

CARL'S JR.

841 SW 89TH STREET, OKLAHOMA CITY, OK 73139

- » SIGNALIZED HARD CORNER WITH 35K+ VPD
- » RARE SUB-\$2M FEE SIMPLE QSR
- » TOP 17% MOST-VISITED LOCATION IN OKLAHOMA (PER PLACER AI)



OFFERING MEMORANDUM



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Executive Summary

841 SW 89th Street, Oklahoma City, OK 73139

FINANCIAL SUMMARY

Price	\$1,915,000
Cap Rate	6.50%
Building Size	2,536 SF
Net Cash Flow	6.50% \$124,429
Year Built	2014
Lot Size	1 Acre

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Falcon Holdings LLC (Multi-Brand Restaurant Operator)
Guarantor	OK Restaurant Holdings LLC (19+ Locations)
Lease Commencement Date	August 1, 2013
Lease Expiration Date	July 31, 2038
Lease Term Remaining	12 Years
Rental Increases	2.9% on 8/1/2028, 10% on 8/1/2033 and Upon Option Execution
Renewal Options	3, 5 Year Options
Right of First Refusal	Yes, 10 Days

ANNUALIZED OPERATING DATA

Lease Term	Annual Rent	Cap Rate
Current – 7/31/2028	\$124,429	6.50%
8/1/2028 – 7/31/2033	\$128,037	6.69%
8/1/2033 – 7/31/2038	\$140,841	7.35%
Renewal Options	Annual Rent	Cap Rate
Option 1 (8/1/2038 – 7/31/2043)	\$154,925	8.09%
Option 2 (8/1/2043 – 7/31/2048)	\$170,418	8.90%
Option 3 (8/1/2048 – 7/31/2053)	\$187,460	9.79%

Base Rent	\$124,429
Net Operating Income	\$124,429
Total Return	6.50% \$124,429







Walmart
McAlister's Deli
Taco Bell
a Once upon a child

SELF-STORAGE

SKY RANCH
ELEMENTARY SCHOOL
± 555 STUDENTS

planet
fitness

goodwill

ARVEST
BANK

7
ELEVEN

jiffy lube

Domino's

Arby's

DUNKIN'

SUMMIT POINTE
PLAZA

13,725 CPD
SW 89TH STREET

Sunnyside
DINER

Freddy's
STEAKBURGERS

BANK OF AMERICA
\$126M DEPOSITS

★ Carl's Jr.

22,200 CPD
S WESTERN AVENUE

RETAIL CENTER
15+ LOCAL TENANTS



Property Description



INVESTMENT HIGHLIGHTS

- » 12 Years Remaining on Absolute Triple-Net (NNN) Lease with Multi-Unit Franchisee (19 Carl's Jr. Locations)
- » Upcoming Rent Increase on August 1, 2028
- » **Densely-Populated Trade Area in Oklahoma City - 219,342 Residents within 5 Miles**
- » Signalized Hard Corner Location, Easily Accessible by ±36,000 Cars per Day at the Intersection of SW 89th Street and South Western Avenue
- » **Easy Freeway Access, 1 Mile South of Interstate 240 and 2 Miles East/West of Interstates 44 and 35**
- » Surrounded by National Tenants: Dunkin', Planet Fitness, Arby's, Dollar General, and More
- » **Daytime Population Exceeds 15,000 People within 1 Mile of the Subject Property**
- » Central Location Near Downtown Oklahoma City within an Approximate 20-Minute Drive of Will Rogers International Airport, Tinker Air Force Base, and The University of Oklahoma



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2030 Projection	12,734	105,940	221,316
2025 Estimate	12,724	105,475	219,342
Growth 2025 - 2030	0.08%	0.44%	0.90%

Households

2030 Projections	5,774	42,494	84,565
2025 Estimate	5,719	42,052	83,287
Growth 2025 - 2030	0.96%	1.05%	1.53%

Income

2025 Est. Average Household Income	\$70,232	\$74,165	\$75,717
2025 Est. Median Household Income	\$58,682	\$61,818	\$63,697

Tenant Overview



CKE RESTAURANTS HOLDINGS, INC.
Parent Company



1941
Founded



FRANKLIN, TN
Headquarters



±1,100
Locations

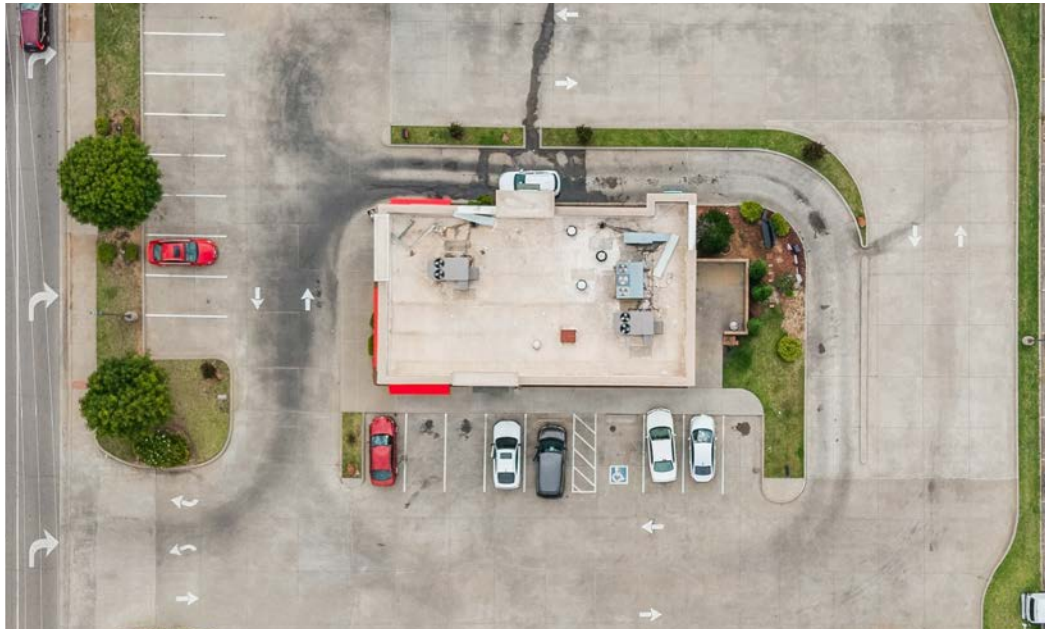


CARLSJR.COM
Website

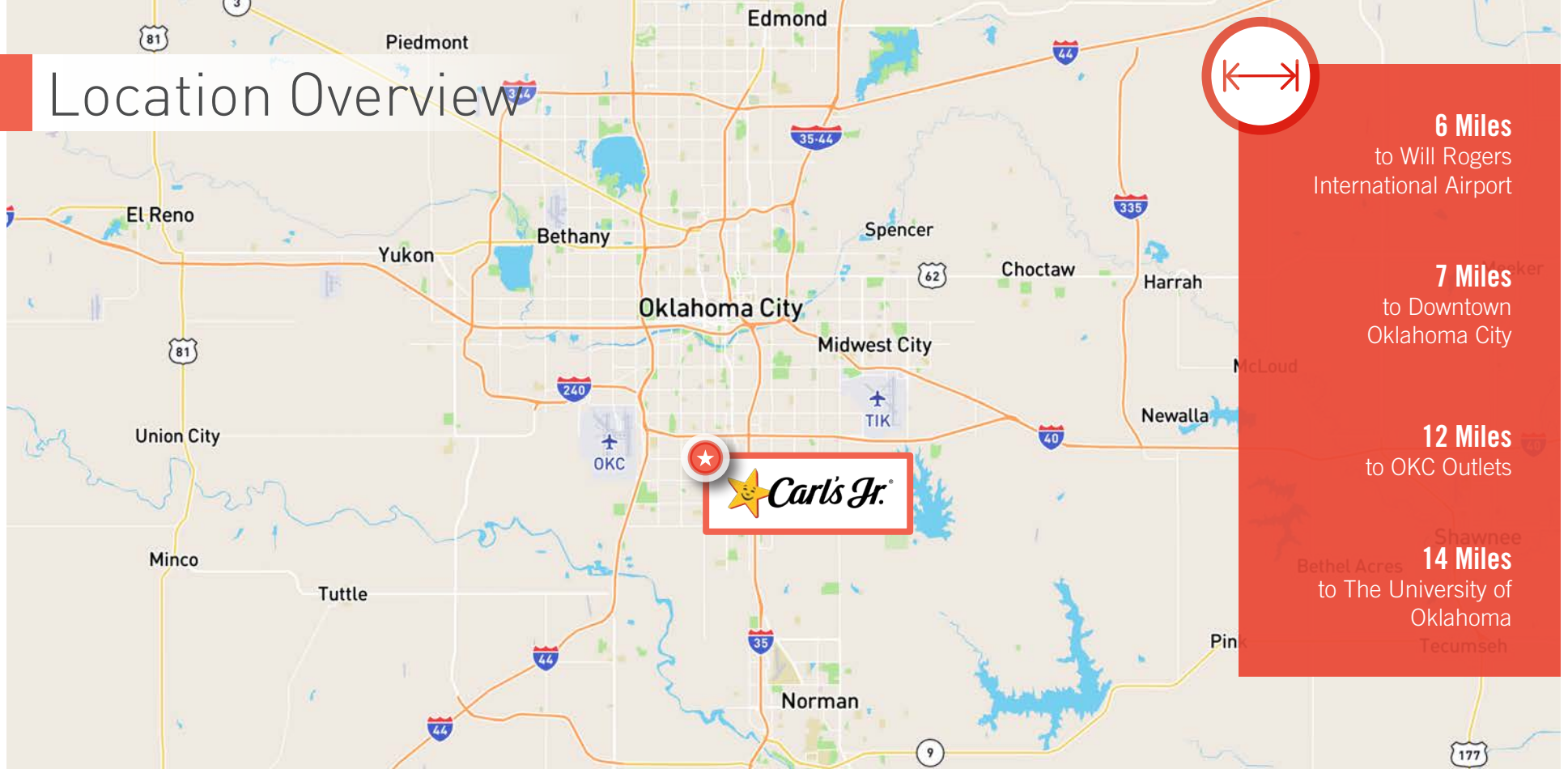
Founded in 1941, Carl's Jr. is a West Coast favorite, known for its iconic charbroiled burgers. The chain has more than 1,100 locations across the U.S. and serves 28 countries worldwide. In the 1990s, the company began operating under Carl Karcher Enterprises (CKE) and in 1997, CKE acquired Hardee's restaurants. Over the last decade, Carl's Jr. has striven for innovation, from being the first QSR to have a plant-based burger at all restaurants to the introduction of the first-ever CBD infused burger.

FRANCHISEE OVERVIEW: Falcon Holdings is a comprehensive consulting group, operating a diverse network of quick-service and cafeteria-style restaurants across several states and employing thousands of team members. Falcon Holdings was founded in 1999 and is headquartered in Dallas, Texas. Falcon has become a large multi-unit operator of the following brands: Hardee's, Carl's Jr, Piccadilly, and K & W.

Property Photos



Location Overview



Oklahoma City is the capital and largest city in the state of Oklahoma, ranking 22nd among U.S. cities in population with 681,054 residents. The Oklahoma City metropolitan area has a population of 1,396,445, and the Oklahoma City-Shawnee Combined Statistical Area has a population of 1,469,124 (Chamber of Commerce) residents, making it Oklahoma's largest metropolitan area by population.

The economy of Oklahoma City, once just a regional power center of government and energy exploration, has since diversified to include the sectors of information technology, services, health services and administration. The city is headquarters two Fortune 500 companies, Chesapeake Energy Corporation and Devon Energy Corporation, as well as being home to Love's Travel Stops & Country Stores,

which is ranked thirteenth on Forbes' list of private companies. The city is located on the I-35 corridor, one of the primary travel corridors south into neighboring Texas and Mexico and north towards Wichita and Kansas City.

Tourism is an important aspect of this region's economic development. The Greater Oklahoma City area sees an impact of approximately \$2.1 billion in direct spending from more than 7.5 million annual tourists. Oklahoma City is home to unique neighborhoods and districts, thriving local restaurants and craft breweries, national sports and family entertainment, outdoor recreation on the Oklahoma River, and a flourishing live music scene. Known as the "Modern Frontier," Oklahoma City balances rich history and new growth.

[exclusively listed by]

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For financing options, please reach out to:

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