



Offering Memorandum

Golden Corral NNN Investment Opportunity

9711 E 71st St, Tulsa, OK 74133

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COMMERCIAL
PROPERTIES

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Additionally, although certain prospective purchasers may receive supplementary materials, such as engineering, environmental, or other reports, these parties are advised to consult their own experts in the respective fields. Reliance on materials provided by the Owner or Listing Broker should be exercised with caution, and professional guidance from engineering, environmental, legal, accounting, and other experts is recommended for a thorough and informed evaluation.

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Investment Highlights

Cap Rate: 6.5% | \$6,554,000



Absolute NNN Investment:

Tenant is responsible for absolutely all expenses including taxes, insurance, structure, roof & area maintenance.



Experienced Franchisee:

Revenue and net income details of Golden Corral.



Great Demographics:

35,000 house holds within 3 miles, Median HHI of \$61,858, and a growing population.

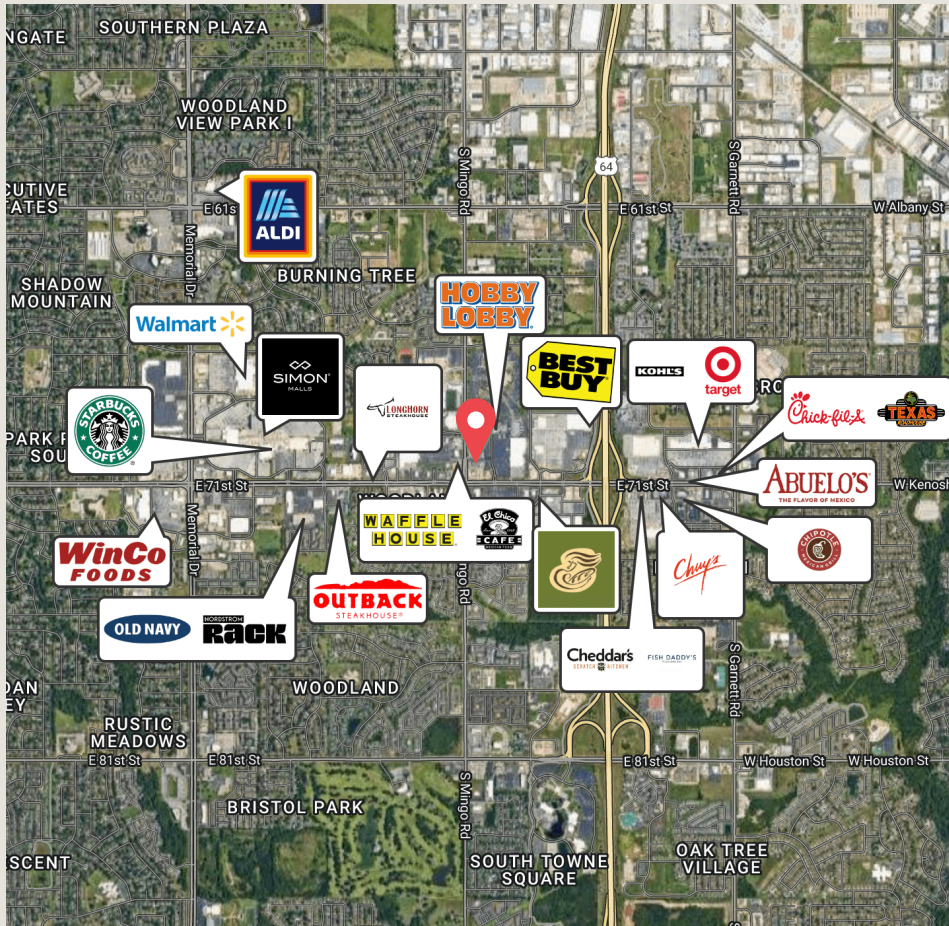


Seasoned Brand: Over 50 years in business & award winning concept



High Traffic Intersection: 41,086 cars per day at 71st Street Intersection.

Photos



Lease Abstract

Golden Corral Lease

Tenant	Tulsa GC, LLC, a Nebraska LLC, DBA Tulsa 71st Golden Corral, LLC A Golden Corral Franchisee
DBA	Golden Corral
Guarantor	Personal by Franchisee
Ownership	Fee Simple
Address	9711 E 71st St S Tulsa, OK 74133-3202
Building Size	10,255 Sq Ft
Acres	1.36 (approx.)
Zoning	CS - Commercial
Year Built	1994
Lease Effective Date	January 20, 2005
Original Lease Term	20 Years
Lease Amendment Commencement	May 1, 2020
Current Lease Expiration	May 31, 2030
Current Annual Rent	\$396,105.00
Rent/SF	\$38.63
Next Rent Increase	February 1, 2025; 10% (\$435,715)
Renewal Options	2; 5-Year Options (2030 & 2035)
Rental Escalations	10% every 5 years
Lease Type	NNN
Tenant Responsibilities	RE Tax, Insurance, CAM, Roof & Structure

Tenant Overview (Golden Corral)



Ranked by franchise
business review 2021
as one of the top 50
franchisors for
franchisee satisfaction.

Golden Corral

When the first Golden Corral restaurant opened in Fayetteville, North Carolina, in 1973, Golden Corral Corporation took a confident first step in the restaurant business, beginning a tradition of offering guests real, wholesome foods in a family-friendly atmosphere and at a great value. 50 years later, Golden Corral is honored to be called America's #1 buffet and grill. Golden Corral's most loyal guests visit an average of 70 times per year.

Tenant Name: Golden Corral
DBA: Golden Corral
Industry: Food & Beverage
Number of Locations: 397
Founded: 1972
HQ: Raleigh, NC
Website: www.goldencorral.com

About the Tenant

The Investment:

Rey Vasquez is a seasoned entrepreneur and hospitality professional with extensive experience in the restaurant industry. As the founder and CEO of Vasquez Hospitality Group, he oversees the operation of **24 successful Golden Corral franchises**. Rey's passion for culinary excellence, commitment to customer satisfaction, and dedication to community engagement are evident in his leadership style and the success of his ventures.

Rey Vasquez, an accomplished entrepreneur and hospitality leader, serves as the franchise owner of Golden Corral at 9711 E 71st. With his extensive experience and dedication to excellence, Rey has played a pivotal role in making Golden Corral a standout tenant in Tulsa.

Key Attributes:

1. **Leadership Excellence:** Rey Vasquez's leadership skills are second to none. His strategic vision, hands-on management approach, and ability to inspire and motivate his team have been instrumental in Golden Corral's success.

2. **Customer-Centric Focus:** Rey understands the importance of putting customers first. Under his leadership, Golden Corral has consistently delivered exceptional dining experiences, earning rave reviews and loyal patrons.

3. **Community Engagement:** Rey Vasquez is deeply committed to giving back to the community. Through various charitable initiatives, fundraisers, and partnerships with local organizations, he and his team at Golden Corral have made a positive impact on the community.

Conclusion:

Rey Vasquez's entrepreneurial spirit, leadership excellence, and commitment to excellence make him an outstanding tenant for 9711 E 71st.

Quotes - Vasquez Hospitality

"Vasquez Hospitality is a proud part of the Golden Corral family. **Today we manage more than 24 locations**, and we offer our guests the same commitment of offering real, wholesome foods in a family-friendly atmosphere and at a great value. Each of our locations shares the same pledge to these traditions established by Golden Corral corporate more than 50 years ago."

"As we grow our presence around the country, we continue to be proud members of each of the communities we serve. We all put pride & passion into everything we do- this shows in our quality execution from all members of our team. When you step into our home, you are now part of the family."

- Vasquez Hospitality

**golden
corral**®



Tulsa Overview

TULSA IN THE NEWS:

- **#2 most affordable city for renters in 2023.**
(Policygenius, 12/30/2022)
- **One of the top 20 growing US Counties where homeownership is still affordable.** (MoneyGeek)
- **#7 best city for career growth for Black Americans.**
(Travel Noire, 2/22/22)
- **One of the 10 most affordable cities to live in for 2022.** (American Home Shield, 22)
- **No. 1 in GDP for mid-sized MSA's.**
(Business Facilities, 7/27/21)
- **4th best U.S. city for small businesses.**
(USA Today, 7/12/20)



**Top 15
Emerging Tech-Talent
Cities in North America**
(CBRE, 2021)



**6th Lowest Cost
of Living in the U.S.**
(move.org)



**#1 State with the
Lowest Tax Burden**
(Anderson Economic Group)



**#1 City for Growth
and Inclusion**
(Brookings Institute 2018)



**#6 Most
Recession-Proof City
in the U.S.**
(livability.com)



**MSA Population of
1,033,157**
(censusreporter.com)

About the Investment

The Investment:


The Golden Corral restaurant has been in continuous operation under current ownership since January 1, 2005. It is located on east 71st Street very close to the intersection of Hwy 169. 71st St is a major arterial running East & West with a daily traffic count of 41,066. Highway 169 is a North/South expressway with a count of 128,129. The restaurant contains 10,255 usable sqft on 59198 sqft of land. There are 55 spaces available for customer parking.

This is a stabilized absolute NNN investment with the tenant responsible for all operating expenses including roof, structure, and parking lot maintenance. Golden Corral opened their first restaurant in Fayetteville, North Carolina in 1973. They have a tradition of offering guests wholesome foods in a family-friendly atmosphere. 50 years later Golden Corral is honored to be called America's #1 buffet & grill.

About the Tenant:

"I am writing on behalf of Rey Vasquez, who is a franchisee in excellent standing with Golden Corral Corporation.

I have personally known Rey since March of 2006. Rey has served in many different capacities within Golden Corral, and as stated above, is a franchisee in excellent standing and a leader within our franchisee community."

Sincerely,

Roy Hinojosa
Division President
Golden Corral Corporation

**golden
corral**[®]



Photos

Cap Rate: 6.5% | \$6,554,000

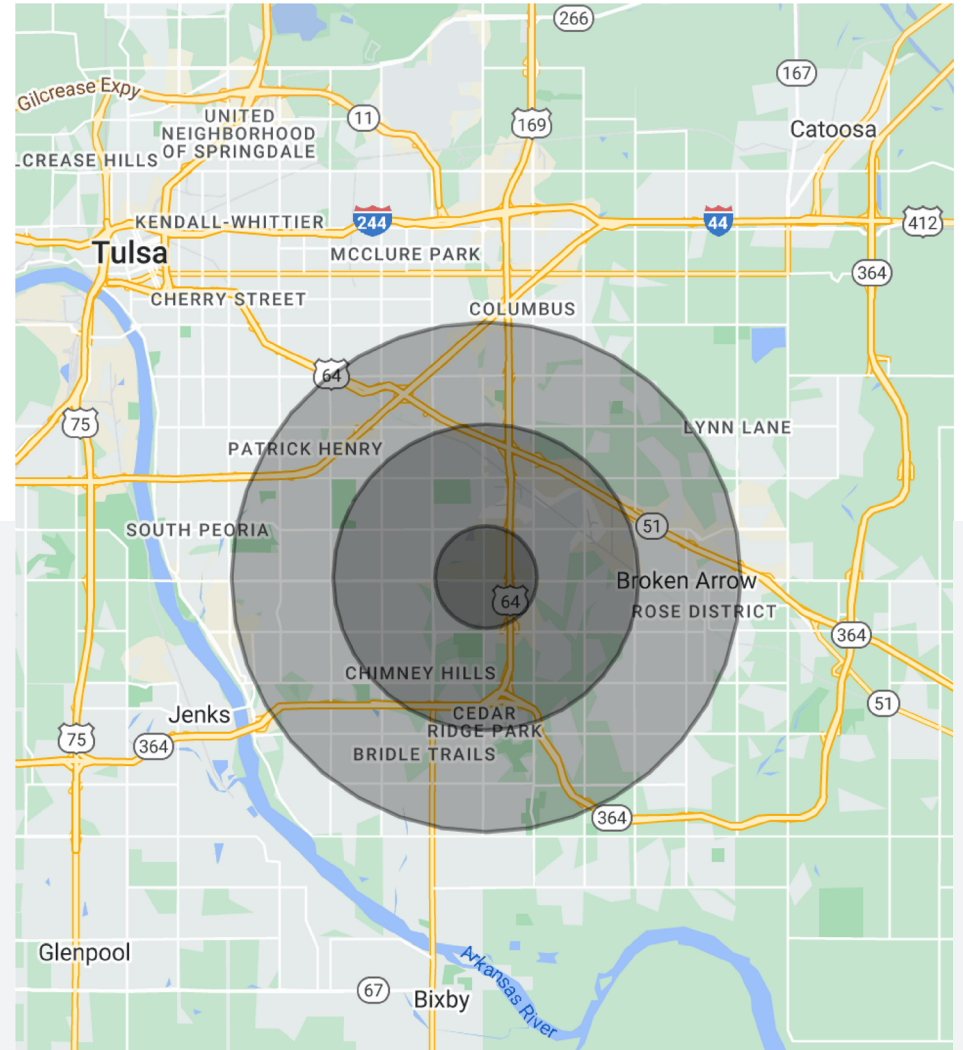


Demographics

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,818	82,075	233,039
Average Age	33.0	39.4	37.9
Average Age (Male)	32.9	37.0	36.2
Average Age (Female)	32.8	41.4	39.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,831	37,331	100,544
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$58,708	\$89,602	\$85,643
Average House Value	\$131,312	\$168,693	\$182,249

* Demographic data derived from 2020 ACS - US Census



Tulsa MSA: 1,033,157

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