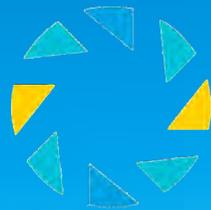


Retinal Associates
of Oklahoma



EYECARE
PARTNERS

700+ UNIT EYECARE OPERATOR | RECENT PRACTICE ACQUISITION | 9.00% CAP |
5-YEAR NNN LEASE | UPCOMING 10% RENTAL INCREASE



12318 ST ANDREWS DR | OKLAHOMA CITY, OK 73120

RETINAL ASSOCIATES OF OKLAHOMA

MATTHEWS™



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Retinal Associates
of Oklahoma



RETINAL ASSOCIATES OF OKLAHOMA

12318 ST ANDREWS DR | OKLAHOMA CITY, OK 73120

EXCLUSIVELY LISTED BY

POINT OF CONTACT

ANTONIO DIONA

ASSOCIATE VICE PRESIDENT

DIR. (818) 923-6366

MOB. (818)442-4722

antonio.diona@matthews.com

License No. 02037030 (CA)

RAHUL CHHAJED

SVP & SENIOR DIRECTOR

DIR. (949) 432-4513

MOB. (818) 434-1106

rahul.chhajed@matthews.com

License No. 01986299 (CA)

MICHAEL MORENO

SVP & SENIOR DIRECTOR

DIR. (949) 432-4511

MOB. (818) 522-4497

michael.moreno@matthews.com

License No. 01982943 (CA)

KYLE MATTHEWS

BROKER OF RECORD

License No. 180759 (OK)



EXECUTIVE OVERVIEW

section 1

OFFERING SUMMARY

Matthews™ Healthcare Division is pleased to offer qualified investors a high quality opportunity to acquire a single-tenant medical asset in Oklahoma City, OK. Retinal Associates of Oklahoma is partnered with Eyecare Partners, one the country's largest eyecare medical support organizations in the country with over 700+ locations across the country. The tenant acquired this practice in 2022, at which point they signed a new 5 year NNN lease; providing a significant testament to their success and commitment to the location in the future. This site is ideally located in a multi-tenant medical office complex surrounded by other medical specialties, and uniquely positioned in a high traffic retail corridor, constantly driving traffic to the site. The lease also features an ideal structure with a significant 10% rental increase coming in the tenant's option period.

THE OPPORTUNITY



NAME
Retinal Associates Of Oklahoma



PROPERTY TYPE
Medical



ADDRESS
12318 St Andrews Dr
Oklahoma City, OK 73120



OCCUPANCY
100%



GLA
±5,939 SF



LIST PRICE
\$1,388,888



NOI
\$124,999.92



CAP RATE
9.00%



YEAR BUILT
1997



PRICE PSF
\$233.86



INVESTMENT HIGHLIGHTS

Eyecare Partners (700+ Locations) | Corporate Lease | Successful Operating History

Eyecare partners is one of the largest ophthalmologic and optometric organizations in the US. With more than 700+ locations in across 18 states (30 markets), Eyecare Partners has a rich history of developing and growing affiliated practices by providing tools and technology that allow their doctors to focus entirely on patient care.

The partnership is a testament to the success of this location and the tenant's commitment to the site going forward. Eyecare Partners' mission is to reinvest eyecare with their doctor-led and partnership-focused approach to care. They work to maintain the character of each individual practice while also providing top notch resources to improve the patient experience and support practice growth.

Recent Lease Amendment | Indication of Tenant Commitment Going Forward

The landlord and tenant recently executed a lease amendment - the tenant's allocation of resources in getting this done is a sign of their willingness to ensure the property is part of their long term plans.

NNN Lease Structure | Minimal Landlord Responsibilities

The NNN lease structure offers a nearly passive investment opportunity for both local and national investors.

5 Year NNN Lease | High Yield Investment | 9.00% Current Cap The tenant, Eyecare Partners, executed a fresh 5-year NNN lease when acquiring the practice in 2022.

Including the tenant's option periods, an investor can acquire the asset at a highly desirable yield, **averaging 10.07% over the life of the lease term.**

Synergistic Location | Top Quality Construction | Sticky Investment

The location is fittest with upmost quality and is positioned in a medical office park surrounded by other medical specialties, creating a synergy which the tenant benefits from.

Beyond the class-A build out, ownership reaps the benefits of a specialized healthcare tenancy and further layer of security as healthcare facilities rarely relocate due to the difficulty of retaining the same patients in a new location, and the high cost of moving.



INVESTMENT HIGHLIGHTS

High Traffic Location | Direct Access and High Visibility | 75,000+ VPD

The property benefits from high exposure off of Hwy 74, which sees over 75,000 cars per day. This generates direct visibility of the asset, crucial to the success for outpatient healthcare facilities like a dental office that relies on brand awareness and walk-in business.

Top MSA (Oklahoma City, OK) | High Growth and Robust Demographics | 2025 Top 15 Place to Live in the US

There are over 200,000 residents in a five-mile radius of the property. The average household income is over \$100,000 in a 1 and 3-mile radius of the property. Oklahoma City is rated as a top 15 place to live in the United States, in the top 10% of US cities that offer the best combination of desirability, cost of living, quality of life, etc.

Ideal Location | Proximity to Major Shopping Areas | 20 min from OKC Airport

The location is positioned between a dense area of higher-income residential communities and nearby premier OKC destinations like the Quail Creek Golf and Country Club, and within 2.5 miles of the Quail Springs Mall, a sprawling shopping center including national retailers, restaurant options, etc.

Beyond the retail synergy, this location is within 5 minutes of the Mercy Health Hospital of OKC, an award-winning 380+ bed facility. This constantly drives traffic to the location, ultimately resulting in resounding success for the tenant.



**CHASE PLAZA
COMMERCIAL CENTER**
BUSINESS PARK



Oklahoma Foot & Ankle
Treatment Center

QUAIL SPRINGS MALL

Dillard's JCPenney

VON MAUR H.M VANS

AMC HIBBETT

LIFETIME FITNESS PACSUN

sunglass hut
Bath & Body Works

**HOBBY
LOBBY**



N



± 75,800 VPD

Doctors **Implants**



± 67,800 VPD



**SUBJECT
PROPERTY**



JOHN MARSHALL HIGH SCHOOL
1,950 STUDENTS



74

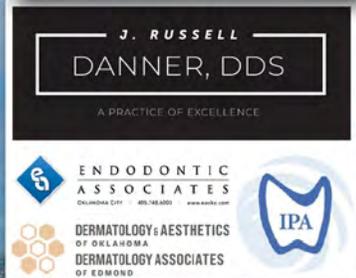
QUAIL CREEK ELEMENTARY SCHOOL
543 STUDENTS



HERITAGE HALL UPPER SCHOOL
360 STUDENTS



SUMMERFIELD PLACE APARTMENTS
244 UNITS



THE AUGUSTA APARTMENTS
197 UNITS

THE INVITATIONAL APARTMENTS
344 UNITS

JOHN MARSHALL HIGH SCHOOL
1,950 STUDENTS

MERCY HOSPITAL OKLAHOMA CITY
305 BEDS



NW 122ND ST ± 17,100 VPD



SUBJECT PROPERTY





FINANCIAL OVERVIEW

section 2

INVESTMENT SUMMARY

List Price	\$1,388,888
NOI	\$124,999.92
Cap Rate	9.00%
Price PSF	\$233.86
Rent PSF	\$21.05
Property Name	Retinal Associates of Oklahoma
Address	12318 St Andrews Dr, Oklahoma City, OK 73120
Property Size	±5,939 SF
Lot Size (AC)	±0.72 AC
Year Built	1997
Occupancy	100%
Property Type	Medical
Ownership Type	Fee Simple



LEASE ABSTRACT

Tenant Name	Retinal Associates of Oklahoma
Ownership Type	Fee Simple
Lease Entity Name	ECP Ophthalmology Services, LLLC
SF Leased	±5,939 SF
Occupancy	100%
Initial Term	5 Years
Rent Commencement	12/2/2022
Lease Expiration	12/1/2027
Lease Term Remaining	±1.70 Years
Current Base Rent	\$124,999.92
Rental Increases	10% In Option Periods
Renewal Options	Two, 5-Year Options
Expense Structure	NNN
Landlord Responsibilities	Roof and Structural Components
Tenant Responsibilities	Taxes, Insurance, CAM, Association Dues
Insurance	Tenant Responsible
Taxes	Tenant Responsible
HVAC	Tenant shall be responsible for any minor repair and maintenance of the HVAC system serving the Premises up to an amount equal to \$500.00 per calendar year, and Tenant shall maintain, at all times during the Term and at Tenant's cost, a customary preventive maintenance contract for such HVAC system.

FOR FINANCING OPTIONS REACH OUT TO:

COREY RUSSELL
 (817) 932-4333
 Corey.russell@matthews.com

ANNUALIZED OPERATING DATA

LEASE YEAR	ANNUAL RENT	MONTHLY RENT	RENT PSF	CAP RATE
Year 1	\$124,999.92	\$10,416.66	\$26.00	--
Year 2	\$124,999.92	\$10,416.66	\$21.05	--
Year 3	\$124,999.92	\$10,416.66	\$21.05	9.00%
Year 4	\$124,999.92	\$10,416.66	\$21.05	9.00%
Year 5	\$124,999.92	\$10,416.66	\$21.05	9.00%
Option 1 (Year 6)	\$137,499.91	\$11,458.33	\$23.15	9.90%
Year 7	\$137,499.91	\$11,458.33	\$23.15	9.90%
Year 8	\$137,499.91	\$11,458.33	\$23.15	9.90%
Year 9	\$137,499.91	\$11,458.33	\$23.15	9.90%
Year 10	\$137,499.91	\$11,458.33	\$23.15	9.90%
Option 2 (Year 11)	\$151,249.90	\$12,604.16	\$25.47	10.89%
Year 12	\$151,249.90	\$12,604.16	\$25.47	10.89%
Year 13	\$151,249.90	\$12,604.16	\$25.47	10.89%
Year 14	\$151,249.90	\$12,604.16	\$25.47	10.89%
Year 15	\$151,249.90	\$12,604.16	\$25.47	10.89%
Average (Including Options)				10.07%





TENANT OVERVIEW

section 2

Retinal Associates of Oklahoma



EyeCare Partners is a leading network of integrated ophthalmology and optometry practices across the United States. Founded in 2015 and headquartered in St. Louis, Missouri, the organization provides comprehensive eye care services, including routine vision care, medical and surgical ophthalmology, and subspecialty services such as retina, cornea, glaucoma, and oculoplastics. EyeCare Partners collaborates with affiliated practices to enhance clinical outcomes through access to advanced technology, centralized resources, and continuous professional development, aiming to deliver high-quality, patient-centered care.

The organization supports over 700 doctors in more than 30 states, making it one of the largest vision care providers in the country. It emphasizes a partnership model that preserves the autonomy of local practices while streamlining operations to improve efficiency and patient experience. By investing in data-driven care, infrastructure, and clinician training, EyeCare Partners seeks to meet growing demand for eye health services while addressing critical issues like aging populations and chronic eye conditions.

● ... **Headquarters**
St. Louis, MO

● ... **Founded**
2015

● ... **Website**
www.eyecare-partners.com

● ... **Locations**
700+





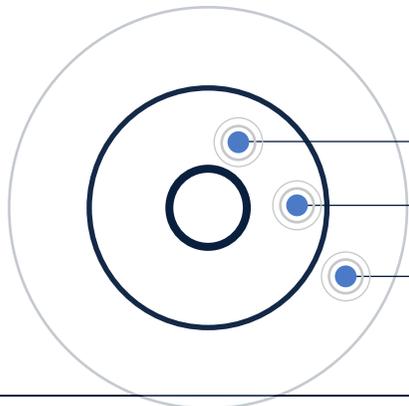
MARKET OVERVIEW

section 3

OKLAHOMA CITY, OK

Oklahoma City is a dynamic and steadily growing metropolitan area known for its welcoming community, low cost of living, and expanding healthcare industry. As the largest city in Oklahoma, it serves as a hub for commerce, culture, and healthcare services for much of the surrounding region. With a diverse population and a growing number of retirees and young families, the demand for specialized medical care — particularly ophthalmologic services — is rising. The city’s strong economy, supportive business climate, and commitment to healthcare innovation make it an attractive location for medical practices aiming to establish long-term roots and serve a wide-ranging patient base.

Owning a retinal associates practice in Oklahoma City presents a particularly advantageous opportunity for growth, impact, and financial success. The steady increase in age-related retinal conditions, such as macular degeneration and diabetic retinopathy, combined with Oklahoma’s relatively limited number of retinal specialists, creates a strong demand for expert care. Establishing ownership offers the ability to build meaningful patient relationships, control the direction and quality of the practice, and tap into a healthcare market with room for expansion. Additionally, the city’s lower overhead costs compared to larger metropolitan areas allow for better margins and greater investment in advanced technologies, enhancing both patient outcomes and business sustainability.



POPULATION



HOUSEHOLDS



INCOME

	2020 ESTIMATE	2025 ESTIMATE	2030 PROJECTION	2020 ESTIMATE	2025 ESTIMATE	2030 PROJECTION	2025 AVERAGE
3-MILE	123,062	124,164	124,059	55,786	56,200	56,135	\$93,737
5-MILE	248,577	250,151	249,820	111,565	112,149	111,975	\$93,587
10-MILE	567,928	572,006	574,888	245,444	246,902	247,968	\$87,871

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **12318 St Andrews Dr, Oklahoma City, OK 73120** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

Retinal Associates
of Oklahoma



RETINAL ASSOCIATES OF OKLAHOMA

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ANTONIO DIONA
ASSOCIATE VICE PRESIDENT

DIR. (818) 923-6366
MOB. (818)442-4722
antonio.diona@matthews.com
License No. 02037030 (CA)

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