

SINGLE TENANT NET LEASE INVESTMENT
EXECUTIVE SUMMARY



Actual Store Photo

Sale Price	\$4,550,000
Cap Rate	4.41%

OFFERING SUMMARY

Building Size:	4,850 SF
Rentable SF:	4,850
Lot Size:	1.53 Acres
Price / SF:	\$938.14
NOI:	\$200,600
Year Built:	2012
Zoning:	CO
Address:	1111 W 81st St, Tulsa, OK 74132
Submarket:	Tulsa Hills

PROPERTY HIGHLIGHTS

- Currently in 8th year of 20 year primary lease
- NOI Increases to \$220,660.00 in December 2024
- Four 5 Year renewal periods (5% increases)
- Absolute Net Lease - No Landlord Responsibilities
- Immediate proximity to Tulsa Hills Shopping Center (1.2 Millions square ft.)
- 100% Bonus Depreciation
- Corporate Lease; excellent tenant ranked 28th largest C-Store operator in the nation
- Corporate environmental indemnification

LEASE INFO

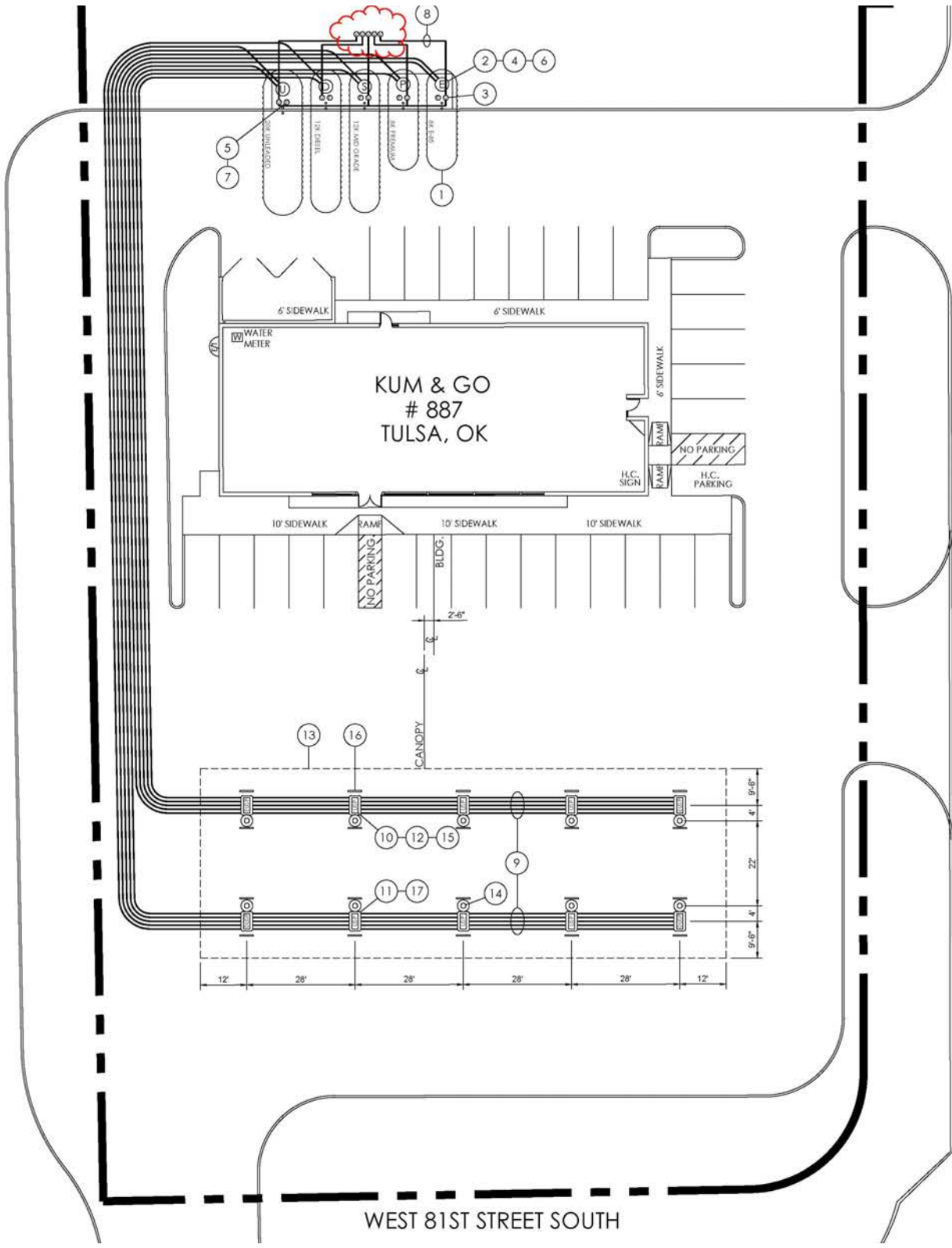
Term Remaining	12 years, 8 months
Rent Increases	10% - Year 11, 5.0% Option Periods
Renewal Options:	Four 5 year options
Type of Ownership	Fee Simple
Right of First Refusal	YES, 14 Days
Landlord Responsibilities	NONE

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SINGLE TENANT NET LEASE INVESTMENT
SITE PLAN



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**SINGLE TENANT NET LEASE INVESTMENT
AERIAL MAP**



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SINGLE TENANT NET LEASE INVESTMENT
TRADE AREA MAP



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