



EMBREE GROUP

NATIONAL DEVELOPERS

Hibdon Tire Store Investment Opportunity

560 Shedeck Parkway • Yukon, Oklahoma



Located in the West End Pointe Lifestyle Center

- Price: \$ 2,742,000
- Cap Rate: 7.75%
- Building: 10,118 sf
- Lot Size: +/- 48,416 sf
- Lease Term: Fifteen (15) Years
- Occupancy: November 2008

- Part of Lifestyle Center Including Tenant Anchors: Lowe's, Staples, Kohl's, Dickinson Movie Theater and Holiday Inn Express Hotel
- Zoned C2 Commercial
- Great Interstate Visibility

For More Information, Contact:

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About Yukon:

Yukon, Oklahoma, a suburban city in Canadian County, is part of the Oklahoma City Metropolitan Statistical Area, situated just west of Oklahoma City. Seven Counties comprise the OKCM, which has a population totaling approximately 1,200,00 residents. The City of Yukon has a total population of 56,700 people.

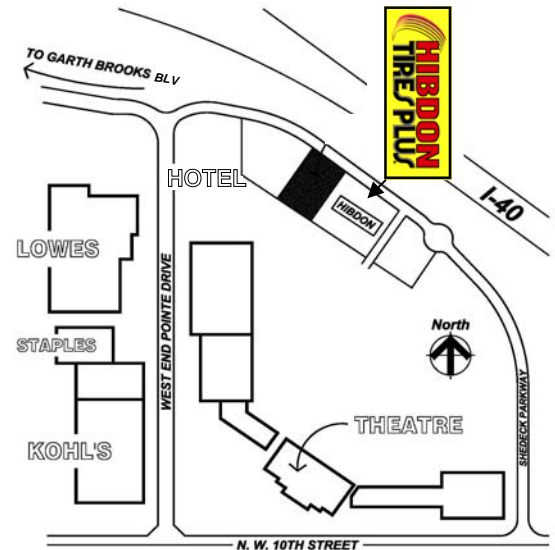
Yukon is strategically located along Interstate 40 which connects it to Oklahoma City (12 miles east) and the John Kilpatrick Turnpike, a 20-mile connection that links Yukon to the fastest growing area of north OKC and Edmond, OK.

The immediate trade area surrounding the West End Pointe, is a mixed use lifestyle center with retail shops, dine-in restaurants, quick service restaurants and entertainment establishments. New construction and retail developments are at all four corners of the busy intersection at I-40 and Garth Brooks Boulevard.



Lease Summary

Tenant:	BFS Retail & Commercial Operations, LLC
Property Address:	560 Sheddeck Parkway Yukon, Oklahoma
Lease Term:	Fifteen (15) years
Schedule of Rents:	Years 1 - 5: \$ 212,460 Years 6 - 10: \$ 233,706 Years 11 - 15: \$ 257,076
Options:	Four (4) - 5 Year
Increases:	10% Every Five (5) Years
Taxes & Insurance:	By Tenant
Repairs:	Landlord responsible for Roof & Structure, Parking Lot and Utility Lines Located Outside & Serving the Building. Tenant responsible for all repairs and maintenance.



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