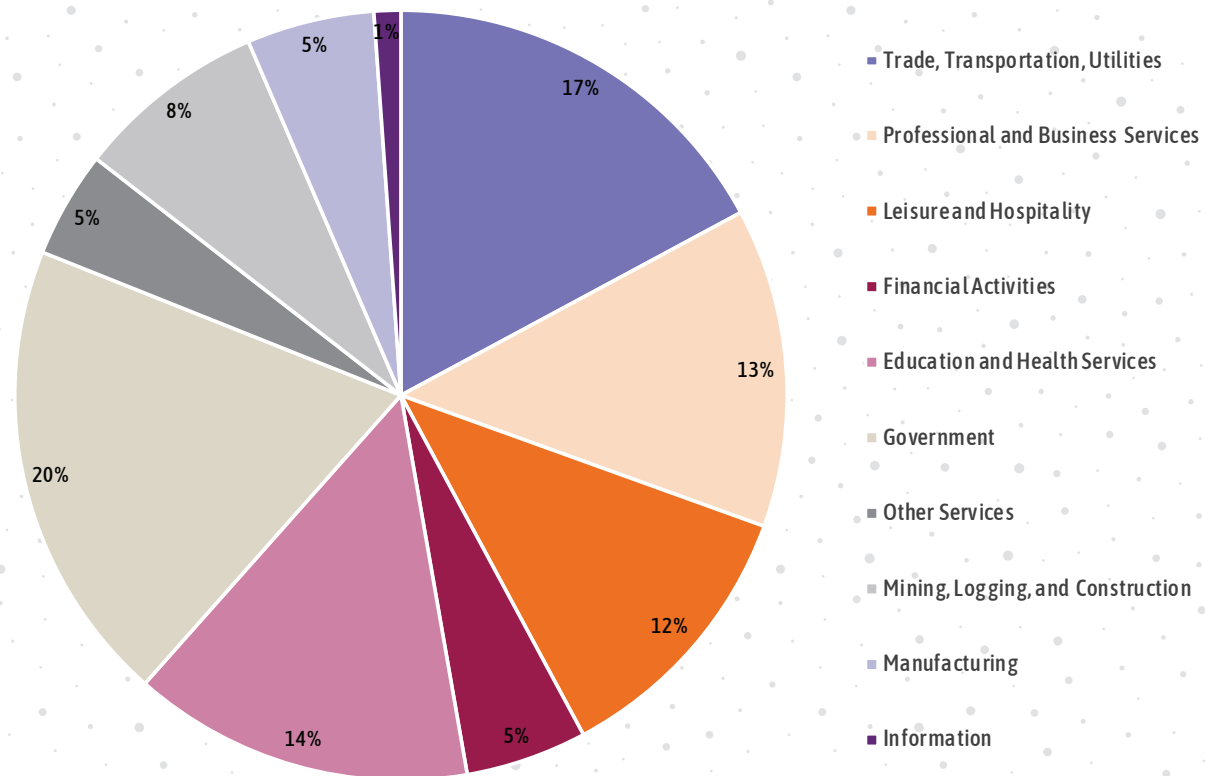
## EXPANSIONS AND RELOCATIONS

Oklahoma City ranks #1 of the Best Large Cities to Start a Business in 2017, ranks #11 of the Best Cities to Raise a Family in 2018, and ranked #1 of the Top 10 Cities for Quality of Life in 2016. Oklahoma City has thrived in recent years, with new companies moving to the area and existing firms expanding their current operations. Several of these companies include AT&T, Hertz, AAA Insurance, Avaya, and Farmers Insurance.

**#1** BEST LARGE CITIES TO START A BUSINESS 2017

**#11** BEST CITIES TO RAISE A FAMILY 2018

**#1** TOP 10 CITIES FOR QUALITY OF LIFE 2016



## MAJOR INDUSTRIES

The economy of the Greater Oklahoma City region is diverse with the area's major economic contributors including:



**Aviation & Aerospace:** With the largest concentration of aviation and aerospace firms in the state, the Greater Oklahoma City region's 265 firms employ 38,000 workers – and growing. Nearly 65% of the workforce at Tinker Air Force Base – the largest single site employer in the state – consists of civilian contractors and service providers.



**Bioscience:** Oklahoma City's Bioscience presence is generating national and international attention. The sector employs more than 51,000 statewide. Companies within this industry are dedicated to performing Bioscience goods and services, as well as education and research testing.



**Energy:** Oklahoma City is the Energy capital of the state. Energy accounts for approximately 3% of the metro employment but more than 9% of total compensation. The sector draws its strengths from several Energy companies with headquarters in the city.



**Healthcare:** As one of the nation's major centers of healthcare delivery, the Oklahoma City metro employs more than 74,000 healthcare sector workers. The 30 general medical and surgical hospitals combine to offer outstanding healthcare.



**Manufacturing:** This broad category includes metals and machinery, building materials, food products, and medical devices and equipment. With nearly than 35,000 employed, the manufacturing sector represents approximately 5.4% of the Oklahoma City MSA's total nonagricultural labor force.



**Professional, Business, & Financial Services:** Similar to the healthcare sector, the Oklahoma City region provides business and financial services to a market that extends beyond the state boundaries.



**Wholesale and Retail Trade:** Oklahoma City's central location and accessibility make it a vital crossroads for commerce. The convergence of I-35, a major north-south interstate, and I-40 and I-44, major east-west interstates, and numerous U.S. and State Highways position Oklahoma City as a major wholesale and retail trade center.



**International Business:** The Greater OKC metro area boasts a substantial international presence, with 31 countries represented by foreign-based subsidiaries in the region. More than 40,000 are employed by these companies, which provide a broad range of products and services.



**Education:** Oklahoma City has a diversity of institutions for learning and educational enrichment. The city is home to Oklahoma City University, the University of Oklahoma College of Medicine, Oklahoma State University–Oklahoma City, and others. In addition, the University of Oklahoma is located in the city's southern suburb, Norman. Oklahoma City Public Schools serve approximately 46,000 students across 54 neighborhood elementary schools, 16 secondary schools, and 15 charter schools.



# TENANT PROFILES

## Chiropractic house

### CHIROPRACTIC HOUSE

Chiropractic House is a boutique, vitalistic healthcare studio serving an expansive clientele with a focus on accomplishing short and long-term health goals. The studio serves out of the local community of Midtown OKC. While it is proudly community driven, the tenant does retain clients from all over the country who travel in for care.

Tenant Profile	
Square Feet	930
Public/Private	Private
Credit Rating	NR
Annual Revenue	N/A
# of Stores	1
Website	www.chiropractic.house



### CAPITALS COFFEE & CREAM

Capitals is an ice cream and coffee shop is in the heart of Midtown OKC and serves a variety of specialty ice cream dishes as well as coffee made to order.

Tenant Profile	
Square Feet	2,110
Public/Private	Private
Credit Rating	NR
Annual Revenue	N/A
# of Stores	1
Website	www.capitalsicecream.com



### CITIZENS BANK OF EDMOND

Citizens Bank of Edmond was founded in April 1901 in Edmond, Oklahoma. The bank is comprised of 4th generation family ownership, an Employee Stock Ownership Program and community stockholders, a unique ownership structure that ensures our continued independence. The bank is a strong advocate for community and local business and is one of the most innovative community banks in the country.

Tenant Profile	
Square Feet	1,000
Parent:	Private
Credit Rating	NR
Annual Revenue	N/A
# of Stores	3
Website	mycitizens.bank

## gardner architects llc

### GARDNER ARCHITECTS LLC

Gardner Architects LLC is a residential architecture practice, focusing on sustainable, artfully crafted buildings and places. Developed over three decades of professional practice involving projects from large scale commercial and institutional buildings to vacation homes to private homes in Washington DC and the surrounding region, the tenant's work is site-specific, detail-oriented, and client-centric.

Tenant Profile	
Square Feet	1,550
Public/Private	Private
Credit Rating	NR
Annual Revenue	N/A
# of Stores	1
Website	www.gardnerarchitectsllc.com



### 405 YOGA

405 YOGA is a yoga studio that hosts a vibrant, lively, and happy yoga community from the surrounding Midtown area. As a neighborhood Power Flow studio, the core offerings are aimed at building strength and flexibility. These classes move at a continuous pace, use repetition to strengthen, and actively engage the body and breath.

Tenant Profile	
Square Feet	1,705
Public/Private	Private
Credit Rating	NR
Annual Revenue	N/A
# of Stores	1
Website	405yogaokc.com



### BAKER STREET ESCAPES

Baker Street Escapes is an entertainment venue featuring several escape rooms. The venue and experience is equipped to handle up to 11 players at one time who will explore a themed environment in an attempt to solve a mystery before time runs out.

Tenant Profile	
Square Feet	2,951
Public/Private	Private
Credit Rating	NR
Annual Revenue	N/A
# of Stores	1
Website	www.bakerstreetescapes.com



### HALL'S PIZZA KITCHEN

Family-owned-and-operated, Hall's Pizza Kitchen is a wood-fire pizza restaurant that opened in 2013 with a food truck in the Midtown area and eventually expanded into its current space approximately three years ago. The tenant's space features indoor dining on the first level with the ability to dine outdoors on a rooftop with impeccable views of downtown OKC.

Tenant Profile	
Square Feet	5,363
Public/Private	Private
Credit Rating	NR
Annual Revenue	N/A
# of Stores	1
Website	thehallskitchen.com

# SWANSON'S

MIDTOWN, OKLAHOMA CITY

NORTH

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