



Representative Photo

Dunkin'

10249 E 41st St, Tulsa, OK 74146



Cody Stambaugh Senior Advisor
Elizabeth Morgan Vice President
Kyle Moyer Associate Advisor



Brian Brockman Cooperating Broker
License #177814
Bang Realty-Oklahoma Inc



Representative Photo

PROPERTY DESCRIPTION

This absolute net leased single-tenant Dunkin' was developed in 2022 by Lagunita Franchise Operations, LLC, a seasoned operator and franchisee with five locations in Tulsa and 18 total Dunkin' locations in multiple states. The property was purchased by the current owner as a "Sale Leaseback" absolute NNN investment with a 20-year term and rental increases every five years. This prototypical building includes a drive thru window, prominent signage, ample parking and a neighboring Popeye's restaurant. The Franchisor, Inspire Brands, is a multi-brand restaurant company and the second largest in the US whose portfolio includes nearly 32,000 restaurants across more than 65 countries.

LOCATION DESCRIPTION

Situated in the thriving retail hub of Tulsa, the property is situated just north of US Route 64 at the NWC of East 41st Street and Hwy 169 and is surrounded by residential neighborhoods and commercial development. The location sees high traffic volumes, with 103,710 Vehicles per day on Highway 169 and 21,811 vehicles per day on East 41st Avenue. Just minutes away from the bustling retail corridor, this location offers proximity to popular shopping destinations such as The Woodland Hills Mall and the Southroads Shopping Center.

OFFERING SUMMARY

Sale Price:	\$1,700,000
NOI:	\$100,000.00
Cap Rate:	5.88%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,985	39,036	92,291
Total Population	12,805	98,597	224,612
Average HH Income	\$51,829	\$65,131	\$82,960

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DUNKIN'

10249 E 41st Street | Tulsa, OK 74146

PROPERTY DESCRIPTION

Building Type:	Retail
Building Size:	1,780 SF
Lot Size:	43,037 SF
Number of Units:	One
YOC:	2022

LEASE ABSTRACT

- Tenant: Lagunita Franchise Operations, LLC
- Trade Name: Dunkin' Donuts
- Year Built: 2022
- Rent Commencement: January 22, 2024
- Lease Expiration: January 21, 2044
- Lease Term: 20 Years
- Annual Base Rent: \$100,000
- Rental Increases: 7.5% Every 5 Years
- Renewal Options: 4 - 5 Year
- Lease Type: Absolute NNN
- Landlord Responsibilities: None
- Corporate Guaranteed Lease

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DUNKIN'

Is the world's leading baked goods and coffee chain, serving more than 3 million customers per day. Dunkin' sells 52 varieties of donuts and more than a dozen coffee beverages as well as an array of bagels, breakfast sandwiches, and other baked goods.

With more than 20,000 points of distribution in 41 U.S. states and 36 countries worldwide, Dunkin' Brands Group, Inc. is one of the world's leading franchisors of quick service restaurants (QSR) serving hot and cold coffee and baked goods, as well as hard-serve ice cream. At the end of the third quarter of fiscal year 2020, Dunkin' Brands' 100 percent franchised business model included over 11,700 Dunkin' restaurants and almost 8,500 Baskin-Robbins restaurants.

On December 15, 2020, Inspire Brands completed its acquisition of Dunkin' Brands. Dunkin' and Baskin-Robbins are now operated as distinct brands within the Inspire portfolio.

Inspire Brands is a multi-brand restaurant company and the second largest in the U.S. whose portfolio includes nearly 32,000 restaurants across more than 65 countries. The Inspire family of brands includes: Arby's, Baskin-Robbins, Buffalo Wild Wings, Dunkin', Jimmy John's and SONIC Drive-In. The company was founded in 2018 and is headquartered in Atlanta, Georgia. Inspire is majority-owned by affiliates of Roark Capital.

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LOCATION OVERVIEW



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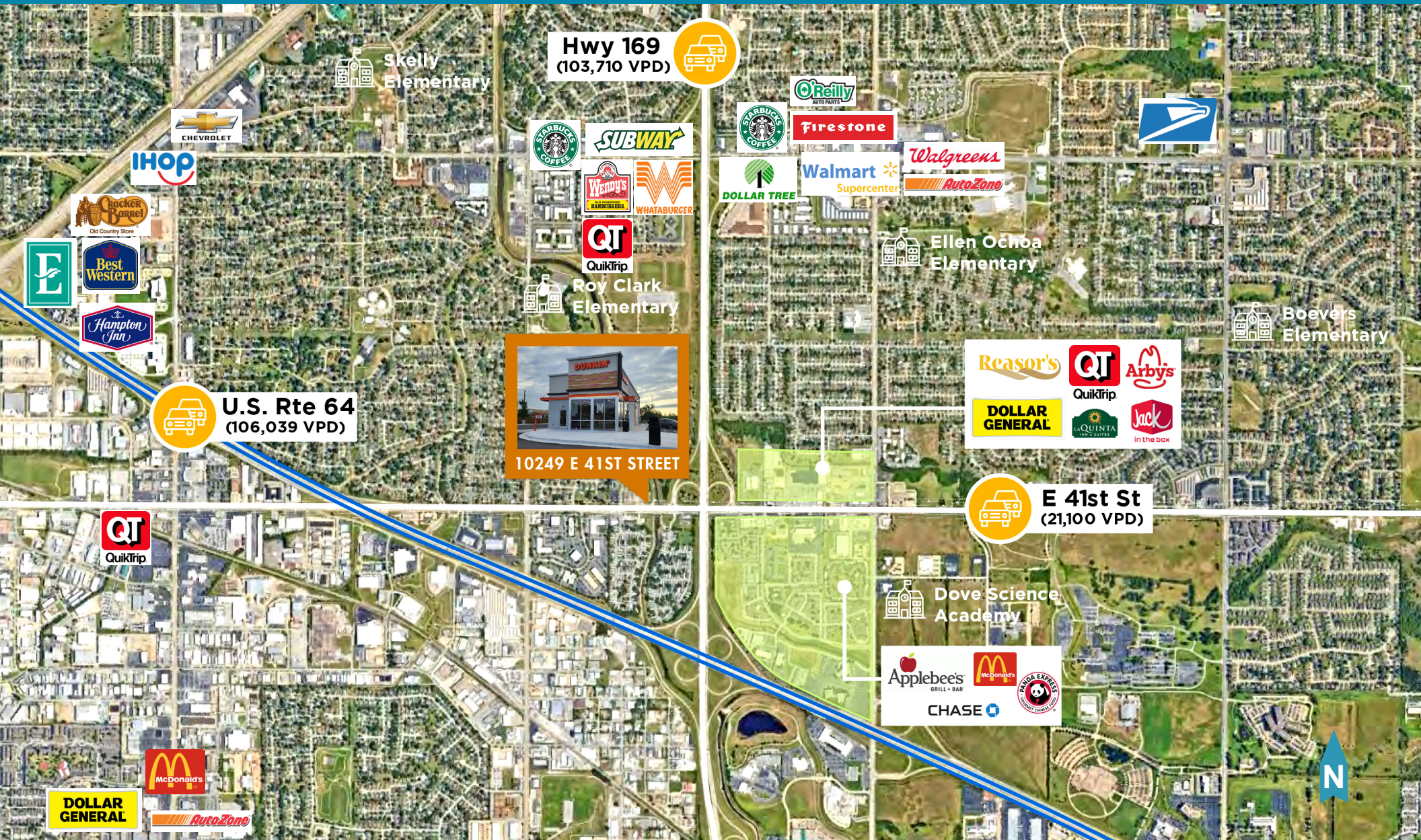
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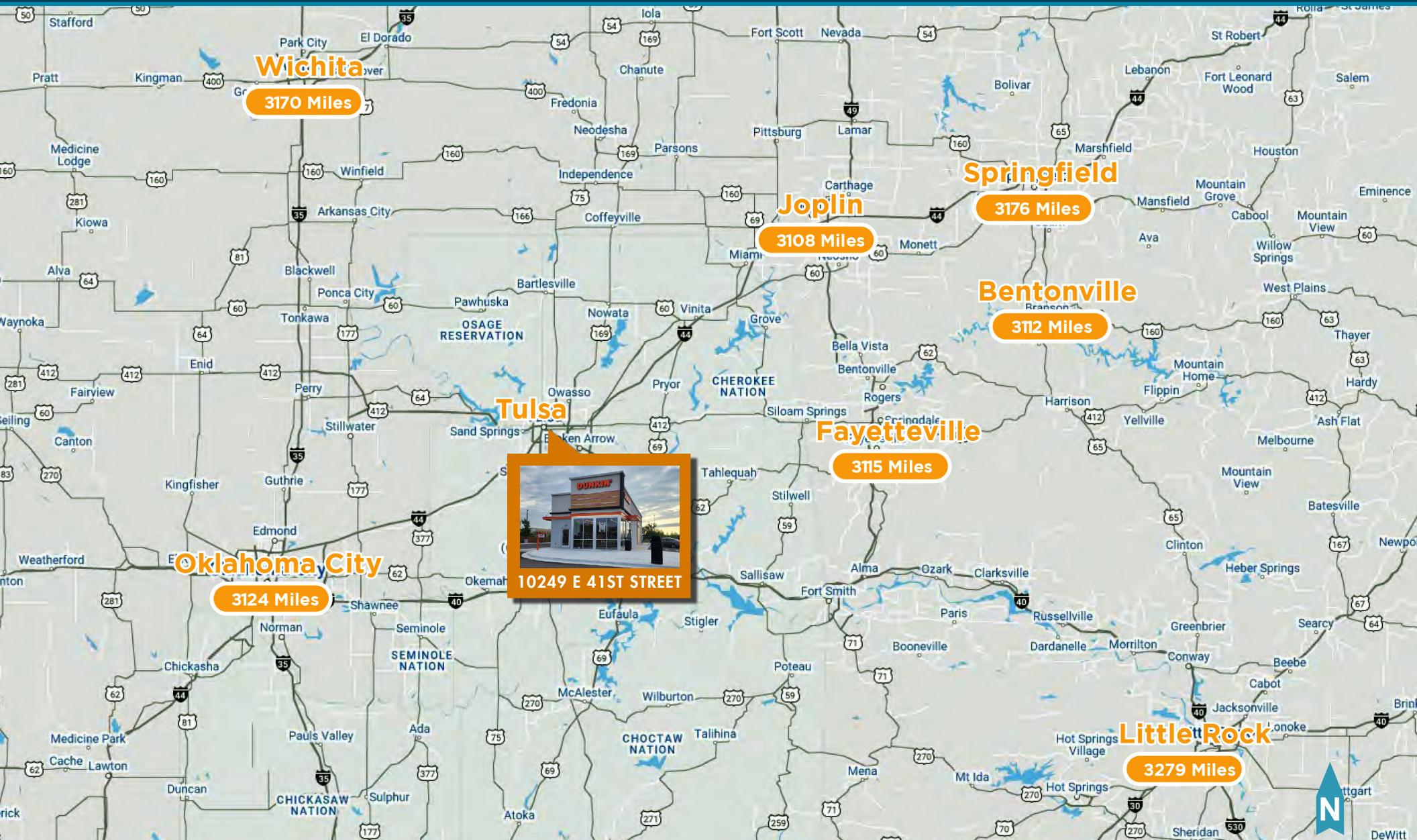
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TULSA, OK

TULSA, OKLAHOMA

Is the second-largest city in Oklahoma with a population of 411,401, and is the principal municipality of the Tulsa Metropolitan Area, a region with nearly one million residents (27% of the state population). The Tulsa MSA comprises seven counties: Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa and Wagoner.

The gross product of the seven-county MSA is \$58.7B, or 33.4% of the Oklahoma economy. Though the oil industry has historically been an important part of Tulsa's economy, efforts in economic diversification have created a base in the sectors of aerospace, finance, technology, telecommunications and manufacturing.

Tulsa is home to two Fortune 500 companies: ONEOK and The Williams Companies, Inc. as well as QuikTrip, a company ranked 30th on Forbes' list of largest private companies. The area's largest employers include Arvest, Williams, Baker Hughes, Spirit Aerosystems and the University of Tulsa. These companies cite many reasons for selecting Tulsa, including a friendly/pro-business climate; a skilled, reliable workforce; low business costs with high value amenities; and an attractive community in which to live and work. Recently, Compu-Link Corporation and Hayden Industrial announced they will be expanding their operations to Tulsa. General qualities that attract new companies and others to Tulsa are a sound infrastructure, a cost of doing business that is 11% below the U.S. average, and a cost of living that is 7% below the U.S. average.

POPULATION

411,401

AVERAGE HH INCOME

\$50,568

MEDIAN AGE

35.6

MEDIAN PROPERTY VALUE

\$174,200

Source: <https://www.datausa.io/>

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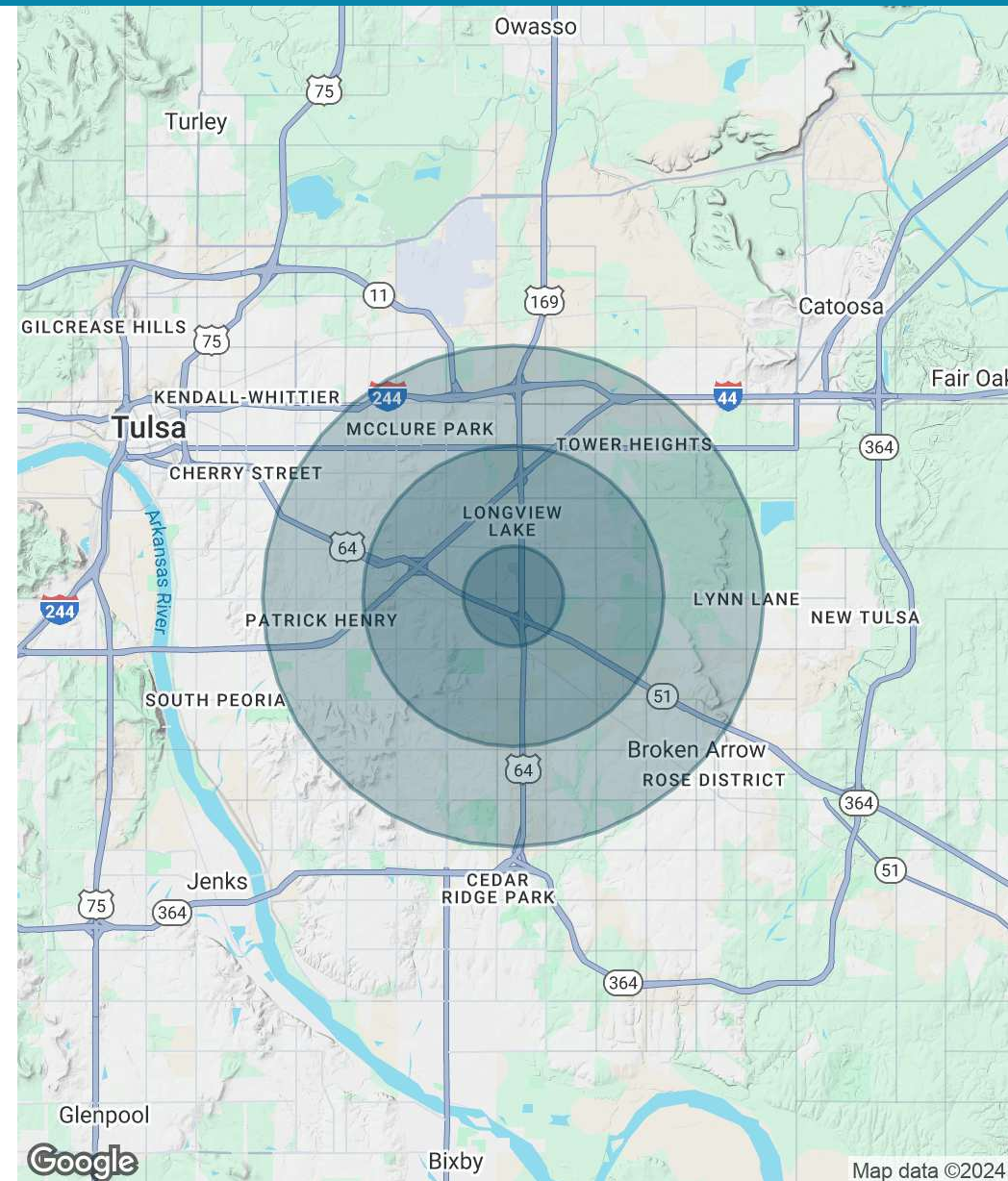
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,805	98,597	224,612
Average Age	34	37	39
Average Age (Male)	33	36	38
Average Age (Female)	35	38	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,985	39,036	92,291
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$51,829	\$65,131	\$82,960
Average House Value	\$148,609	\$182,062	\$223,795

Demographics data derived from AlphaMap



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DISCLOSURE



This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 10249 E 41st St located in Tulsa, OK (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

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