

OFFERING MEMORANDUM

TED'S CAFE ESCONDIDO

ABSOLUTE NNN \$2,919,286
801 E. DANFORTH ROAD, EDMOND, OKLAHOMA



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Ted's Cafe Escondido

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RETAIL INVESTMENT GROUP, LLC

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01

Executive Summary

Offering Summary

Location Summary

TED'S CAFE ESCONDIDO

OFFERING SUMMARY

| | |
|------------------|--------------------------------------|
| ADDRESS | 801 E. Danforth Road Edmond OK 73034 |
| COUNTY | Oklahoma County |
| LEASE TYPE | Absolute NNN |
| CAP RATE | 7.00 % |
| BUILDING SF | 6,700 SF |
| YEAR BUILT | 1995 |
| YEAR RENOVATED | 2003 |
| LEASE EXPIRATION | 07/31/2029 |
| OWNERSHIP TYPE | Fee Simple |

FINANCIAL SUMMARY

| | |
|--------------------|-------------|
| OFFERING PRICE | \$2,919,286 |
| PRICE PSF | \$451.85 |
| OCCUPANCY | 100 % |
| NOI (CURRENT) | \$204,350 |
| CAP RATE (CURRENT) | 7.00 % |

DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|------------------------|----------|-----------|-----------|
| 2017 Population | 11,680 | 69,593 | 132,724 |
| 2017 Median HH Income | \$47,106 | \$70,397 | \$79,310 |
| 2017 Average HH Income | \$79,181 | \$102,668 | \$110,419 |

- 3 x 5 Year Options
- Absolute NNN
- 14 Ted's Cafe Escondido Locations in Oklahoma and Missouri
- Adjacent to University of Central Oklahoma with 14,500+ students
- In close proximity to Oklahoma University Medical Center with 270+ Employees
- Located off Highway 35 with 59,500+ vehicles per day and State Route 77 with 21,000+ vehicles per day
- Nearby international attractions such as the National Cowboy and Western Heritage Museum, Remington Park horse racing, the Lazy E Arena and historic Guthrie.
- Adjacent to Edmond North High School with 2,800+ Students

Retail Investment Group, LLC is proud to offer Ted's Cafe Escondido in Edmond, Oklahoma. The building is ±6,700 square feet with a land area of 2.7 Acres.

Ted's Cafe Escondido was started in Oklahoma City and now operates 14 stores in both Oklahoma and Missouri. They are a Mexican restaurant that offers fresh ingredients, original recipes, and legendary service

The property location is near supporting businesses including AutoZone, Serendipity Market, Kickingbird Cinema, and is adjacent to Sequoyah Middle School.

Edmond, Oklahoma is home to many businesses including OU Medical Center Edmond, Adfitech, Petra Industries, Integris Health Edmond, and Summit Medical Center. The City of Edmond is located along scenic Route 66 and has a population of 81,000+ people.

Welcome to Edmond, Oklahoma! Located in the heart of Oklahoma, just north of Oklahoma City.

Edmond offers outstanding hotels, conveniently located attractions, championship golf, and nostalgic shopping areas featuring the unique and antique, all with the added pleasure of beautiful public art cavorting on almost every corner. Located on scenic Route 66, The Mother Road, a stay in Edmond places you just minutes from international attractions such as the National Cowboy and Western Heritage Museum, Remington Park horse racing, the Lazy E Arena and picturesquely historic Guthrie.

Edmond, Oklahoma has a flourishing business environment with large medical institutions in the city such as Oklahoma University Medical Center and Summit Medical Center.

Named the 2013 Google eCity of Oklahoma, Edmond is a one-of-a-kind city that offers customized assistance to the business community. Edmond's labor force offers businesses a refreshing source of skill and knowledge. More than 50% of residents have at least a bachelor's degree. Edmond's two universities are credited with turning out top-rated graduates and nationally recognized academic programs.

Regional Map



Locator Map





02

Demographics

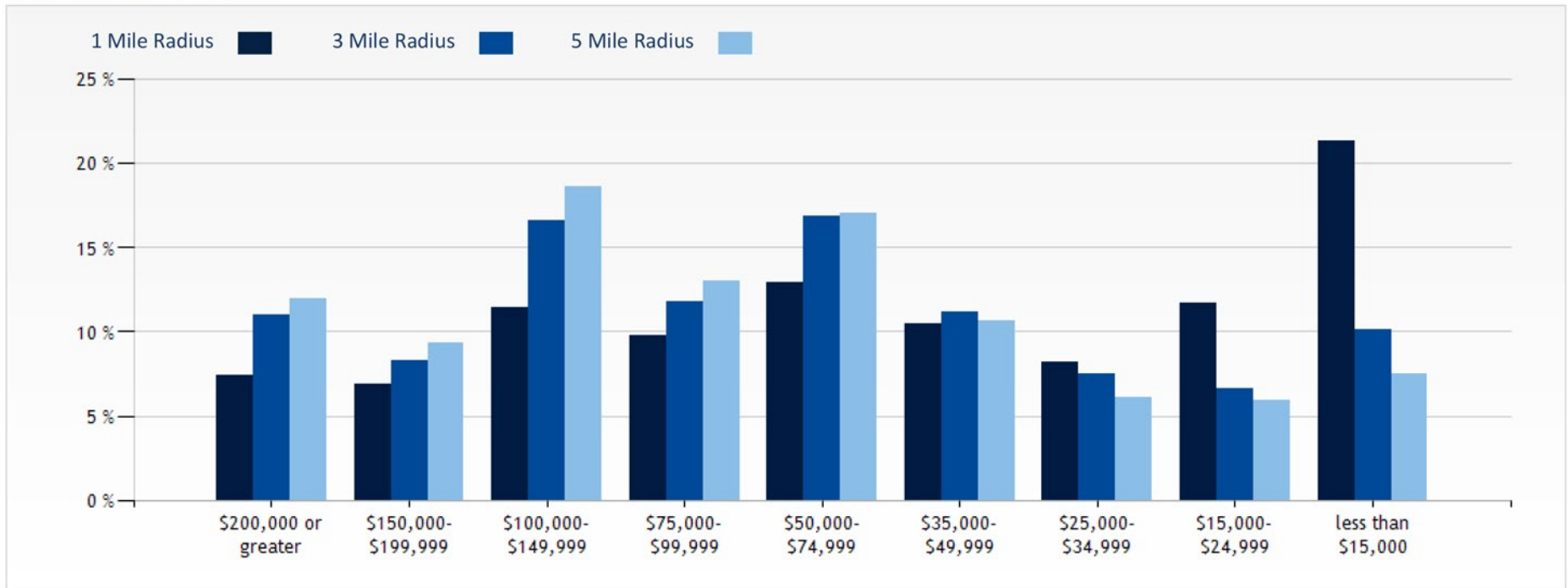
Demographic Details

Demographic Charts

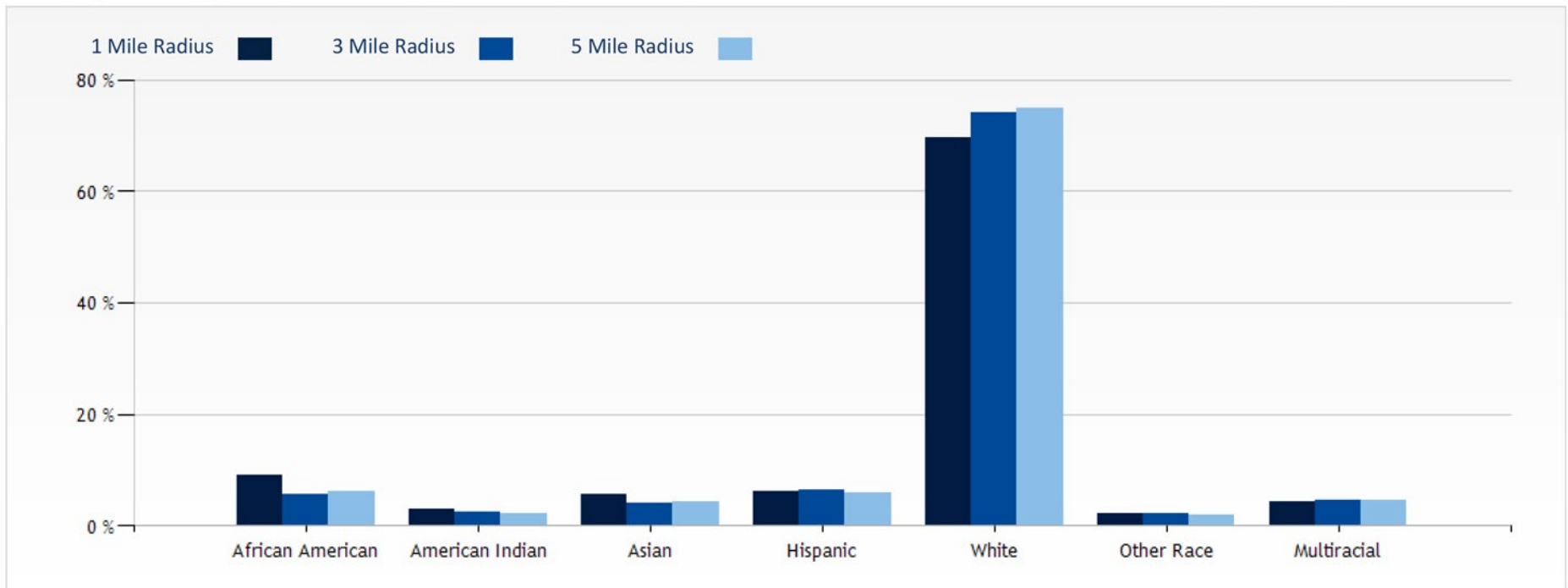
| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|----------|-----------|-----------|
| 2000 Population | 10,757 | 51,716 | 87,199 |
| 2010 Population | 10,722 | 60,531 | 112,816 |
| 2017 Population | 11,680 | 69,593 | 132,724 |
| 2022 Population | 12,368 | 75,418 | 145,289 |
| 2017 African American | 1,139 | 4,266 | 8,552 |
| 2017 American Indian | 385 | 1,927 | 3,251 |
| 2017 Asian | 690 | 2,944 | 6,107 |
| 2017 Hispanic | 777 | 4,850 | 8,286 |
| 2017 White | 8,654 | 55,190 | 105,479 |
| 2017 Other Race | 264 | 1,738 | 2,830 |
| 2017 Multiracial | 537 | 3,451 | 6,379 |
| 2017-2022: Population: Growth Rate | 5.75 % | 8.10 % | 9.15 % |
| 2017 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
| less than \$15,000 | 979 | 2,712 | 3,724 |
| \$15,000-\$24,999 | 538 | 1,777 | 2,966 |
| \$25,000-\$34,999 | 376 | 2,011 | 3,028 |
| \$35,000-\$49,999 | 481 | 2,993 | 5,334 |
| \$50,000-\$74,999 | 596 | 4,524 | 8,499 |
| \$75,000-\$99,999 | 448 | 3,166 | 6,505 |
| \$100,000-\$149,999 | 524 | 4,433 | 9,265 |
| \$150,000-\$199,999 | 318 | 2,230 | 4,651 |
| \$200,000 or greater | 340 | 2,949 | 5,953 |
| Median HH Income | \$47,106 | \$70,397 | \$79,310 |
| Average HH Income | \$79,181 | \$102,668 | \$110,419 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Total Housing | 4,084 | 20,370 | 33,042 |
| 2010 Total Households | 4,217 | 23,568 | 42,940 |
| 2017 Total Households | 4,599 | 26,794 | 49,924 |
| 2022 Total Households | 4,871 | 28,892 | 54,373 |
| 2017 Average Household Size | 2.29 | 2.54 | 2.61 |
| 2000 Owner Occupied Housing | 2,005 | 13,351 | 23,682 |
| 2000 Renter Occupied Housing | 1,891 | 6,055 | 7,982 |
| 2017 Owner Occupied Housing | 2,099 | 17,353 | 35,420 |
| 2017 Renter Occupied Housing | 2,499 | 9,440 | 14,504 |
| 2017 Vacant Housing | 276 | 1,041 | 1,886 |
| 2017 Total Housing | 4,875 | 27,835 | 51,810 |
| 2022 Owner Occupied Housing | 2,218 | 18,704 | 38,563 |
| 2022 Renter Occupied Housing | 2,653 | 10,188 | 15,809 |
| 2022 Vacant Housing | 308 | 1,211 | 2,125 |
| 2022 Total Housing | 5,179 | 30,103 | 56,498 |
| 2017-2022: Households: Growth Rate | 5.80 % | 7.60 % | 8.60 % |

2017 Household Income



2017 Population by Race



Ted's Cafe Escondido



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