



# EMBREE GROUP

## NATIONAL DEVELOPERS

### Hibdon Tires Plus Investment Opportunity

1032 W. Danforth Rd. • Edmond, Oklahoma 73033



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- Price: \$ 2,760,000
  - Cap Rate: 7.75% of Adjusted Annual Rent
  - Building: sf 10,118
  - Lot Size: +/- sf 55,860
  - Lease Term: Fifteen (15) Years to commence upon completion of improvements
  - Occupancy: July 2009
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#### Located in Edmond Town Center

- Surrounding Areas Include Tenant Anchors: Walmart, Hobby Lobby and Kohl's
- All Utilities Available

For More Information, Contact:

**ROCKY HARDIN**

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# About Edmond:

Edmond is a rapidly growing suburban city of nearly 80,000 people located in Oklahoma County, Oklahoma in the central part of the state. It is one of the fastest growing cities within the Oklahoma City Metropolitan Statistical Area, a large urban region located in the central part of the state of Oklahoma, often known as "Oklahoma City Metroplex" or Greater Oklahoma City. Edmond is listed as one of the "Top 100 Places to Live in 2007" by "Relocate America" and "Universal Publications of New York" recently named it "America's Best Small Town".



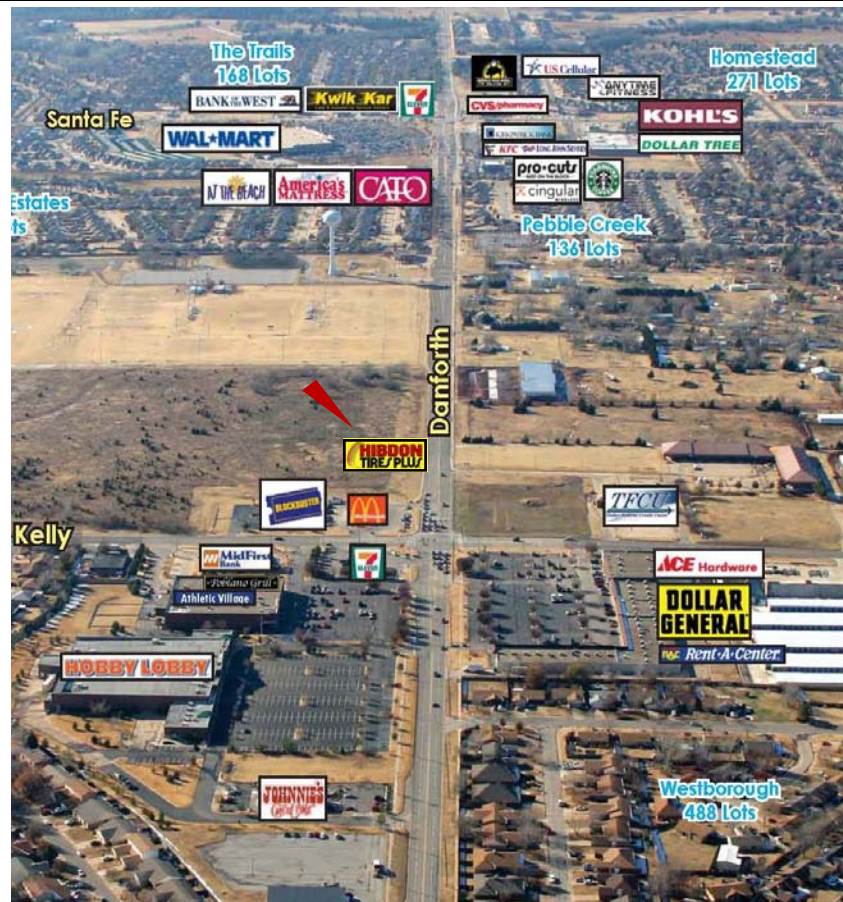
Major interstate highways connect Edmond to all parts of metropolitan Oklahoma City, the state and region. I-35 runs through Edmond and intersects with I-44 three miles south, and with I-40 14 miles south. U.S. Highway 77 serves the City of Edmond, with direct connections to I-44, I-235, I-40 and the Kilpatrick Turnpike.



This proposed site is located in a growing retail corridor. Retail area includes Hobby Lobby, Athletic Village, Ace Hardware, Kohl's, Kwik Kar, Wal-Mart, Cato, CVS, Buffalo Wild Wings, Starbucks, At The Beach, Pro-Cuts and US Cellular.

## Lease Summary

<b>Tenant:</b>	Morgan Tire & Auto, Inc.
<b>Guarantor:</b>	Bridgestone Retail Operations, LLC
<b>Property Address:</b>	1032 W. Danforth Rd. Edmond, Oklahoma 73033
<b>Lease Term:</b>	Fifteen (15) years
<b>Schedule of Rents:</b>	Years 1 - 5: \$ 213,882 Years 6 - 10: \$ 227,250 Years 11 - 15: \$ 241,453
<b>Options:</b>	Four (4) - 5 Year
<b>Increases:</b>	6.25% Every Five (5) Years
<b>Taxes &amp; Insurance:</b>	By Tenant
<b>Repairs:</b>	Landlord responsible for Roof & Structure Tenant responsible for all repairs and maintenance.



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