



Corner Location with Stop Light near Top Bank - #2 & #8 Nationally

MO' BETTAHS

DONATOS PIZZA

Every piece is important.™



Rob James
917.741.1525

rob@hmx1031.com
www.hmx1031.com

- Oklahoma's Most Affluent City
- Infill Location and 7.15 Cap in 2028
- Near High School
- Mo' Bettahs – Top 2% Nationally
- Donato's Pizza – Top 8% Nationally
- Corporate Credit
- Outstanding Demographics

This information has been obtained from sources deemed reliable, however HMX Realty Advisors does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.



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NEW STOPLIGHTS- BancFirst – Top 25% Nationally



Share

BancFirst Top 25% Performance Nationally

Donatos Pizza Top 8% Nationally

Mo' Bettahs top 2% Nationally



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PROPERTY PHOTOS

Investment Opportunity Overview

HMX Realty Advisors is exclusively presenting the sale of a freestanding, two-tenant retail building located in **Edmond, Oklahoma**. The property is situated at a highly visible signalized corner intersection with a dedicated traffic light.

- **Purchase Price:** \$3,178,462
- **Initial Cap Rate:** 6.50%
- **Cap Rate by 2028:** 7.15% (due to scheduled rent steps)

High-Performing, National Tenants

The building features two highly successful restaurant concepts ranked near the top of their respective chains nationwide:

- **Mo' Bettahs (Hawaiian Style Food):** * Occupies **2,800 SF** with a dedicated drive-thru.
 - Ranked **#2 out of 55** locations nationwide (**Top 2%** corporate-wide).
 - It is the **#1 ranked location** in the state of Oklahoma.
- **Donatos Pizza:** * Occupies **2,500 SF** with a dedicated drive-thru.
 - Ranked **#13 out of 163** locations nationwide (**Top 8%** corporate-wide).
 - It is the **#1 ranked location** in the state of Oklahoma.

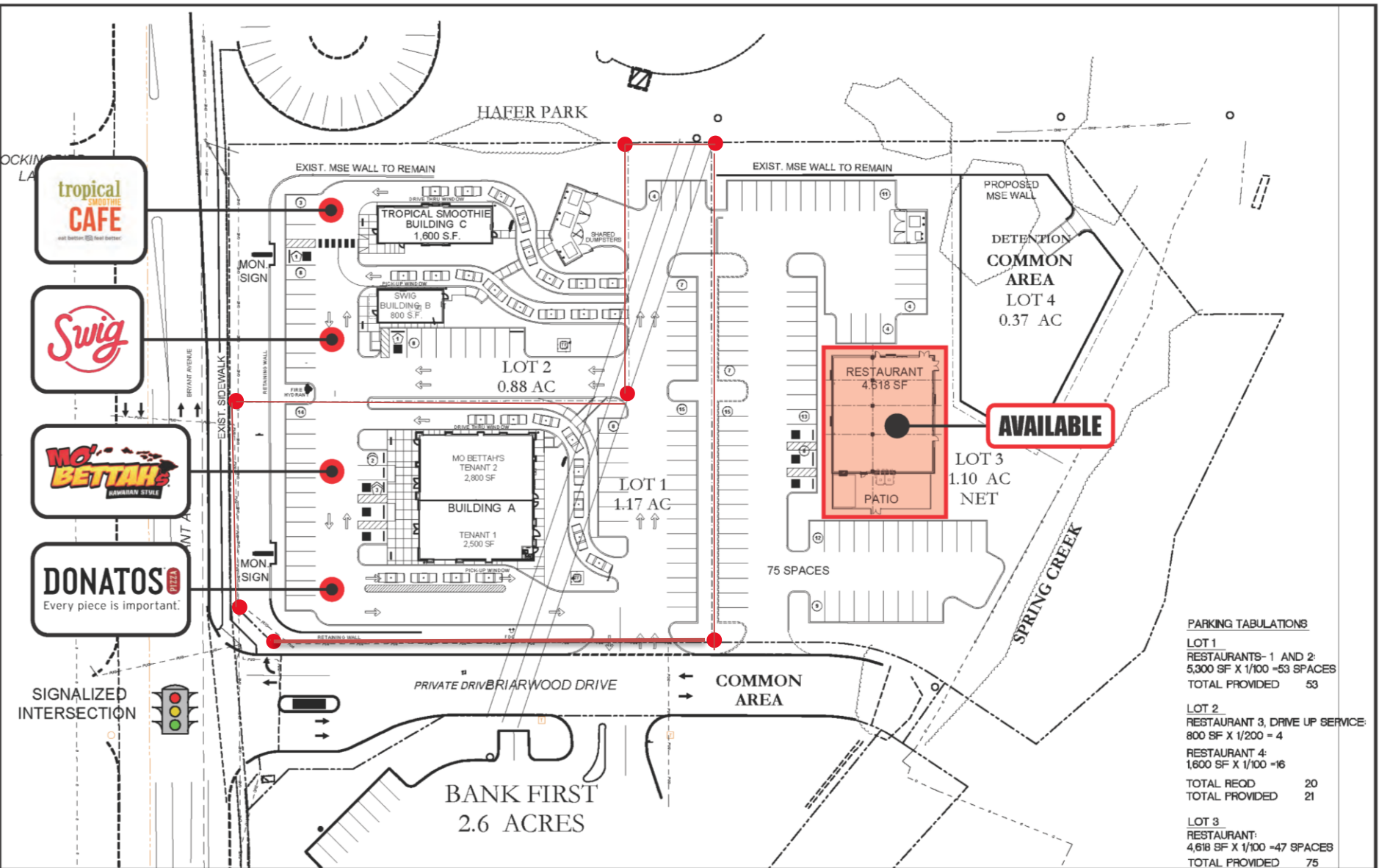
To support the high customer volume and exceptional performance at this center, a **third drive-thru lane** was specifically added to the property layout.

Lease Structures & Guarantees

Both tenants operate under long-term leases designed to buffer against inflation with predictable rental growth:

- **Lease Terms:** 10-year initial base terms running through **2033**, each featuring two 5-year renewal options.
- **Rent Escalations:** Structured **10% rent increases** every 5 years across both the base term and option periods. Next escalation 2028.
- **Mo' Bettahs Credit:** Backed by a **Corporate Guarantee** (Savory MB Stores, LLC).
- **Donatos Pizza Credit:** Personally guaranteed by an experienced, strong multi-unit franchisee with a \$250,000 aggregate cap during the first 5 years.
- **Passive Management Option:** The seller offers an optional, turn-key arrangement where existing management continues operating the property and bills the tenants directly for Common Area Maintenance (CAM), facilitating passive real estate income.

Site Plan



PARKING TABULATIONS

Lot	Building / Use	Area / Size	Spaces
LOT 1	RESTAURANTS-1 AND 2	5,300 SF X 1/100	-53 SPACES
	TOTAL PROVIDED		53
LOT 2	RESTAURANT 3, DRIVE UP SERVICE	800 SF X 1/200	- 4
	RESTAURANT 4	1,600 SF X 1/100	-16
TOTAL REOD			20
TOTAL PROVIDED			21
LOT 3	RESTAURANT	4,618 SF X 1/100	-47 SPACES
	TOTAL PROVIDED		75

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Aerial Map



Edmond Memorial High School

UNIVERSITY OF Central Oklahoma

TARGET.

LOWE'S

Corner Location with Traffic Light



Pricing and Base Term Cap Rates



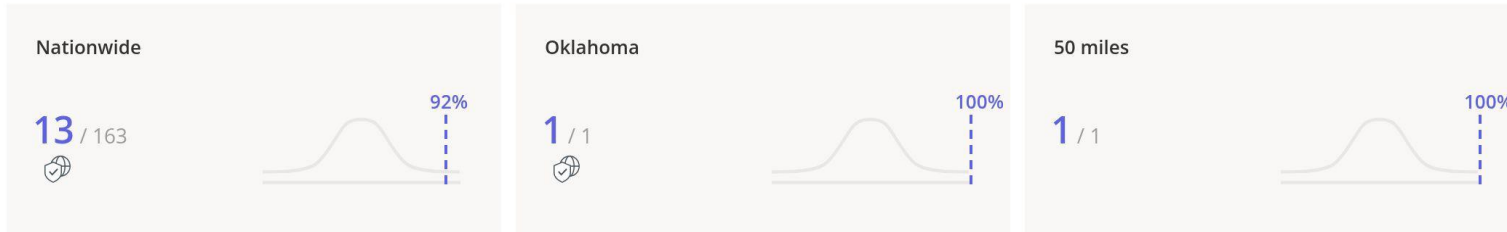
Tenant	Space SF	Base Rent Thru	Annual Rent	Term	Options	Increases 10% Every 5-Yrs in Base Term and Options	Lease Expiration Date
Mo' Bettahs	2,800	Thru 2/23/2028	\$ 114,100	10	2-5 Yr	10% Every 5th Year	2/23/2033
		Thru 2/23/2033	\$ 125,510				
			\$ 138,061	Option 1			
			\$ 151,867	Option 2			
Donato's	<u>2,500</u>	Thru 8/14/2028	\$ 92,500	10	2-5 Yr	10% Every 5th Year	8/14/2033
		Thru 8/14/2033	\$ 101,750				
			\$ 111,925	Option 1			
			\$ 123,118	Option 2			
Total	5,300		\$ 206,600	Thru 2028			
			\$ 227,260	Thru 2033			

Price	3,178,462
Cap Rate	6.50%
Cap Rate in 2028	7.15%

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Ranking Overview

Donatos Pizza
1148 S Bryant Ave, Edmond, ... # 458

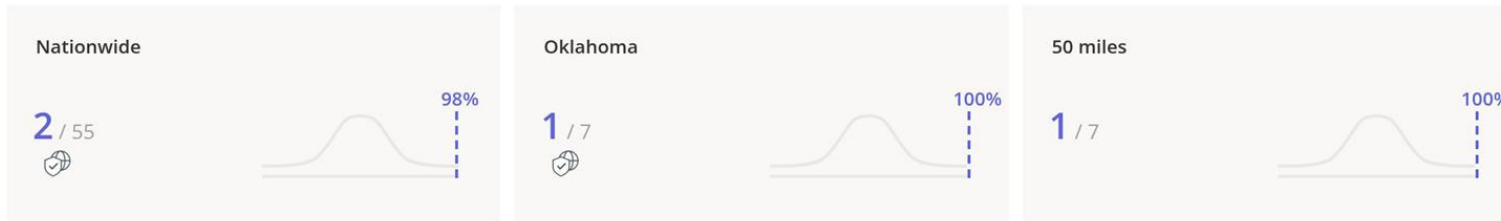


Chain: Donatos Pizza | Visits | Feb 1st, 2024 - Jan 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Ranking Overview

Mo' Bettahs
1140 S Bryant Ave, Edmo... # 240958



Chain: Mo' Bettahs | Visits | Sep 1st, 2024 - Aug 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Aerial showing the third drive lane being added to accommodate the centers massive success

Share



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PROPERTY PHOTOS

Oklahoma City: A Thriving Economic Hub

The Oklahoma City metropolitan area boasts a diverse and robust economy, with several key sectors experiencing significant growth. Aerospace remains a major economic driver, employing over 43,000 people in 290 firms and witnessing a remarkable 48% increase in output between 2015 and 2020. This dynamic economic environment provides a strong foundation for continued growth and stability, making Oklahoma City an attractive location for investment.

Oklahoma City's energy sector is a cornerstone of its economy, with abundant oil and natural gas reserves, and a growing wind power industry. The city is home to major energy companies like Devon Energy, Continental Resources and Sonic, contributing to its economic stability and growth potential.

Oklahoma City's technology sector is experiencing rapid growth, contributing \$4.2 billion to the local GDP in 2023. With tech jobs increasing by 15% in 2023 and a tech workforce now exceeding 22,590 employees, the city is establishing itself as a hub for technology and innovation.

Oklahoma City is a prime location for real estate investment due to its growing population, strong economy, and affordable housing. The city boasts a diverse job market with low unemployment. These factors create a favorable environment for real estate investment, with strong potential for appreciation and rental income.

Donato's Pizza Lease Information:



- **Tenant:** DPOK Partners, LLC
- **Guarantor:** W. Scott McLain
- **Guaranty Period:** First 5 years of the Lease Term.
- **Guaranty Cap:** \$250,000.00 (aggregate)
- **Financial Reporting Requirement:** None
- **Size (GLA):** 2,500 SF
- **Maintenance & Repair:**
 - i. **Landlord:** Roof and exterior walls.
 - ii. **Tenant:** Interior, HVAC, mechanical systems, doors, glass, fire extinguishers, life safety equipment. Maintains HVAC maintenance agreement with semiannual inspections.
- **Permitted Use:**

Operation of a prototypical franchised Donato's Pizza for the retail sale of food and beverages, including those items sold in Donato's Pizzas, as mandated by Tenant's Franchisor.
- **Exclusive Right:**

Preventing other pizza restaurants similar to Hideaway Pizza, The Wedge, Mario's, and Old Chicago Pizza from operating within the center, while allowing for the sale of pizza as part of the Donato's menu.
- **Lease Expiration Date:** 8/14/2033



Mo' Bettahs Lease Information:

- **Tenant:** SAVORY MB, LLC
- **Guarantor:** Savory MB Stores, LLC (CORPORATE GUARANTEED LEASE)
- **Financial Reporting Requirement:** None
- **Size (GLA):** 2,800 SF
- **Maintenance & Repair:**
 - i. **Landlord:** Roof and exterior walls.
 - ii. **Tenant:** Interior, HVAC, mechanical systems, doors, glass, fire extinguishers, life safety equipment. Maintains HVAC maintenance agreement with semiannual inspections.
- **Permitted Use:**

Operation of a prototypical Mo' Bettahs restaurant consistent with the majority of stores owned and operated by Tenant or its affiliates under that trade name.
- **Exclusive Right:**

Preventing other Hawaiian-style BBQ restaurants similar to Rumbi Island Grill, Ono Hawaiian BBQ, L&L Hawaiian BBQ, and Hawaiian Bros. from operating within the center.
- **Lease Expiration Date:** 2/23/2033

Demographics



2024 Summary	1 Mile	3 Miles	5 Miles
Population	10,057	68,138	129,521
Households	4,094	27,497	49,964
Families	2,660	17,157	33,832
Average Household Size	2.41	2.39	2.53
Owner Occupied Housing Units	2,505	15,850	32,920
Renter Occupied Housing Units	1,589	11,647	17,044
Median Age	35.2	35.3	36.9
Median Household Income	\$90,534	\$84,856	\$98,570
Average Household Income	\$123,639	\$119,467	\$135,677

2029 Summary	1 Mile	3 Miles	5 Miles
Population	10,393	69,954	132,967
Households	4,262	28,403	51,643
Families	2,750	17,637	34,800
Average Household Size	2.39	2.37	2.51
Owner Occupied Housing Units	2,602	16,286	33,857
Renter Occupied Housing Units	1,660	12,117	17,787
Median Age	35.6	36.4	37.8
Median Household Income	\$107,396	\$101,185	\$112,836
Average Household Income	\$141,600	\$137,731	\$155,853

2024-2029 Annual Rate	1 Mile	3 Miles	5 Miles
Population	0.66%	0.53%	0.53%
Median Household Income	3.47%	3.58%	2.74%

Contact Us

HMX Realty Advisors

52 Vanderbilt Ave
Suite #2014
New York, NY 10017
www.hmx1031.com

Our Team

Robert James

Managing Partner
Phone: 917-741-1525
Email: rob@hmx1031.com

Daniel de Sa'

Managing Partner
Phone: (212) 972-3947
E-mail: dan@hmx1031.com

