



**Price \$3,178,462 | Cap 6.5% | New 10-Year Leases | Top Performing**

**MO' BETTAHS**

**DONATOS** PIZZA

Every piece is important.™



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- 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.

HMX Realty Advisors exclusively presents for sale a freestanding building with two of the top performing tenants within their respective chains. The property represents a compelling infill investment opportunity which combines irreplaceable real estate located in the state's most affluent market.

The city of Edmond boasts an exceptional average household income of \$142,597, providing a robust and stable customer base that has driven the exceptional success of the tenants. This established success, combined with the convenience of two drive-thrus ensures strong tenant stability and proven customer volume.

Both tenants have 10-year leases with a 10% rent escalation every 5-years in the base term and options. Mo' Bettahs is a corporate lease, while Donato's Pizza is personally guaranteed by strong, multi-unit franchisee. The seller offers an optional, turn-key arrangement where management will continue to operate the property and bill tenants directly for CAM. This gives the investment passive real estate income in a fully developed, wealthy market.

# Aerial Map



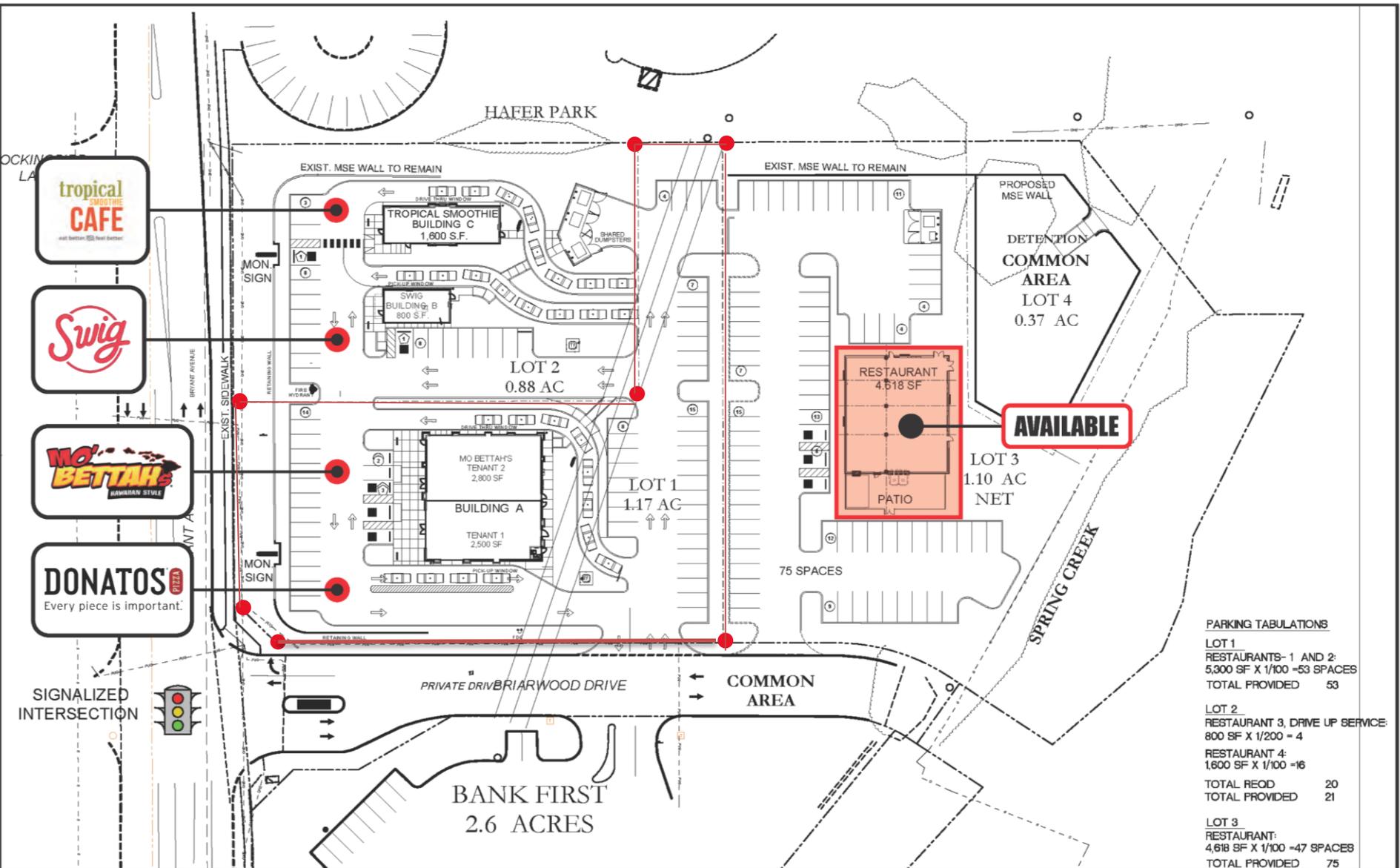
Edmond Memorial High School

UNIVERSITY OF Central Oklahoma

**TARGET.**

**LOWE'S**

# Site Plan



**PARKING TABULATIONS**

Lot	Description	Total Provided
LOT 1	RESTAURANTS-1 AND 2: 5,300 SF X 1/100 =53 SPACES	53
LOT 2	RESTAURANT 3, DRIVE UP SERVICE: 800 SF X 1/200 = 4	4
	RESTAURANT 4: 1,600 SF X 1/100 =16	16
	TOTAL REOD	20
	TOTAL PROVIDED	21
LOT 3	RESTAURANT: 4,618 SF X 1/100 =47 SPACES	47
	TOTAL PROVIDED	75

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# 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			

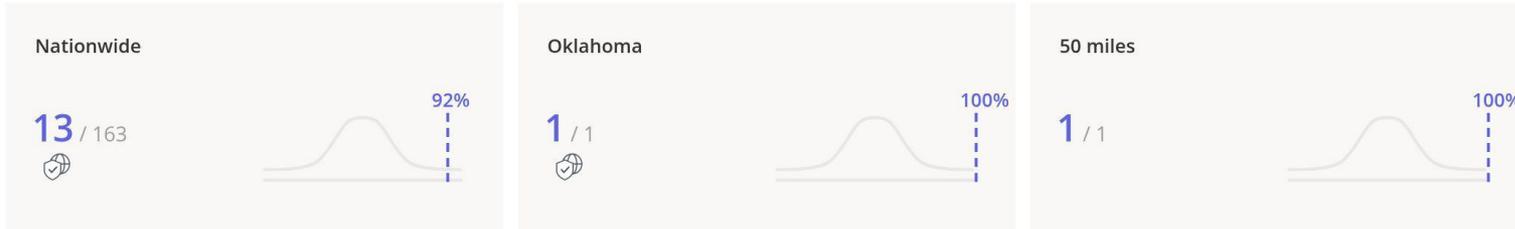
Price	3,178,462
Cap Rate	6.50%
Cap Rate in 2028	7.15%

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## Ranking Overview

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

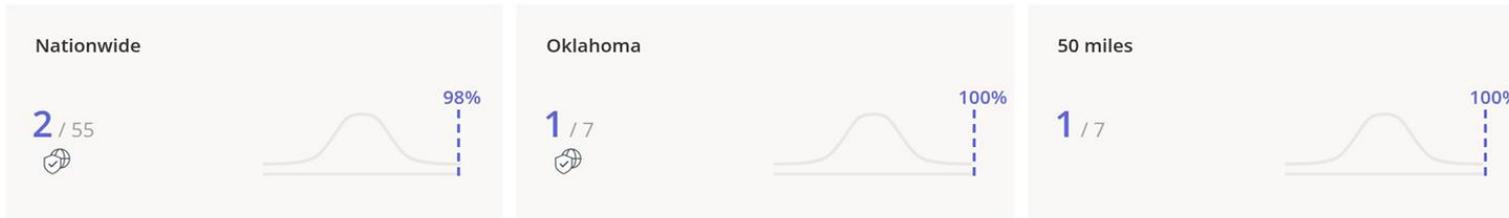


Chain: Donatos Pizza | Visits | Feb 1st, 2024 - Jan 31st, 2025  
Data provided by Placer Labs Inc. (www.placer.ai)



## 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)



# 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.



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## SHOPPING CENTER STREET VIEW



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## 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



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
<b>Median Household Income</b>	<b>\$90,534</b>	<b>\$84,856</b>	<b>\$98,570</b>
<b>Average Household Income</b>	<b>\$123,639</b>	<b>\$119,467</b>	<b>\$135,677</b>

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

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