



Infill Location in Oklahoma's Most Affluent City | New 10-Year Leases

MO' BETTAHS

DONATOS PIZZA

Every piece is important.™



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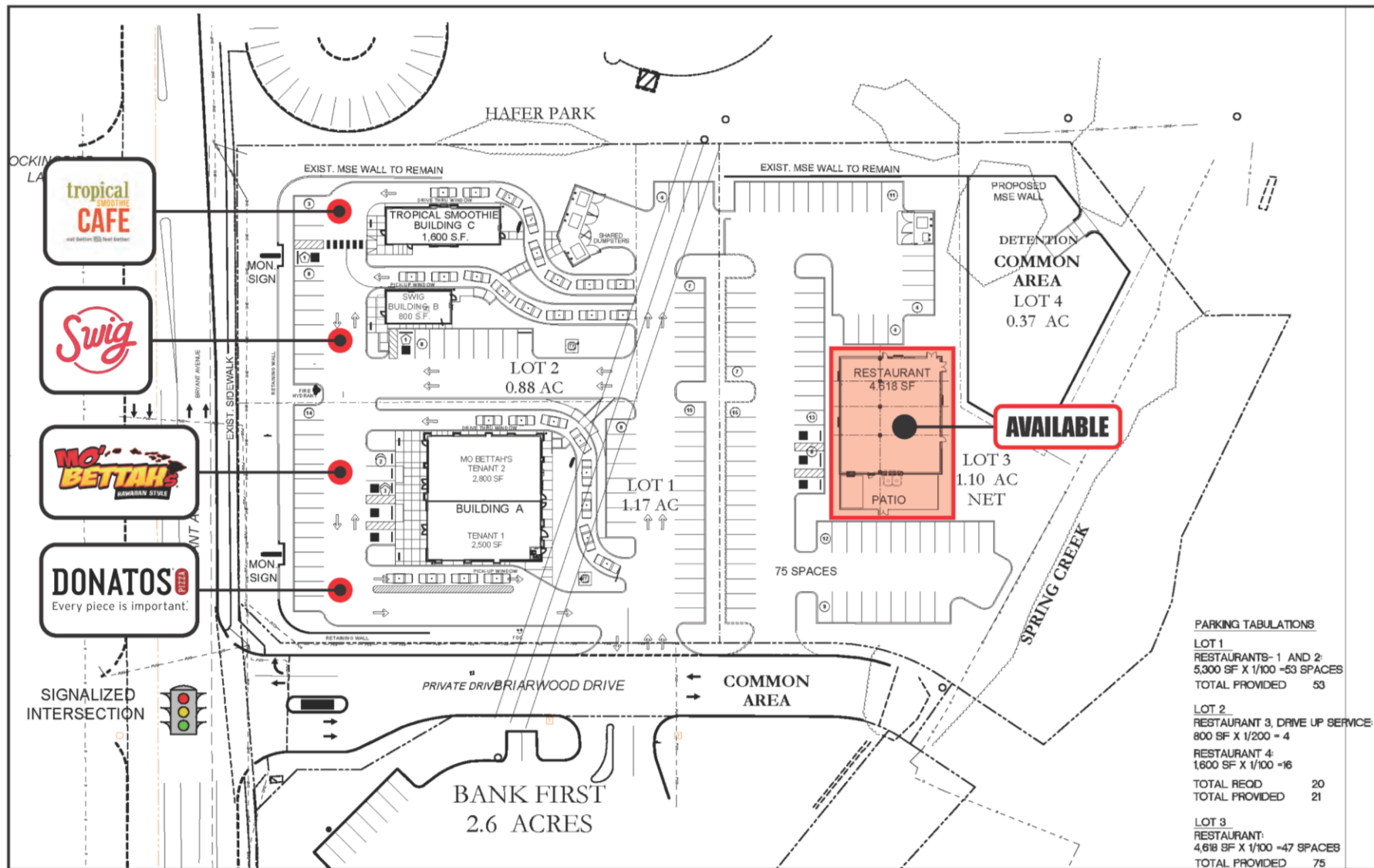
- Mo' Bettahs – Top 2% Nationally
- Donato's Pizza – Top 8% Nationally
- Passive Ownership and Corporate Credits
- Outstanding Demographics
- Adding Third Entru Lane
- Located in the Wealthiest City in Oklahoma

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.



RENT ROLL

Site Plan



PARKING TABULATIONS

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 REQD 20
TOTAL PROVIDED 21

LOT 3
RESTAURANT:
4,618 SF X 1/100 ~47 SPACES
TOTAL PROVIDED 75

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Aerial Map



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TENANT RANKING OVERVIEW

Ranking Overview

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

Nationwide

13 / 163




Oklahoma

1 / 1




50 miles

1 / 1



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

Nationwide

2 / 55




Oklahoma

1 / 7




50 miles

1 / 7



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



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.

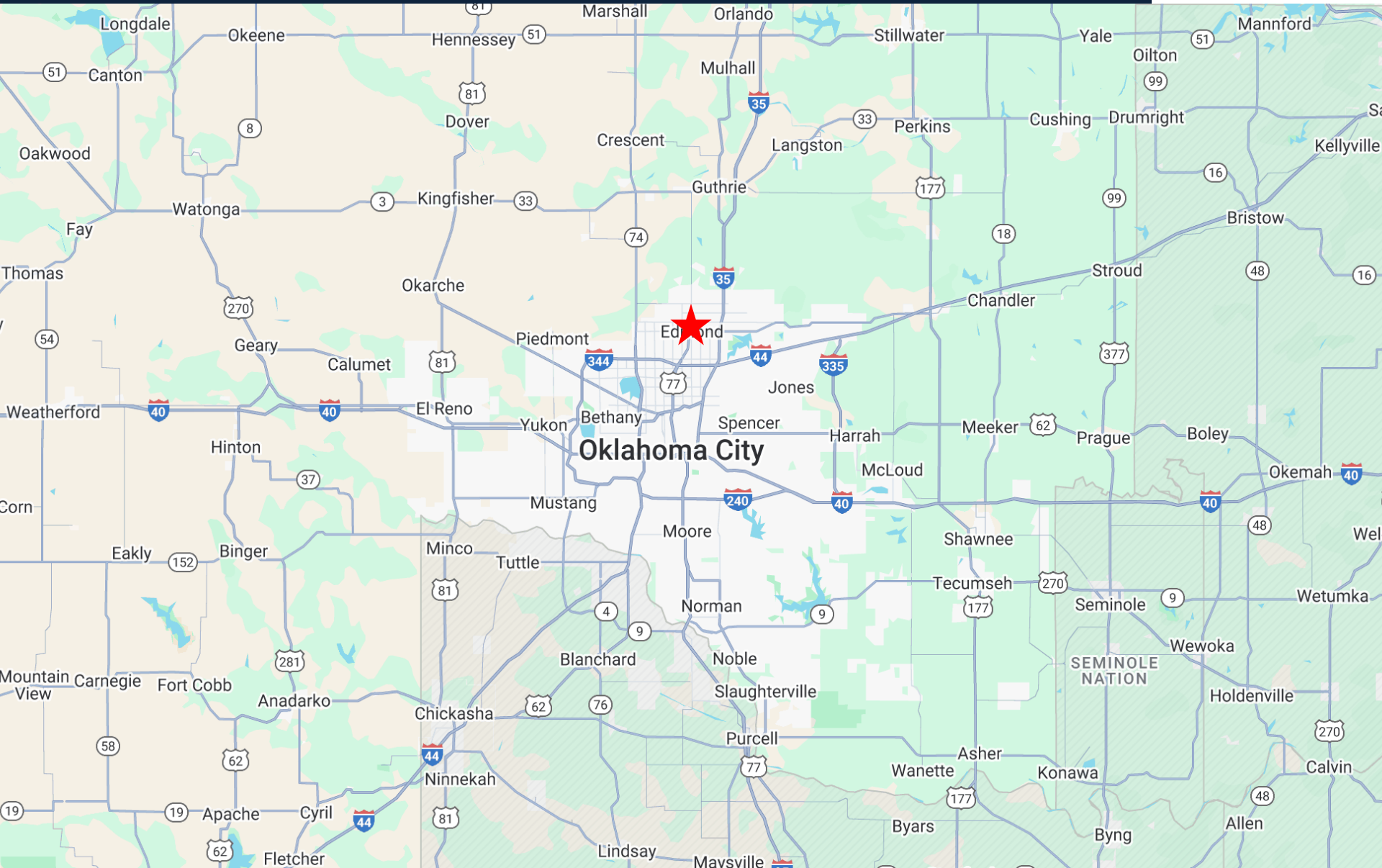
Both tenants have new 10-year leases with a 10% rent escalation every 5-years in the base term and options. Mo' Bettahs is a corporate lease, while Donato's Pizza is personally guaranteed by strong, multi-unit franchisee. The seller offers an optional, turn-key arrangement where they will continue to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

Pricing for Individual and Combined Lot Sales

	Space	Annual Rent	Term	Options	Increases	Lease Expiration Date
Mo' Bettah's	2,800	\$ 114,100	10	2-5 Yr	10% Every 5th Year	2/23/2033
Donato's	<u>2,500</u>	<u>\$ 92,500</u>	10	2-5 Yr	10% Every 5th Year	8/14/2033
Total	5,300	\$ 206,600				

PRICING	
Donatos and Mo' Bettah's Price	3,178,462
Net Operating Income	206,600
Cap Rate	6.50%

Location Map



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TENANT RANKING OVERVIEW

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.

SHOPPING CENTER STREET VIEW



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

Tenant Lease Summary

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
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

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