



EMBREE GROUP

NATIONAL DEVELOPERS

Hibdon Tire Store Investment Opportunity

7816 South Olympia Ave • Tulsa, Oklahoma



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- Price: \$ 2,861,000
 - Cap Rate: 7.75% of Adjusted Rent Amount
 - Building: 10,118 sf
 - Lot Size: +/- 56,937 sf
 - Lease Term: Fifteen (15) Years to commence upon completion of improvements
 - Occupancy: Estimated June 2009
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Located in the Tulsa Hills Shopping Center

- Part of Lifestyle Center Including Tenant Anchors: Lowe's Home Improvement Center, Belk, Target, and J.C. Penney
- PUD w/ Automotive Repair Use Approved
- Great Interstate Visibility
- All Utilities Available

For More Information, Contact:

ROCKY HARDIN

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About Tulsa:

The City of Tulsa is located in the northeast corner of the Oklahoma region. The city, which is in Tulsa County, serves as the county seat. Tulsa County is part of the Oklahoma Metropolitan Statistical Area which is the twenty eighth largest metropolitan area in the nation. Tulsa is the second-largest city in the state of Oklahoma and 45th-largest in the United States.



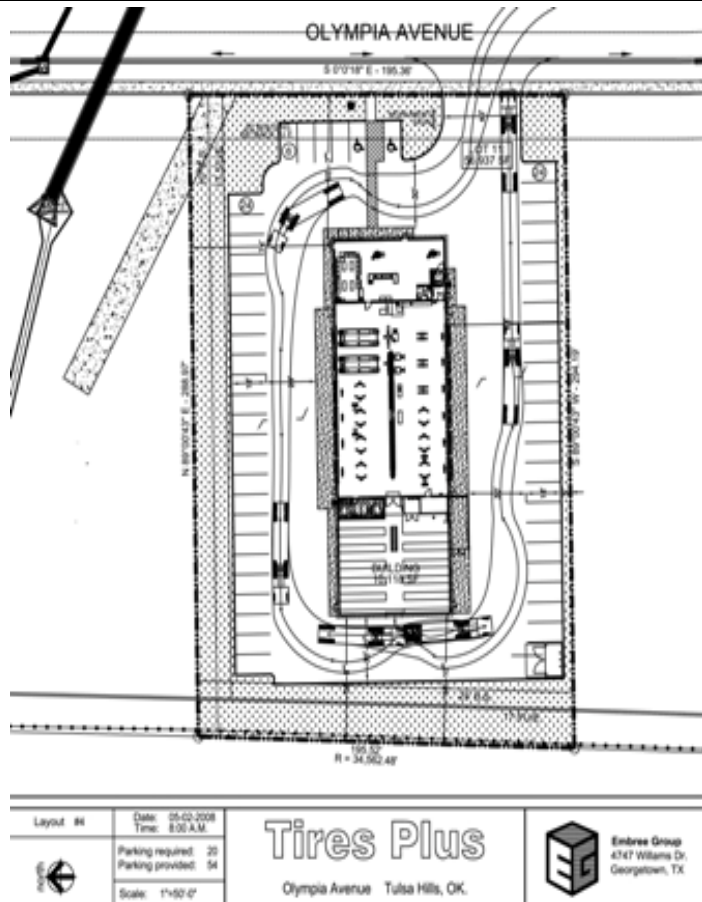
This proposed site is located in new Tulsa Hills Shopping Center development, located midway between 71st and 81st adjacent to Highway 75. The development includes 745,897 square feet of retail space and is located at a signalized intersection in a major growth area of Southwest Tulsa.



The trade area surrounding the area, is a mixed use lifestyle center with retail shops, dine-in restaurants, quick service restaurants and entertainment establishments. Tenants include, Dollar Tree, Michael's, Old Navy, Bed Bath & Beyond, Marshalls, Ross, PetsMart, and Best Buy.

Lease Summary

Tenant:	BFS Retail & Commercial Operations, LLC
Property Address:	7816 South Olympia Ave Tulsa, Oklahoma
Lease Term:	Fifteen (15) years
Schedule of Rents:	Years 1 - 5: \$ 221,736.00 Years 6 - 10: \$ 243,909.60 Years 11 - 15: \$ 268,300.56
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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