



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

Absolute Triple Net (NNN) Lease Investment Opportunity

3902 NW Cache Road | Lawton, OK 73505



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INVESTMENT SUMMARY

- Investment Summary
- Investment Highlights

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AREA OVERVIEW

- Location Map
- Aerial & Retail Maps
- City Overview

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TENANT OVERVIEW

- Tenant Profile

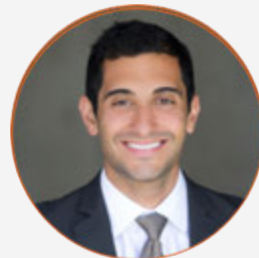
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LEASE ABSTRACT

- Lease Summary
- Rent Roll



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OFFERING SUMMARY

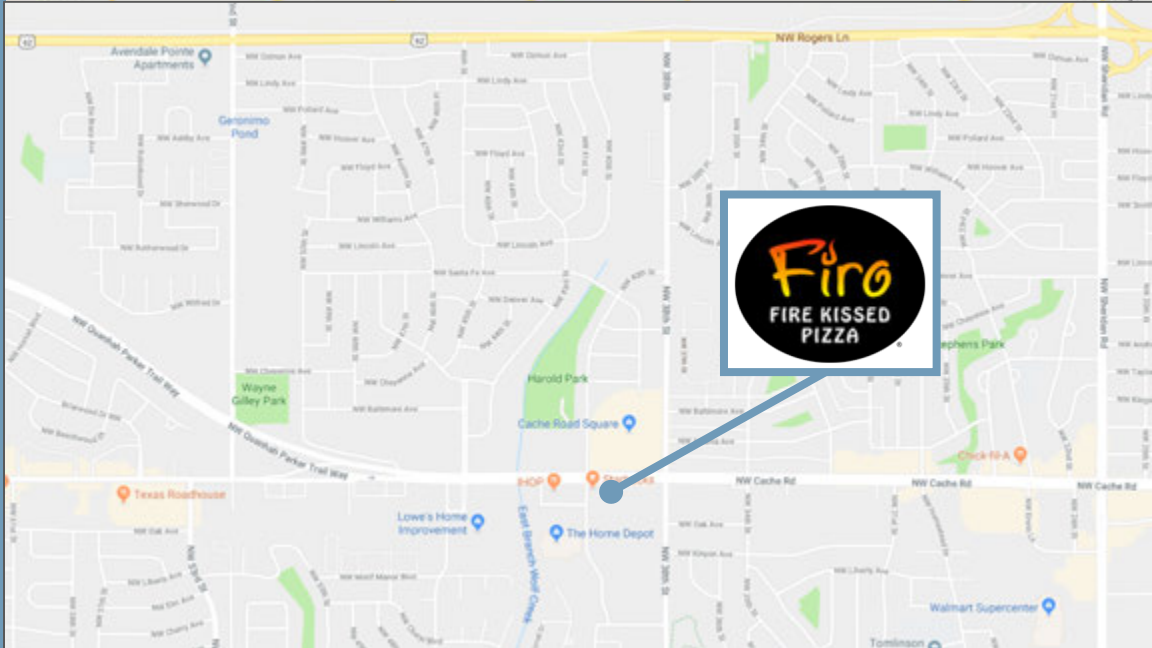
PRICE	\$1,242,000
CAP	7.25%
NOI	\$90,000
PRICE PER SF	\$477.69
LEASE TERM	20 Years
LEASE GUARANTY	Corporate Guarantee from Artisan Pizza Pies LLC

PROPERTY SUMMARY

ADDRESS	3902 NW Cache Rd Lawton, OK 73505
COUNTY	Comanche
BUILDING AREA	2,600 SF
LAND AREA	0.47 AC
BUILT	1990/2017



- Long Term 20 Year Sale-Leaseback with Recent Renovations and Increasing Sales to Show Commitment to the Site; Creating a Stable and Secure Passive Investment
- Healthy and Low Rent to Sales Ratio which Shows Sustainability for the Tenant
- New Emerging Brand – Expanding Locations in New Markets In and Out of State
- 650+ Five Star Reviews on Google and Voted One of the Best Restaurants in Lawton
- 10% Increases Every 5 Years
- Lawton is the 5th Largest City in Oklahoma with Job Market Increases by 2.3% Over the Last Year
- Close to Multiple Colleges - Webster University, Cameron University, University of Oklahoma Advanced and Platt College
- Neighboring Tenants Include: Home Depot, Lowe's, Big Lots, Starbucks, Arby's and Olive Garden





LAQUINTA INN

WALLY'S party factory

BIG LOTS!

AA Computer Services
YOUR COMPLETE OFFICE SOLUTION

SALLY BEAUTY SUPPLY

TACOMAYO

Janet fitness

Ted's

BancFirst
Loyal To Oklahoma & You.

HARBOR FREIGHT
QUALITY TOOLS. LOWEST PRICES.

Domino's PIZZA

Olive Garden
ITALIAN KITCHEN

REGAL

PARKS & JONES REALTORS

SAFARI CITY SOURCES

PHILLIPS 66

NW Cache Rd

NW 38th St

ARVEST BANK
Member FDIC

Fusion Buffet

IHOP

Phillips Chiropractic

Arby's

STARBUCKS COFFEE

Southwestern Medical Associates

NAVY FEDERAL Credit Union

BIG MORE

BAYMONT BY WYNDHAM

LOWE'S

THE HOME DEPOT

FARMERS INSURANCE

Taco Bueno

Firo
FIRE KISSED PIZZA

CELL PHONE REPAIR
We Save Your Mobile Life™

Firestone



VALERO **TEXAS ROADHOUSE**
DOLLAR GENERAL

BLIMPIE

CITITRENDS **EBALMS**

Olive Garden **LA QUINTA**

BIG LOTS! **planet fitness** **HARBOR FREIGHT TOOLS**
SALLY BEAUTY **BancFirst**
Tuesday Morning

THE GREAT FRENCH **FIVE GUYS**
BURGERS and FRIES

TACO BELL **BURGER KING** **Jack**
In the box

WHATABURGER **Chick-fil-A** **CVS pharmacy**
Little Caesars **Pizza Hut**
BUFFALO WILD WINGS **My Dentist** **SUPERCUTS**
Complete Care Dentistry

Advance Auto Parts **verizon**
SUBWAY **PAPA JOHN'S** **HIDDEN TIRE PLUS**

Kentucky Fried Chicken **Chick-fil-A**

LOWE'S **ARVEST** **THE HOME DEPOT** **Starbucks** **Arby's**
IHOP **BAYMONT INN & SUITES**



Walmart Supercenter **tropical CAFE**
Sam's Club **Payless**
AutoZone **DOLLAR TREE**
CAFO **cricket** **cicis**

ALDI **Aaron's** **T-Mobile** **RBC**
Bank of America **Carl's Jr.**
U-HAUL **STAPLES**

Firo
FIRE KISSED PIZZA

HOBBY LOBBY **Office DEPOT** **OfficeMax**
ROSS **McDonald's** **Arby's** **TACO BELL**
DRESS FOR LESS
SHOE DEPT. **metroPCS**

Walgreens **BancFirst** **Quiznos**

NW Cache Rd

NW 38th St

NW Sheridan Rd



POPULATION

3-MILE	5-MILE	10-MILE
60,804	81,190	104,183



AVERAGE HOUSEHOLD INCOME

3-MILE	5-MILE	10-MILE
\$58,036	\$58,504	\$63,275

EXTENDED CAMPUS
The UNIVERSITY of OKLAHOMA

Webster
UNIVERSITY

Fort Sill

UPPER IOWA
UNIVERSITY

Henry Post
Army Airfield



(29,000 VPD)

NW Cache Rd (26,505 VPD)



(29,900 VPD)

Platt
College

CAMERON UNIVERSITY





LAWTON, OK



FORT SILL MILITARY RESERVATION



COMANCHE NATIONAL MUSEUM

ABOUT THE CITY

The city of Lawton is the county seat Comanche County in the state of Oklahoma. Lawton is known to being the home to many Native American tribes due to the area's natural resources, and due to its proximity to the Wichita Mountains, water, wildlife, and vegetation. Lawton is also famous for being the home of Fort Sill, established in 1869. Lawton's estimated population in 2016 was 96,867 residents, making it the fifth-largest city in the state. Located in southwestern Oklahoma, the city is only about 87 miles from Oklahoma City, which is the principal city of the Lawton-Oklahoma Metropolitan Statistical Area. According to the estimated census, the metropolitan area has 124,089 residents. Lawton's landscape is typical of the Great Plains, with flat topography and gently rolling hills, while the area north of the city is marked by the famous Wichita Mountains.

ECONOMY

The city's proximity to Fort Sill Military Reservation gives Lawton economic and population stability. Although Lawton's economy is mostly largely dependent on Fort Sill, it has also grown to encompass manufacturing, higher education, health care, and retail. Fort Sill is the largest employer in Lawton, with over 5,000 full-time employees. In the private sector, the largest employer is Goodyear Tire and Rubber Company with 2,400 full-time employees. Major employers in the Lawton area also include: Lawton Public Schools, Comanche County Memorial Hospital, City of Lawton, and Cameron University. At present, the city of Lawton is undertaking the Downtown Revitalization Project. Its goal is to redesign the areas between Elmer Thomas Park at the north through Central Mall to the south to be more visually appealing and pedestrian friendly to encourage business growth in the area.

CULTURE & CONTEMPORARY LIFE

Lawton has three public museums. The Museum of the Great Plains is dedicated to natural history and early settlement of the Great Plains. The Fort Sill Museum, located on the military base, includes the old Fort Sill corral, the old post guardhouse, chapel, and barracks, as well as several artillery pieces. The old fort is also designated as a National Historic Landmark. The Comanche National Museum and Cultural Center, operated by the Comanche Nation Tribe, focuses on exhibits and art relating to the tribe's culture past and present. The museum also hosts traveling American Indian exhibitions from the Smithsonian Institution, Michigan State University Museum, and Chicago's Field Museum. Lawton is home to 80 parks and recreation areas in varying sizes, including the largest Elmer Thomas Park.



Actual Property Image



Matt Jones, the founder of Firo Fire Kissed Pizza, embarked on a mission to learn as much as he could about Neapolitan pizza, Italian gelato, and the best ambiance by traveling all throughout Italy and getting the perfect recipes for Firo Fire Kissed Pizza.

In 2014, Matt opened Firo Fire Kissed Pizza in the Lawton community. The restaurant offers signature or build-your-own pizza and salads from freshly prepared products each day as well as fresh gelato made with the same recipes and ingredients found in Italy. The restaurant has received a tremendous amount of positive press, as well as inquiries regarding franchising since its opening. In 2015, after building a strong reputation, Firo Franchise Enterprises, LLC had turned to franchising as a means of expanding their business while maintaining the strong reputations for which Firo is known. In 2016, Firo Franchise Enterprises started selling franchises to offer individuals the same opportunities – the ability to operate a fun, fulfilling, and profitable business while at the same time expanding the Firo Fire Kissed Pizza family.



COMPANY TYPE
Private



HEADQUARTERS
Lawton, OK



OF LOCATIONS
2+



FOUNDED
2014



WEBSITE
firopizza.com

LEASE SUMMARY

TENANT	Firo Fire Kissed Pizza
PREMISES	A Building of Approximately 2,600 SF
LEASE BEGINS	At Close of Escrow
LEASE EXPIRATION	20 Years from COE
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Absolute Triple Net (NNN)
USE	Restaurant
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility





TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT / SF	INCREASE DATES	RENTAL INCREASE	LEASE BEGINS	LEASE END	OPTIONS
Firo Fire Kissed Pizza	2,600 SF	100%	\$90,000	\$34.62	Every 5 Years	10%	COE	20 Years from COE	4 x 5 Years

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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Actual Property Image