CHISHOLM SHOPPING CENTER - 1150 GARTH BROOKS BLVD. YUKON, OK

CBRE

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EXECUTIVE SUMMARY

KEY TENANTS

SPROUTS FARMERS MARKET

HARBOR FREIGHT

planet fitness

Aaron's Rent to Own

cicis pizza

goodwill

INVESTMENT SUMMARY

ADDRESS
1150 GARTH BROOKS BLVD
YUKON, OK 73099

UNPRICED
Price

MARKET
CAP Rate

$1,716,819
Net Operating Income

1978 | 2002
Year Built | Renovated

210,307 SF
Gross Leasable Area

18.29 AC
Lot Size

85.9%
Occupancy

4.14 YEARS
Average Term Remaining

$10.40
Average Rent PSF

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INVESTMENT HIGHLIGHTS

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**Dominant Grocery-Anchored Retail Center – ** Anchored by Sprouts Farmers Market (NASDAQ: SFM) one of the nation's leading natural and organic food chains

Compelling Mark-to-Market Opportunity – Chisholm Shopping Center's average rent is $10.40 PSF which is 37% below average market rent in Yukon at $16.92 PSF, providing investors with a compelling opportunity to grow revenue through renewals, rollover, and new leasing activity (Source: CoStar Analytics)

Immediate Value Add Opportunity Through Lease Up of Vacant Suites – The property is currently 85.9% occupied with approximately 29,615 SF of vacancy

Positioned within Yukon's Premier Retail Corridor, Immediately Surrounded by over 8.2 Million Annual Visits (Source: Placer.ai)

Yukon Village Shopping Center – Target, PetSmart, Hobby Lobby, Famous Footwear, Maurices

Market at Czech Hall – Academy, Marshall's, Ross, Petco, Five Below, Ulta

West End Pointe – Kohl's, Staples, Lowe's

Directly across from Walmart Supercenter with 2.3 Million Annual Visits (Source: Placer.ai)

Features Excellent Highway Visibility and Accessibility with Strong Traffic Counts – The site sits directly off US Hwy 270 (57,347 VPD) with frontage along Garth Brooks Blvd (25,749 VPD) and W Vandament Ave (18,687 VPD) (Source: CoStar Analytics)

18.29 Acres at Signalized Hard Corner – The property features excellent ingress/egress with 7 points of access and ample on-site parking

Densely Developed Residential Market with Ideal Consumer Demographics – There are over 139,197 residents within a 7-mile radius of the property with an average household income of $114,278

Complimentary Tenant Mix with Strong National Tenants – Sprouts, Harbor Freight, Planet Fitness, Goodwill, and Aaron's, all have a prominent national presence, balancing well with local tenants who are part of the community

Adjacent to Yukon Middle School with Annual Enrollment of 1,400+ Students

TENANT ROSTER

Tenant	SF	% of Center	Lease Execution	Lease Expiration	Annual Rent	Rent/SF
CiCi's Pizza	4,140 SF	1.97%	Aug-1996	Jul-2031	$82,800	$20.00
Great Eyebrow Threading	1,020 SF	0.49%	Dec-2018	Dec-2028	$22,440	$22.00
VIPCare	2,040 SF	0.97%	Oct-2026	Sep-2031	$38,760	$19.00
Image Cleaners	1,080 SF	0.51%	May-1996	Jul-2028	$22,200	$20.56
Planet Fitness	16,775 SF	7.98%	Dec-2013	Sep-2029	$198,448	$11.83
Goodwill	16,968 SF	8.08%	Feb-2012	May-2036	$197,038	$11.60
Goodwill	8,450 SF	4.02%	Jun-2026	May-2036	$98,020	$11.60
Langston's	12,240 SF	5.82%	Jul-2001	Jun-2028	$116,280	$9.50
Harbor Freight Tools	18,524 SF	8.81%	Jul-2024	Jun-2034	$105,587	$5.70
Sprouts Farmers Market	25,500 SF	12.13%	Jul-2016	Jul-2031	$388,875	$15.25
Aaron's	7,615 SF	3.62%	Jul-2010	Jan-2028	$49,565	$6.51
Valir Health LLC	5,500 SF	2.62%	Jan-2017	Jan-2030	$76,200	$13.85
Check Into Cash	2,094 SF	1.00%	Sep-2003	Aug-2028	$31,008	$14.81
Vintage Stock, Inc.	25,000 SF	11.89%	Nov-2016	Apr-2027	$150,000	$6.00
Primo's Italian Restaurant	7,430 SF	3.53%	Jul-2001	Dec-2027	$84,000	$11.31
Chelino's	4,940 SF	2.35%	Dec-2014	Dec-2029	$47,812	$9.68
Eileen's Colossal Cookies	2,400 SF	1.14%	Aug-2015	Jul-2032	$26,400	$11.00

TENANT ROSTER

Tenant	SF	% of Center	Lease Execution	Lease Expiration	Annual Rent	Rent/SF
Dusty Roads Marketplace	12,090 SF	5.75%	Jun-2018	Jun-2028	$120,000	$9.93
Creative Corner	2,400 SF	1.14%	Jun-2024	Jun-2027	$24,000	$10.00
Available	1,020 SF	0.49%	-	-	-	-
Available	12,000 SF	5.71%	-	-	-	-
Available	6,282 SF	2.99%	-	-	-	-
Available	2,947 SF	1.40%	-	-	-	-
Available	2,371 SF	1.13%	-	-	-	-
Available	2,705 SF	1.29%	-	-	-	-
Available	2,290 SF	1.09%	-	-	-	-
Available	800 SF	0.38%	-	-	-	-
Available	400 SF	0.19%	-	-	-	-
Available	1,200 SF	0.57%	-	-	-	-
Available	400 SF	0.19%	-	-	-	-
Available	400 SF	0.19%	-	-	-	-
Available	432 SF	0.21%	-	-	-	-
Available	436 SF	0.21%	-	-	-	-
Available	400 SF	0.19%	-	-	-	-
Totals:	**210,307 SF**	**100%**			**$1,879,433**	**$10.40**

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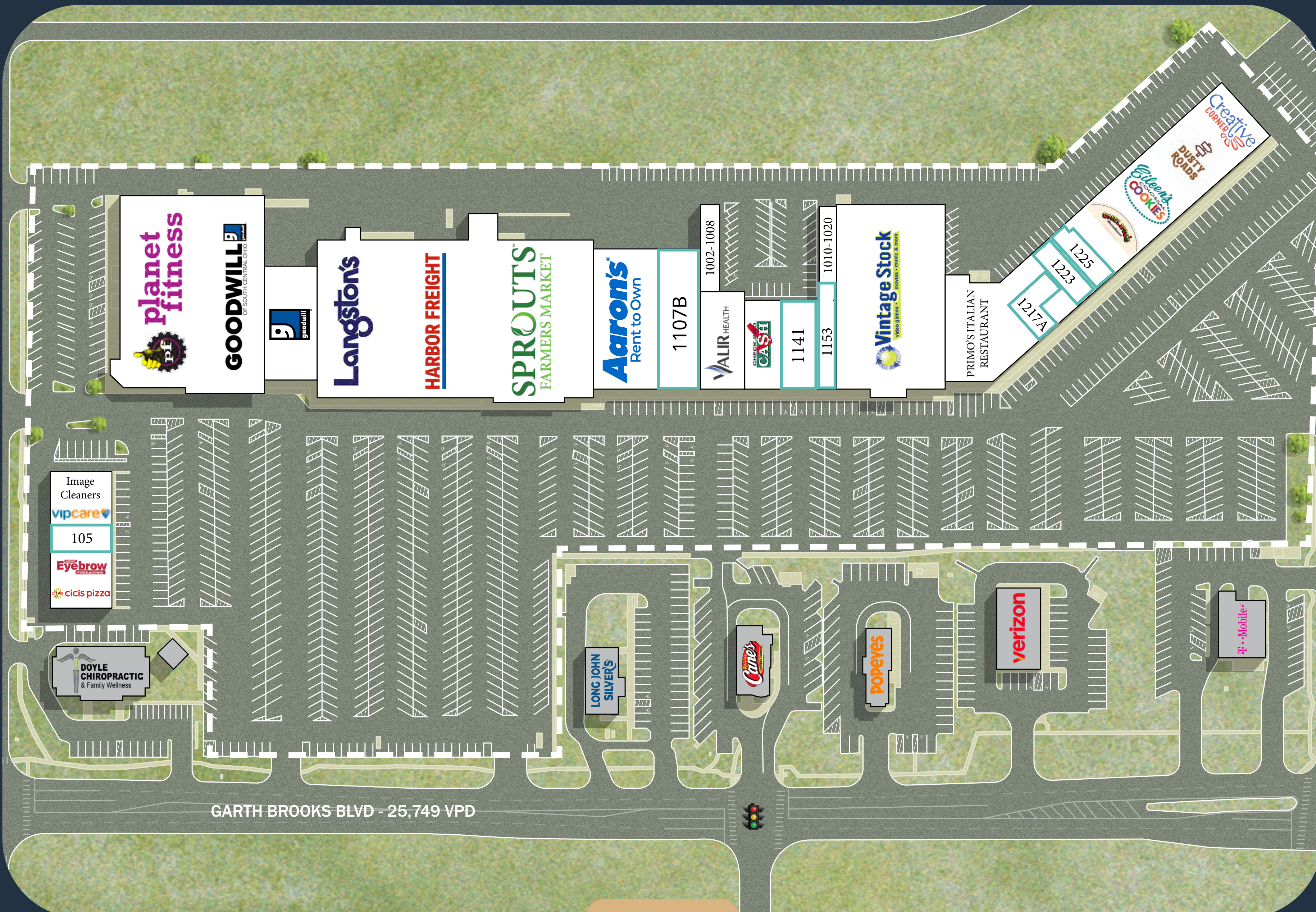
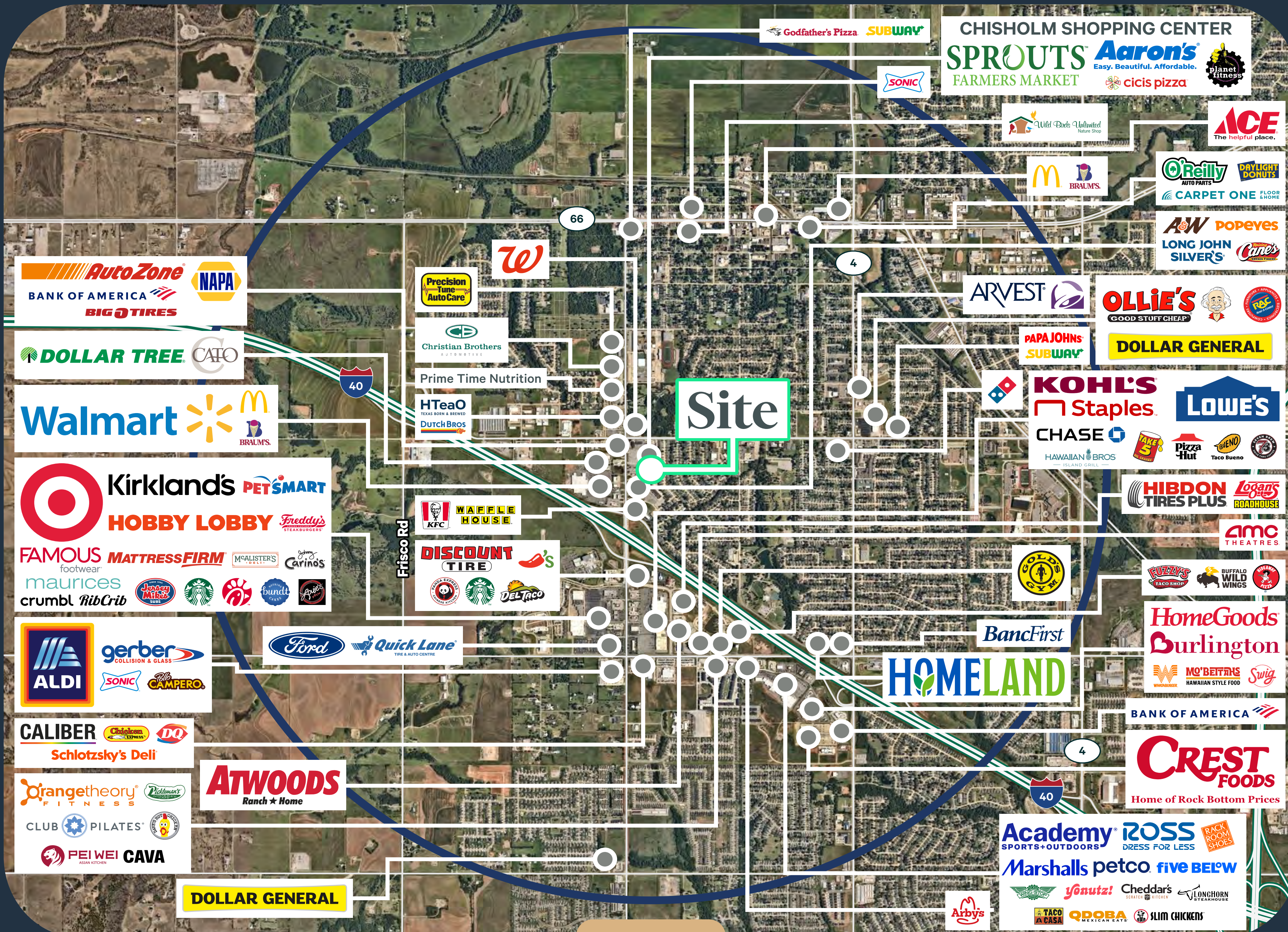
PROPERTY DESCRIPTION

SITE PLAN

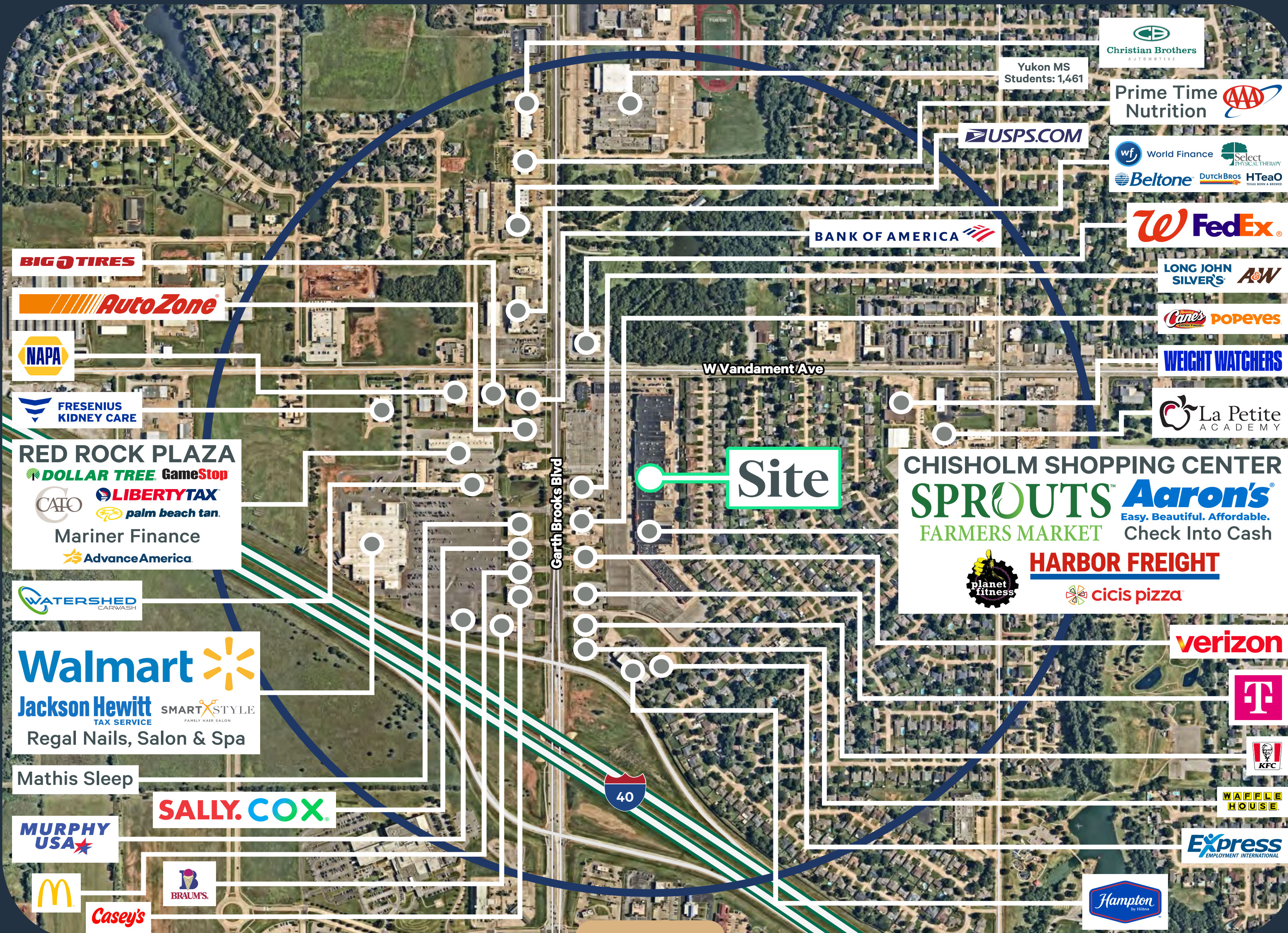

planet fitness
GOODWILL
Langston's
HARBOR FREIGHT
SPROUTS FARMERS MARKET
Aaron's Rent to Own
1107B
1002-1008
VALIR HEALTH
CHECK INTO CASH
1141
1153
1010-1020
Vintage Stock
PRIMO'S ITALIAN RESTAURANT
1217A
1223
1225
Eileen's Colossal COOKIES
DUSTY ROADS
Creative CORNER
Image Cleaners
vipcare
105
Eyebrow
cicis pizza
DOYLE CHIROPRACTIC
& Family Wellness
LONG JOHN SILVER'S
Raising Cane's
POPEYES
verizon
T-Mobile
GARTH BROOKS BLVD - 25,749 VPD

OBLIQUE AERIAL

RETAIL AERIAL - TWO MILE



RETAIL AERIAL - HALF MILE



MASS MOBILE DATA

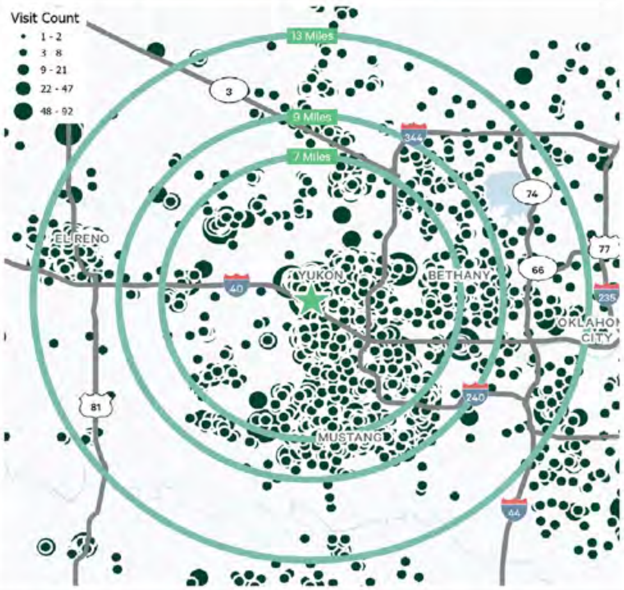
Chisholm Shopping Center | Mass Mobile Data

1150 Garth Brooks Blvd
Yukon, OK 73099

Study Period: July 2025 to June 2026

Massive Mobile Data – Data sourced from a wide range of varied mobile apps (SDKs) providing a location analysis solution for location decisions. By analyzing sophisticated mobile data, we are creating an accurate picture of customers. Mobile data is the most trusted solution for strategic marketplace analysis.

Common Evening Radius



Trade Area Demographics

Total Population	Average Household Income
124,386	$118,369

Total Households	2025 Retail Trade Sales SIC
46,584	$2.6 Billion

Educational Attainment

- 10% Associates
- 33% Bachelors
- 34% Graduate

Median Age

37.6

Site Demographics

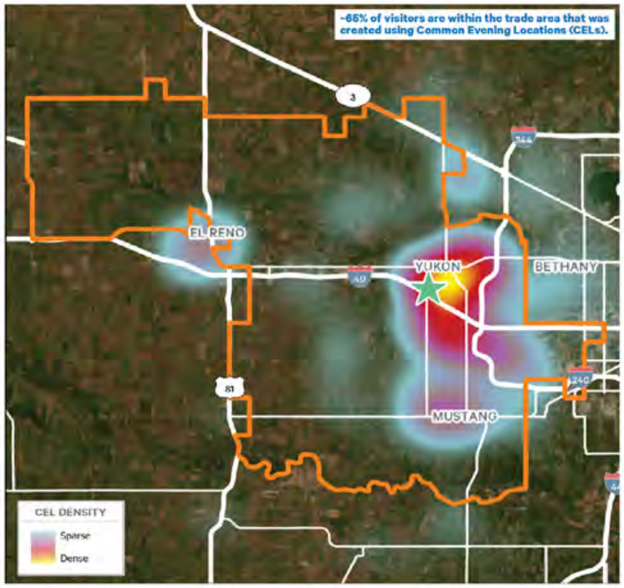
Dwell Time

19.95 Minutes

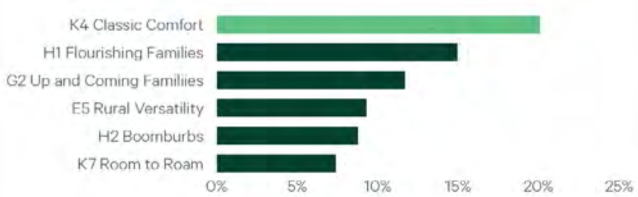
Visitor Frequency

- Return 59%
- One-Time 41%

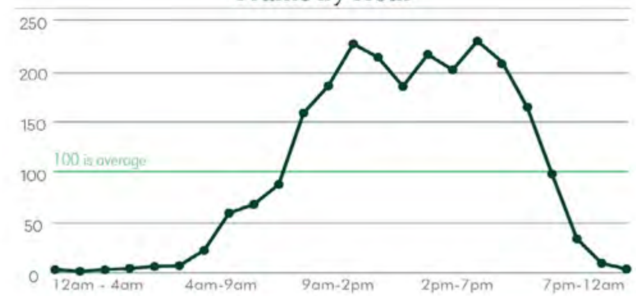
Trade Area



Top Tapestry Segments



Traffic By Hour



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DEMOGRAPHICS

Demographics	1 Mile	3 Miles	5 Miles	7 Miles
POPULATION				
2025 Estimated Population	5,723	40,164	72,017	139,197
2030 Estimated Population	6,046	44,116	80,210	153,889
HOUSEHOLDS				
2025 Estimated Households	2,314	15,490	27,547	52,130
2030 Estimated Households	2,451	17,035	30,669	57,580
HOUSEHOLD INCOME				
2025 Average Household Income	$100,921	$109,718	$108,913	$114,278
2030 Average Household Income	$109,172	$118,407	$117,711	$124,570
TRAFFIC COUNTS				
U.S. Hwy 270	57,347 VPD			
Garth Brooks Blvd	25,749 VPD			
W Vandament Ave	18,687 VPD			

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FINANCIAL ANALYSIS

IN PLACE NOI & PRICING SUMMARY

	In-Place NOI Oct-26 to Sep-27	$ PSF	Year 3 Pro Forma NOI Oct-28 to Sep-29	$ PSF
Size of Improvements		210,307 SF		210,307 SF
REVENUES				
Scheduled Base Rent				
Gross Potential Rent	$2,268,622	$10.79	$2,288,941	$10.88
Absorption & Turnover Vacancy	(418,071)	(1.99)	(4,089)	(0.02)
Total Scheduled Base Rent	1,850,551	8.80	2,284,852	10.86
Expense Recoveries	491,553	2.34	689,118	3.28
Percentage Rent	7,441	0.04	10,939	0.05
Signage Revenue	1,020	0.00	1,020	0.00
TOTAL GROSS REVENUE	2,350,564 [1]	11.18	2,985,930	14.20
General Vacancy Loss	0	0.00	(113,137)	(0.54)
EFFECTIVE GROSS REVENUE	2,350,564	11.18	2,872,793	13.66
OPERATING EXPENSES				
Common Area Maintenance	(222,027)	(1.06)	(235,548)	(1.12)
Management Fee	(94,023)	(0.45)	(114,912)	(0.55)
Insurance	(45,987)	(0.22)	(48,788)	(0.23)
Real Estate Taxes	(271,709)	(1.29)	(288,256)	(1.37)
TOTAL OPERATING EXPENSES	(633,745) [2]	(3.01)	(687,503)	(3.27)
NET OPERATING INCOME	**$1,716,819**	**$8.16**	**$2,185,290**	**$10.39**
Physical Occupancy		82.95%		99.92%
Economic Occupancy		84.90%		96.08%

Notes:

[1] In-Place Net Operating Income is calculated using contractual rents and expense reimbursements from Oct-26 to Sep-27 (less a 5.00% General Vacancy Loss). In-Place NOI does not include vacant lease-up revenue or downtime due to near-term expirations, but does include future rent increases for existing tenants.

[2] Real Estate Taxes are reassessed based on the sales price. See 'Summary of Financial Assumptions' for details.

SUMMARY OF FINANCIAL ASSUMPTIONS

GLOBAL

Analysis Period		
Commencement Date		October 1, 2026
End Date		September 30, 2036
Term		10 Years
Area Measures (NRSF)		
Rentable Square Feet		210,307 SF
Growth Rates		
Consumer Price Index (CPI)		3.00%
Other Revenue		3.00%
Operating Expenses		3.00%
Real Estate Taxes		3.00%
Market Rent		
CY 2027 -	1.50%	
CY 2028 -	1.50%	
CY 2029 -	1.50%	
CY 2030 -	1.50%	
CY 2031 -	1.50%	
CY 2032 -	1.50%	
CY 2033 -	1.50%	
CY 2034 -	1.50%	
CY 2035 -	1.50%	
CY 2036+ -	1.50%	
General Vacancy Loss		5.00% [1]
Capital Reserves (CY 2026 Value)		$0.15 PSF

VACANT SPACE LEASING

Occupancy and Absorption	
Vacant as of 10/1/26	29,615 SF
Percentage Vacant at 10/1/26	14.08%
Absorption Period	24 Month(s)
Absorption Period Start Date	October 1, 2026
First Absorption Occurs On	October 1, 2027
Last Absorption Occurs On	October 1, 2028

Financial Terms & Tenanting Costs	Anchor	Shop
2026 Annual Market Rent	$10.00 PSF	$13.00-$23.00
Rent Adjustment	10% in Mo 61	None
Lease Term	10 Years	5 Years
Expense Recovery Type	NNN	NNN
Tenant Improvements ($/NRSF)	$25.00 PSF	$25.00 PSF
Commissions	6.00%	6.00%

MISCELLANEOUS REVENUES & EXPENSES [2]

Operating Expense Source	2025A grown 6.09%
Management Fee (% of EGR)	4.00%
Real Estate Taxes Reassessed	Yes

SECOND GENERATION LEASING

	Anchor	Shop
Retention Ratio	75%	75%
Financial Terms		
2026 Annual Market Rent	$6.00-$16.00	$7.00-$23.00
Rent Adjustment	10% in Mo 61	None
Lease Term	10 Years	5 Years
Expense Recovery Type	NNN	NNN
Tenanting Costs		
Tenant Improvements ($/NRSF)		
New	$25.00 PSF	$25.00 PSF
Renewal	$0.00 PSF	$0.00 PSF
Weighted Average	$6.25 PSF	$6.25 PSF
Leasing Commissions (Base Rent Only)		
New	6.00%	6.00%
Renewal	2.00%	2.00%
Weighted Average	3.00%	3.00%
Downtime		
New	12 Month(s)	9 Month(s)
Weighted Average	3 Month(s)	2 Month(s)

Notes:

All market rates are stated on a calendar-year basis.

[1] General Vacancy Loss factor includes losses attributable to projected lease-up or rollover downtime.
The following tenants are excluded from this loss factor for the lease terms modeled: Harbor Freight Tools USA and Sprouts Farmers Market.

[2] Miscellaneous Revenue:
a) Analysis assumes Signage Revenue as of CY2026 is $1,020 /Year per the 2025 Actuals, assumed to remain flat throughout the hold.

Operating Expenses:
a) Operating expenses for CY2026 are based on the 2025 Actuals grown 6.09%.
b) Real estate taxes for CY2026 reassessed using a market-to-tax ratio of 11.42854% and a tax rate of 10.521%. Taxes assumed to grow 3% annually on a calendar basis beginning CY2027. Current tax basis is $13,409,135.
c) Expense reimbursement calculations are based on the CY2025 operating expense reconciliation, lease review, and client Q&A.

CASH FLOW PROJECTIONS

Fiscal Year Ending - September 30	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Physical Occupancy	82.95%	87.86%	99.92%	98.98%	100.00%	99.73%	98.68%	99.08%	97.08%	99.58%	98.02%
Overall Economic Occupancy [1]	84.90%	89.22%	96.08%	96.09%	96.09%	96.12%	96.11%	96.09%	96.11%	96.11%	96.15%
Operating Expense Reimbursement %	77.56%	83.38%	100.23%	99.23%	100.44%	100.43%	99.53%	100.22%	97.63%	100.27%	98.94%
Weighted Average Market Rent	$11.36	$11.53	$11.70	$11.88	$12.05	$12.23	$12.42	$12.60	$12.79	$12.98	$13.18
Weighted Average In Place Rent [2]	$10.61	$10.77	$10.87	$11.05	$11.13	$11.39	$11.54	$11.79	$11.94	$11.96	$12.17
Total Operating Expenses PSF Per Year	$3.01	$3.13	$3.27	$3.36	$3.45	$3.55	$3.65	$3.76	$3.86	$3.97	$4.07
Lease SF Expiring (Initial Term Only)	27,400	42,549	17,795	10,440	31,680	2,400	0	18,524	0	25,436	0
Lease SF Expiring (Cumulative %)	13.03%	33.26%	41.72%	46.69%	61.75%	62.89%	62.89%	71.70%	71.70%	83.79%	83.79%

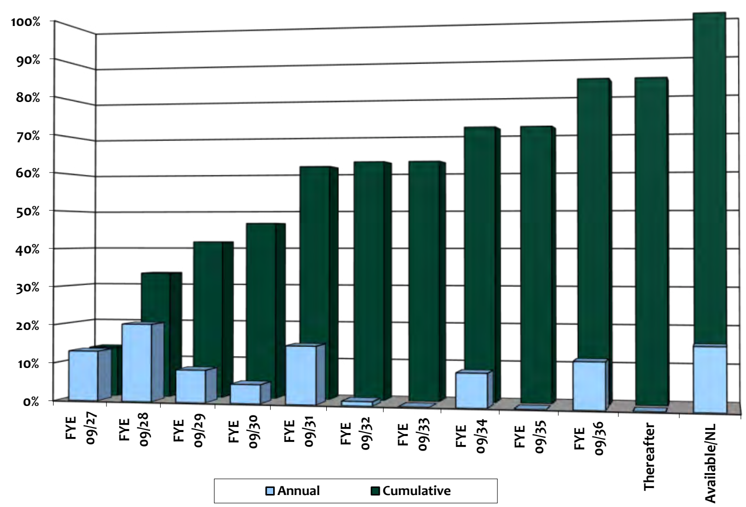
	[3] FY 2027 $/SF/YR	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
REVENUES												
Scheduled Base Rent												
Anchor Potential Base Rent	7.17	$1,508,638	$1,523,885	$1,504,267	$1,532,693	$1,540,822	$1,592,964	$1,613,947	$1,643,403	$1,664,367	$1,658,405	$1,662,511
Shop Potential Base Rent	3.61	759,984	775,131	784,674	795,246	798,948	803,862	822,949	845,624	856,432	866,694	880,334
Anchor Absorption & Turnover	(0.79)	(165,756)	(114,679)	0	0	0	0	0	0	(56,691)	0	(34,357)
Shop Absorption & Turnover	(1.20)	(252,315)	(193,468)	(4,089)	(27,029)	0	(8,111)	(41,092)	(32,281)	(26,603)	(20,933)	0
Total Scheduled Base Rent	8.80	1,850,551	1,990,869	2,284,852	2,300,909	2,339,769	2,388,715	2,395,805	2,456,745	2,437,505	2,504,166	2,508,488
CAM Reimbursement	0.92	193,340	209,930	253,290	257,694	267,701	275,378	280,724	290,790	291,124	307,135	311,513
MGT Reimbursement	0.34	70,507	80,996	109,018	109,326	111,829	114,413	114,880	118,357	115,715	120,892	121,657
INS Reimbursement	0.19	40,686	44,087	52,997	53,864	55,935	57,453	58,481	60,480	60,494	63,803	64,715
RET Reimbursement	0.89	187,020	213,510	273,813	280,387	293,756	303,328	310,633	322,866	325,456	344,692	348,787
Percentage Rent	0.04	7,441	9,164	10,939	12,767	14,650	16,590	18,588	20,645	22,765	20,698	0
Signage Revenue	0.00	1,020	1,020	1,020	1,020	1,020	1,020	1,020	1,020	1,020	1,020	1,020
TOTAL GROSS REVENUE	11.18	2,350,564	2,549,577	2,985,930	3,015,967	3,084,660	3,156,896	3,180,130	3,270,904	3,254,079	3,362,404	3,356,180
General Vacancy Loss	0.00	0	0	(113,137)	(92,091)	(120,608)	(114,837)	(84,297)	(96,750)	(46,654)	(110,759)	(96,074)
EFFECTIVE GROSS REVENUE	11.18	2,350,564	2,549,577	2,872,793	2,923,876	2,964,053	3,042,059	3,095,832	3,174,154	3,207,425	3,251,645	3,260,106
OPERATING EXPENSES												
Common Area Maintenance	(1.06)	(222,027)	(228,687)	(235,548)	(242,615)	(249,893)	(257,390)	(265,111)	(273,065)	(281,257)	(289,694)	(298,385)
Management Fee	(0.45)	(94,023)	(101,983)	(114,912)	(116,955)	(118,562)	(121,682)	(123,833)	(126,966)	(128,297)	(130,066)	(130,404)
Insurance	(0.22)	(45,987)	(47,367)	(48,788)	(50,251)	(51,759)	(53,311)	(54,911)	(56,558)	(58,255)	(60,003)	(61,803)
Real Estate Taxes	(1.29)	(271,709)	(279,860)	(288,256)	(296,904)	(305,811)	(314,985)	(324,435)	(334,168)	(344,193)	(354,519)	(365,154)
TOTAL OPERATING EXPENSES	(3.01)	(633,745)	(657,897)	(687,503)	(706,724)	(726,024)	(747,369)	(768,290)	(790,757)	(812,001)	(834,281)	(855,746)
NET OPERATING INCOME	$8.16	$1,716,819	$1,891,680	$2,185,290	$2,217,151	$2,238,028	$2,294,690	$2,327,542	$2,383,397	$2,395,423	$2,417,364	$2,404,359
CAPITAL COSTS												
Tenant Improvements	(0.77)	(160,938)	(592,771)	(413,808)	(90,322)	0	0	(148,600)	(93,298)	(221,934)	(19,572)	(34,774)
Leasing Commissions	(0.27)	(55,952)	(131,535)	(110,814)	(24,326)	0	0	(42,369)	(31,006)	(94,180)	(4,528)	(16,576)
Capital Reserves	(0.15)	(32,256)	(33,224)	(34,220)	(35,247)	(36,304)	(37,393)	(38,515)	(39,671)	(40,861)	(42,087)	(43,349)
TOTAL CAPITAL COSTS	(1.18)	(249,145)	(757,530)	(558,842)	(149,895)	(36,304)	(37,393)	(229,484)	(163,975)	(356,975)	(66,186)	(94,699)
OPERATING CASH FLOW	$6.98	$1,467,674	$1,134,150	$1,626,448	$2,067,256	$2,201,724	$2,257,297	$2,098,059	$2,219,423	$2,038,448	$2,351,178	$2,309,660

[1] This figure takes into account vacancy/credit loss, absorption vacancy, turnover vacancy, and rent abatements.
[2] This figure does not include any amount related to expense reimbursements. Only Scheduled Base Rent and Fixed/CPI Increases are included in this calculation, which is based on the weighted-average physical occupancy during each fiscal year.
[3] Based on 210,307 square feet.

Cash Flow Projections Based on Argus Enterprise Version 14.0.2

EXISTING LEASE EXPIRATIONS

Suite	Tenant	Lease Expiration	WALT	FYE 09/27	FYE 09/28	FYE 09/29	FYE 09/30	FYE 09/31	FYE 09/32	FYE 09/33	FYE 09/34	FYE 09/35	FYE 09/36	Thereafter	Available/ Non-Leasable
1155	Vintage Stock, Inc.	Apr-27	0.58	25,000											
1241	Creative Corner	Jun-27	0.75	2,400											
1215C	Primo's Italian Restaurant	Dec-27	1.25		7,430										
1107A	Aaron's	Jan-28	1.33		7,615										
1105A	Langston's	Jun-28	1.75		12,240										
1237	Dusty Roads Marketplace	Jun-28	1.75		12,090										
0108	Image Cleaners	Jul-28	1.83		1,080										
1121	Check Into Cash	Aug-28	1.92		2,094										
0104	Great Eyebrow Threading	Dec-28	2.25			1,020									
1101	Planet Fitness	Sep-29	3.00			16,775									
1227	Chelino's	Dec-29	3.25				4,940								
1115	Valir Health LLC	Jan-30	3.33				5,500								
0100-103	CiCi's Pizza	Jul-31	4.83					4,140							
1105C	Sprouts Farmers Market	Jul-31	4.83					25,500							
0106-0107	VIPCare	Sep-31	5.00					2,040							
1231	Eileen's Colossal Cookies	Jul-32	5.83						2,400						
1105B1-B2	Harbor Freight Tools USA	Jul-34	7.83								18,524				
1101D	Goodwill	May-36	9.67										16,986		
1103	Goodwill	May-36	9.67										8,450		
	Existing Lease WALT		4.14												
	Total Available														29,615
	Total Non-leasable														4,468
			Fiscal Year Totals:	27,400	42,549	17,795	10,440	31,680	2,400	0	18,524	0	25,436	0	34,083
			Percent:	13%	20%	8%	5%	15%	1%	0%	9%	0%	12%	0%	16%
			Count:	2	6	2	2	3	1	0	1	0	2	0	15
			Cumulative SF:	27,400	69,949	87,744	98,184	129,864	132,264	132,264	150,788	150,788	176,224	176,224	210,307
			Cumulative %:	13%	33%	42%	47%	62%	63%	63%	72%	72%	84%	84%	100%



Summary of Lease Expirations

Year	Suites	SF	Percent	Cumulative SF	Cumulative Percent
FYE 09/27	2	27,400	13%	27,400	13%
FYE 09/28	6	42,549	20%	69,949	33%
FYE 09/29	2	17,795	8%	87,744	42%
FYE 09/30	2	10,440	5%	98,184	47%
FYE 09/31	3	31,680	15%	129,864	62%
FYE 09/32	1	2,400	1%	132,264	63%
FYE 09/33	0	0	0%	132,264	63%
FYE 09/34	1	18,524	9%	150,788	72%
FYE 09/35	0	0	0%	150,788	72%
FYE 09/36	2	25,436	12%	176,224	84%
Thereafter	0	0	0%	176,224	84%
Available/NL	15	34,083	16%	210,307	100%

RENT ROLL

Suite	Tenant Name	Square Feet	% of Property	Lease Term Begin	Lease Term End	Rental Rates Begin	Monthly	Annually	PSF		Percentage Rent	Recovery Type	Tenant Improvements	Leasing Commissions	Market Assumption / Market Rent
0100-103	CiCi's Pizza	4,140	1.97%	Aug-1996	Jul-2031	Current	$6,900	$82,800	$20.00	-	$1,148,821	NNN+MGT+10%AF,	-	-	Option
						Aug-2029	$7,245	$86,940	$21.00	5.00%	$1,000,000	15%C (CiCi's)	-	-	$23.00 NNN (Shop)
											5.00%			-	
Notes: Renewal Option: One 5 year renewal option @ $22.00 /sf/yr (Yrs 1-3) and $23.00 /sf/yr (Yrs 4-6). Analysis takes option. Percentage Rent: % Rent @ 5% of gross sales over $1,000,000. Analysis models % Rent assuming a CY2026 sales amount of $1,123,541 (CY2025 grown 3%) resulting in a CY2026 % Rent of $1.49 PSF. Expense Cap: 15% cap on prior year CAM excluding INS and RET with an estimated CY2026 basis of $2.73 PSF. Guarantor: Tray Vela.															
0104	Great Eyebrow Threading	1,020	0.49%	Dec-2018	Dec-2028	Current	$1,870	$22,440	$22.00	-	-	NNN+MGT+15%AF	-	-	Market - 75.00%
												(CUMI)	-	-	$23.00 NNN (Shop)
														-	
0105	Available	1,020	0.49%	Sep-2028	Aug-2033	Sep-2028	$2,014	$24,169	$23.70	-	-	NNN+MGT (MKT)	$26.52	$7.11	Market - 75.00%
													$27,053	$7,251	$23.00 NNN (Shop)
														6.00%	
General Notes: Formerly Supercuts.															
0106-0107	VIPCare	2,040	0.97%	Oct-2026	Sep-2031	Current	$3,230	$38,760	$19.00	-	-	NNN+15%AF+MGT	-	-	Option
						Oct-2029	$3,400	$40,800	$20.00	5.26%		(VIPCare)	-	-	$20.00 NNN (Shop)
														-	
General Notes: Analysis estimates tenant start date in 10/26 and assumes the seller will pay all leasing costs. Renewal Option: Two 5 year renewal options @ $20.40 /sf/yr and $22.52 /sf/yr, each with 2.00% annual increases. Analysis takes options. Expense Cap: MGT not to exceed 5% of project gross revenues. Guarantor: Better Health Group, LLC.															
0108	Image Cleaners	1,080	0.51%	May-1996	Jul-2028	Current	$1,850	$22,200	$20.56	-	-	No Reimbursement	-	-	Market - 75.00%
						Aug-2027	$1,900	$22,800	$21.11	2.70%			-	-	$18.00 NNN (Shop)
														-	
Notes: Guarantor: Kwang Lee.															
1101	Planet Fitness	16,775	7.98%	Dec-2013	Sep-2029	Current	$16,537	$198,448	$11.83	-	-	NNN+MGT+15%AF,	-	-	Option
												7%C (Planet)	-	-	$12.00 NNN (Anchor)
														-	
Notes: Renewal Option: One 5 year renewal option @ $13.00 /sf/yr. Analysis takes option. Expense Cap: 7% cap on prior year CAM excluding SNOW, TRASH, UTIL, INS, and RET with an estimated CY2026 basis of $2.45 PSF.															
1101D	Goodwill	16,986	8.08%	Feb-2012	May-2036	Current	$16,420	$197,038	$11.60	-	-	Net CUMI+15%AF, 5%C	-	-	Option
						Oct-2031	$17,835	$214,024	$12.60	8.62%		(Goodwill-1)	-	-	$12.00 NNN (Anchor)
														-	
General Notes: Tenant is exempt from RET on their primary suite. All other tenants pay for RET excluding tenant's primary suite area. Renewal Option: Two 5 year renewal options @ $11.17 /sf/yr and FMV. Analysis takes one option. Expense Cap: 5% cap on prior year CAM excluding UTIL, SNOW, SEC, INS, and RET with an estimated CY2026 basis of $2.37 PSF.															
1103	Goodwill	8,450	4.02%	Jun-2026	May-2036	Current	$8,168	$98,020	$11.60	-	-	NNN+MGT+15%AF,	-	-	Option
						Jun-2031	$8,873	$106,470	$12.60	8.62%		5%C (Goodwill-2)	-	-	$12.00 NNN (Anchor-1101D)
														-	
General Notes: Tenant has applied for a similar exemption from RET as the primary suite, however, at this time we are modeling tenant sharing in RET. Renewal Option: Two 5 year renewal options @ $11.17 /sf/yr and FMV. Analysis takes one option. Expense Cap: 5% cap on prior year CAM excluding SNOW, SEC, UTIL, INS, and RET with an estimated CY2026 basis of $2.37 PSF.															
1105A	Langston's	12,240	5.82%	Jul-2001	Jun-2028	Current	$9,690	$116,280	$9.50	-	-	NNN+MGT+15%AF	-	-	Market - 75.00%
						Jul-2027	$10,200	$122,400	$10.00	5.26%		(CUMI)	-	-	$10.00 NNN (Anchor)
														-	
Notes: Percentage Rent: % Rent @ 3% of gross sales over a natural breakpoint.															

RENT ROLL

Suite	Tenant Name	Square Feet	% of Property	Lease Term Begin	Lease Term End	Rental Rates Begin	Rental Rates Monthly	Rental Rates Annually	Rental Rates PSF		Percentage Rent	Recovery Type	Tenant Improvements	Leasing Commissions	Market Assumption / Market Rent
1105B1-B2	Harbor Freight Tools USA	18,524	8.81%	Jul-2024	Jul-2034	Current Aug-2029	$8,799 $9,679	$105,587 $116,145	$5.70 $6.27	- 10.00%	-	Fixed CUMI | Net T (Harbor)	- -	- - -	Option $6.00 NNN (Anchor)
Notes:	Renewal Option: Four 5 year renewal options @ annual rates of $6.90, $7.59, $8.35, and $9.18. Analysis takes options. Termination Option: Termination option in 07/31 with notice on or before 01/31 and fee of 30% of leasing commissions. Co-tenancy: A co-tenancy violation occurs if the shopping center is less than 50% occupied. If a violation occurs, tenant's base rent will be reduced by 50% until the violation is cured. If the violation persists for 12 consecutive months, tenant has the right to a) terminate the lease with 30 days notice or b) resume full rental obligations. Real Estate Tax Cap: Tenant will not be responsible for any increases in taxes or assessed value of more than 10% from the immediately preceding tax year. Fixed CAM: Fixed CAM growing at 3% excluding RET with an estimated CY2026 basis of $3.05 PSF.														
1105C	Sprouts Farmers Market	25,500	12.13%	Jul-2016	Jul-2031	Current	$32,406	$388,875	$15.25	-	-	NNN+10%AF, 5%C (Sprouts)	- -	- - -	Option $16.00 NNN (Anchor)
Notes:	Renewal Option: Three 5 year renewal options @ annual rates of $16.50, $17.75, and $19.00. Analysis takes options. Expense Cap: 5% cap on prior year CAM excluding SNOW, UTIL, INS, and RET with an estimated CY2026 basis of $0.65 PSF.														
1107A	Aaron's	7,615	3.62%	Jul-2010	Jan-2028	Current	$4,130	$49,565	$6.51	-	-	NNN+MGT+15%AF (Aaron's)	- -	- - -	Option $7.00 NNN (Shop)
Notes:	Renewal Option: Two 5 year renewal options @ $7.16 /sf/yr and $7.88 /sf/yr. Analysis takes options.														
1107B	Available	12,000	5.71%	Apr-2028	Mar-2038	Apr-2028 Apr-2033	$10,302 $11,332	$123,627 $135,990	$10.30 $11.33	- 10.00%	-	NNN+MGT (MKT)	$26.52 $318,270	$6.49 $77,885 6.00%	Market - 75.00% $10.00 NNN (Anchor)
1115	Valir Health LLC	5,500	2.62%	Jan-2017	Jan-2030	Current	$6,350	$76,200	$13.85	-	-	NNN+MGT+15%AF (CUMI)	- -	- - -	Market - 75.00% $14.00 NNN (Shop)
Notes:	Renewal Option: One 5 year renewal option @ FMV.														
1121	Check Into Cash	2,094	1.00%	Sep-2003	Aug-2028	Current	$2,584	$31,008	$14.81	-	-	NNN+MGT+15%AF, 10%C (Check)	- -	- - -	Option $15.00 NNN (Shop)
Notes:	Renewal Option: One 4 year renewal option @ $15.83 /sf/yr. Analysis takes option. Termination Option: Termination option effective in the event of a change in federal, state, or local laws for marketers and servicers for loans made by a bank, with 90 days notice and a fee of 3 months of base rent plus reimbursements. Expense Cap: 10% cap on prior year CAM excluding SNOW, UTIL, INS, and RET with an estimated CY2026 basis of $2.53 PSF. Guarantor: Check Into Cash, Inc.														
1141	Available	6,282	2.99%	Oct-2028	Sep-2033	Oct-2028	$7,011	$84,134	$13.39	-	-	NNN+MGT (MKT)	$26.52 $166,614	$4.02 $25,240 6.00%	Market - 75.00% $13.00 NNN (Shop)
1153	Available	2,947	1.40%	May-2028	Apr-2033	May-2028	$3,542	$42,505	$14.42	-	-	NNN+MGT (MKT)	$26.52 $78,162	$4.33 $12,752 6.00%	Market - 75.00% $14.00 NNN (Shop)
1155	Vintage Stock, Inc.	25,000	11.89%	Nov-2016	Apr-2027	Current	$12,500	$150,000	$6.00	-	-	NNN+MGT+15%AF (CUMI)	- -	- - -	Market - 75.00% $7.00 NNN (Anchor)

RENT ROLL

Suite	Tenant Name	Square Feet	% of Property	Lease Term Begin	Lease Term End	Rental Rates Begin	Rental Rates Monthly	Rental Rates Annually	Rental Rates PSF		Percentage Rent	Recovery Type	Tenant Improvements	Leasing Commissions	Market Assumption / Market Rent
1215C	Primo's Italian Restaurant	7,430	3.53%	Jul-2001	Dec-2027	Current	$7,000	$84,000	$11.31	-	-	NNN+MGT+15%AF (CUMI)	- -	- - -	Market - 75.00% $12.00 NNN (Shop)
Notes:	Renewal Option: Two 5 year renewal options @ FMV not to exceed 110% of the immediately preceding rent. Termination Option: Termination option effective upon Jeff Havern being unable to operate the premises for a period of no less than 60 days. Percentage Rent: % Rent @ 6% of gross sales from $800K-$1.00M, 4% of gross sales from $1.00M-$1.20M, and 3% of gross sales from $1.20M and over. ROFR/ROFO: ROFR to lease suite 1217A. If tenant has less than 2 years of term left, tenant must extend their term by exercising their option for ownership to consider their ROFR.														
1217A	Available	2,371	1.13%	Oct-2027	Sep-2032	Oct-2027	$2,808	$33,692	$14.21	-	-	NNN+MGT (MKT)	$25.75 $61,053	$4.26 $10,108 6.00%	Market - 75.00% $14.00 NNN (Shop)
1223	Available	2,705	1.29%	Oct-2028	Sep-2033	Oct-2028	$3,251	$39,015	$14.42	-	-	NNN+MGT (MKT)	$26.52 $71,743	$4.33 $11,704 6.00%	Market - 75.00% $14.00 NNN (Shop)
1225	Available	2,290	1.09%	Dec-2027	Nov-2032	Dec-2027	$2,712	$32,541	$14.21	-	-	NNN+MGT (MKT)	$25.75 $58,968	$4.26 $9,762 6.00%	Market - 75.00% $14.00 NNN (Shop)
1227	Chelino's	4,940	2.35%	Dec-2014	Dec-2029	Current Jan-2027 Jan-2029	$3,984 $4,183 $4,384	$47,812 $50,190 $52,611	$9.68 $10.16 $10.65	- 4.97% 4.82%	-	NNN+MGT+15%AF (CUMI)	- -	- - -	Market - 75.00% $10.00 NNN (Shop)
Notes:	Guarantor: Marcelino Garcia.														
1231	Eileen's Colossal Cookies	2,400	1.14%	Aug-2015	Jul-2032	Current Aug-2028	$2,200 $2,350	$26,400 $28,200	$11.00 $11.75	- 6.82%	-	NNN+MGT+15%AF (CUMI)	- -	- - -	Market - 75.00% $12.00 NNN (Shop)
Notes:	Guarantor: Kristen and Randy Shane Jackson.														
1237	Dusty Roads Marketplace	12,090	5.75%	Jun-2018	Jun-2028	Current	$10,000	$120,000	$9.93	-	-	No Reimbursement	- -	- - -	Market - 75.00% $7.00 NNN (Anchor)
1241	Creative Corner	2,400	1.14%	Jun-2024	Jun-2027	Current	$2,000	$24,000	$10.00	-	-	NNN+MGT+15%AF, 10%C (Creative)	- -	- - -	Option $11.00 NNN (Shop)
Notes:	Renewal Option: One 3 year renewal option @ $11.00 /sf/yr. Analysis takes option. Expense Cap: 10% cap on prior year CAM excluding SNOW, SEC, UTIL, INS, and RET with an estimated CY2026 basis of $2.49 PSF. Guarantor: Constance and Shannon Fraley.														
NL-1002	Building Non-Leaseable Area	800	0.38%												
General Notes:	Analysis assumes this space will remain non-leasable generating no rent or reimbursement revenue through the hold period.														
NL-1004	Building Non-Leaseable Area	400	0.19%												
General Notes:	Analysis assumes this space will remain non-leasable generating no rent or reimbursement revenue through the hold period.														

RENT ROLL

Suite	Tenant Name	Square Feet	% of Property	Lease Term Begin	Lease Term End	Rental Rates Begin	Rental Rates Monthly	Rental Rates Annually	Rental Rates PSF	Percentage Rent	Recovery Type	Tenant Improvements	Leasing Commissions	Market Assumption / Market Rent
NL-1006	Building Non-Leaseable Area	1,200	0.57%											
General Notes: Analysis assumes this space will remain non-leasable generating no rent or reimbursement revenue through the hold period. Formerly Santa Toy Shoppe, Inc.														
NL-1008	Building Non-Leaseable Area	400	0.19%											
General Notes: Analysis assumes this space will remain non-leasable generating no rent or reimbursement revenue through the hold period.														
NL-1010	Building Non-Leaseable Area	400	0.19%											
General Notes: Analysis assumes this space will remain non-leasable generating no rent or reimbursement revenue through the hold period.														
NL-1016	Building Non-Leaseable Area	432	0.21%											
General Notes: Analysis assumes this space will remain non-leasable generating no rent or reimbursement revenue through the hold period.														
NL-1018	Building Non-Leaseable Area	436	0.21%											
General Notes: Analysis assumes this space will remain non-leasable generating no rent or reimbursement revenue through the hold period.														
NL-1020	Building Non-Leaseable Area	400	0.19%											
General Notes: Analysis assumes this space will remain non-leasable generating no rent or reimbursement revenue through the hold period.														
TOTALS / AVERAGES		210,307					$156,619	$1,879,433	$10.40					

OCCUPIED SqFt	180,692	85.9%
VACANT SqFt	29,615	14.1%
TOTAL SqFt	210,307	100.0%

WEIGHTED-AVERAGE LEASE TERM REMAINING:	4.14 Years
WEIGHTED-AVERAGE LEASE TERM LAPSED:	11.85 Years
WEIGHTED-AVERAGE LEASE TERM FROM INCEPTION	15.99 Years

5

MARKET OVERVIEW

OKLAHOMA CITY ADVANTAGE

Oklahoma City is the 20th largest city in America, spanning over 621 square miles. Located directly in the center of the state, Oklahoma City profits from supreme interstate connectivity and is the state capital. The area has been experiencing high growth from versatile demand drivers that make Oklahoma City one of the most prominent cities in the U.S. The Oklahoma City MSA is one of the fastest-growing metros in the country with roughly 1.5 million people. Between 2010 and 2015 the metro grew by nearly 10% which is twice as fast as the nation and by 2040, the metro is expected to exceed 2 million residents.

Lying in the Great Plains region, Oklahoma City has one of the world's largest livestock markets. Oil, natural gas, petroleum products and related industries are the largest sector of the local economy. Once just a regional power center of government and energy exploration, Oklahoma City has since diversified to include the sectors of information technology, services, health services, and administration. The city is headquarters to two Fortune 500 companies: Chesapeake Energy and Devon Energy, as well as being home to Love's Travel Stops & Country Stores, which is ranked sixteenth on Forbes' list of private companies. The city is in the middle of an active oil field and oil derricks dot the capitol grounds. The federal government employs a large number of workers at Tinker Air Force Base and the United States Department of Transportation's Mike Monroney Aeronautical Center.


Oklahoma City State Capitol Building


OKC River Walk

Wheeler Ferris Wheel

OKLAHOMA CITY

#1 Best Big City to Live in America (U.S. News & World Report, 2026)

42% Population Growth Since 2000 (U.S. Census, 2025)

6th Fastest Growing Population in the Nation since 2010 (U.S. Census, 2022)

#1 Best-Run Populous City (WalletHub, 2026)

#7 Most Affordable Housing Market in the World (Demographia International Housing Study '25)

#9 Best Large City to Start a Business (Wallethub, 2026)

#3 Lowest Business Costs (Moody's, 2025)

#2 Best Run Large City in America (Wallethub 2026)

Top10 City for Lowest Tax Burden (U.S. Census 2021)

Top5 Life-Science Development Hub (CBRE 2021)

The convergence of I-35, I-40 and I-44 as well as the development of Tinker Air Force Base, the second largest military air depot in the nation, made Oklahoma City into a major interchange on the interstate highway system – with 130-plus miles of federal interstate and state highways. Due to its central location within the nation's major highway arteries, Oklahoma City became a principal distribution center within the state and the southwest region. Efficient transportation has been the cornerstone in the overall planning of Oklahoma City and as a result, getting to any part of the city takes about 20 minutes or less.

Today, Oklahoma City is a thriving metropolis with a low cost of living, short commute times, big league quality of life and a diversified economy. Through multiple resident-led tax initiatives, Oklahoma City is bursting with new development, bettering its infrastructure and schools and creating new quality-of-life additions to the city that are drawing attention and visitors from around the country. With thrilling sports action, world-class museums, entertainment, shopping and dining at more than a dozen different districts, the energy to continue to grow, build and create is palpable all around town.

Affiliated Business Disclosure

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

CHISHOLM SHOPPING CENTER

OFFERING MEMORANDUM

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