



ACTUAL SITE

FREDDY'S FROZEN CUSTARD & STEAKBURGERS

1051 Westside Drive
Durant, Oklahoma 74701

Represented By:
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COMMERCIAL INVESTMENT ADVISORS, INC. CIA BROKERAGE COMPANY

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In Association with Oklahoma Designated Broker:
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investment
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INVESTMENT OVERVIEW

FREDDY'S
DURANT, OKLAHOMA

LOCATION	1051 Westside Drive Durant, Oklahoma 74701
MAJOR CROSS STREETS	On Westside Drive, North of University Blvd
TENANT	RAM-Z CUSTARD, LLC
GUARANTOR	RAM-Z RESTAURANT GROUP, LLC
PURCHASE PRICE	\$1,926,000
CAP RATE	6.75%
ANNUAL RENT	\$130,000
GROSS LEASEABLE AREA	±3,123 SF
RENTAL ESCALATIONS	7% Every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
LOT SIZE	±1.0 Acre
YEAR BUILT	2018
LEASE EXPIRATION	February 28, 2043
OPTIONS	Four 5-Year Renewal Options

POINTS OF INTEREST

RETAIL | ENTERTAINMENT: Nearby retailers include: Walmart, Lowe's, Orscheln Farm & Home, Tractor Supply Co., Harbor Freight Tools, Burkes Outlet, Cato, Sally Beauty, Big Lots, Pruett's Food, Boot Barn, Shoe Dept., Dollar Tree, Dollar General, Goodwill, AutoZone, O'Reilly Auto Parts, NAPA Auto Parts, Verizon, USCellular, AT&T, GameStop, Walgreens, CVS, Aaron's, Buddy's Home Furnishings, Workout Anytime; Dining options include: Chili's Grill & Bar, IHOP, Applebee's, Wendy's, Taco Bell, Arby's, McDonald's, Jack in the Box, Whataburger, Sonic Drive-In, Braum's Ice Cream, Chicken Express

HIGHER EDUCATION: 2 miles from **Southern Oklahoma State University** - a public four-year university offering over 45 degree programs with 5,376 students

HEALTHCARE: Across the Interstate from **AllianceHealth Durant** - a 148-bed facility serving Bryan & surrounding counties, offering a range of medical services & procedures to patients in the region

INVESTMENT HIGHLIGHTS

LEASE: 19 Years Remaining on initial 20-Year Absolute NNN Lease with Attractive 7% Rental Escalations Every 5 Years!

TENANT: **Ram-Z Custard, LLC Owns & Operates 38 Locations Across Texas, Oklahoma, Arkansas, Missouri & Kansas (11 Freddy's & 27 Schlotzsky's)** ****All Units Back the Performance of the Lease!****

LARGE PARCEL | TRAFFIC COUNTS: Situated on a ±1.0-Acre Lot with Excellent Visibility/Access on Westside Dr (Traffic Counts: 5,928 CPD) - Just West of US-75 where Traffic Counts Exceed 30,980 CPD!

2023 DEMOGRAPHICS (5-MI): Total Population: 26,039 | Average Household Income: \$75,424



FINANCIAL ANALYSIS

SUMMARY

TENANT	Ram-Z Custard, LLC	YEAR BUILT	2018
GUARANTOR	Ram-Z Restaurant Group, LLC	LOT SIZE	±1.0 Acre
PURCHASE PRICE	\$1,926,000	EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
CAP RATE	6.75%	FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.
GROSS LEASABLE AREA	±3,123 SF		

RENT ROLL

TENANT INFO		LEASE TERMS	RENT SUMMARY		
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN
Ram-Z Custard, LLC	3,123	Years 1-5: 02/08/23 to 02/29/28	Current	\$130,000	6.75%
		Years 6-10: 03/01/28 to 02/28/33	7.00%	\$139,100	7.22%
		Years 11-15: 03/01/33 to 02/28/38	7.00%	\$148,837	7.73%
		Years 16-20: 03/01/38 to 02/28/43	7.00%	\$159,256	8.27%
		7.53% AVG ANNUAL RETURN			
RENEWAL OPTIONS		1st Option: 03/01/43 to 02/29/48	7.00%	\$170,403	
		2nd Option: 03/01/48 to 02/28/53	7.00%	\$182,332	
		3rd Option: 03/01/53 to 02/28/58	7.00%	\$195,095	
		4th Option: 03/01/58 to 02/28/63	7.00%	\$208,752	

TENANT OVERVIEW

FREDDY'S
DURANT, OKLAHOMA

Freddy's Frozen Custard & Steakburgers, a fast-casual restaurant concept, known for its cooked-to-order steakburgers made with lean 100 percent ground beef, all-beef hot dogs, crispy shoestring fries, cheese curds & frozen custard treats made with freshly churned chocolate or vanilla frozen custard.

Freddy's has become one of the fastest growing franchises in the U.S. starting in 2002 with a single restaurant in Wichita, Kansas to more than 400 locations today in the U.S. & internationally.

<https://www.freddys.com/>

ABOUT THE TENANT

Ram-Z Custard, LLC owns & operates 38 locations across Texas, Oklahoma, Arkansas, Missouri & Kansas (11 Freddy's & 27 Schlotzsky's).

ABOUT PARENT COMPANY

On March 3, 2021, **Thompson Street Capital Partners ("TSCP")** acquired Freddy's.

Thompson Street Capital Partners ("TSCP") is a middle-market private equity firm that helps transform already-exceptional businesses into market leaders. Based in St. Louis, Missouri, they invest globally in the Life Sciences & Healthcare, Software & Technology, and Business & Consumer Services and Products sectors. They partner with management teams to increase value by accelerating growth, both organically and via complementary acquisitions.

20+ Years

200+ Investments

7 Funds

\$4.5 Billion Assets Under Management

<https://www.tscp.com/>

ACTUAL EXTERIOR SITE PHOTOS

As of March 7, 2023



FREDDY'S | DURANT, OKLAHOMA

SITE PLAN

LOT SIZE **±1.0 Acre**
GLA **±3,123 SF**

WESTSIDE DR 5.928 CPD

HWY 69/75
30.980 CPD

FREDDY'S | DURANT, OKLAHOMA

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LOT SIZE ±1.0 Acre
GLA ±3,123 SF


FREDDY'S | DURANT, OKLAHOMA

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WESTSIDE DR 15,928 CPD

HWY 69/75
30.980 CPD



EAST

SE Southeastern Oklahoma State University
5,376 STUDENTS

CMC Commercial Metals

DURANT
Main Street
HISTORIC DOWNTOWN

AllianceHealth
DURANT • MADILL
148 BEDS

DURANT MIDDLE SCHOOL
507 STUDENTS

WASHINGTON IRVING ELEMENTARY
554 STUDENTS

DURANT INTERMEDIATE
780 STUDENTS

NORTHWEST HEIGHTS ELEMENTARY
551 STUDENTS

Pruett's Food

NORTH PARK APARTMENTS
80 UNITS

69

75

HWY 69/75 | 30,980 CPD

BURRAGE LAW FIRM
ATTORNEYS & COUNSELORS AT LAW

CHUCKWA DR

WESTSIDE DR | 5,928 CPD

Freddy's

Applebee's
GRILL • BAR

FREDDY'S | DURANT, OKLAHOMA

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SOUTHWEST



FREDDY'S | DURANT, OKLAHOMA

DURANT



FREDDY'S | DURANT, OKLAHOMA

ZOOMED OUT



FREDDY'S | DURANT, OKLAHOMA

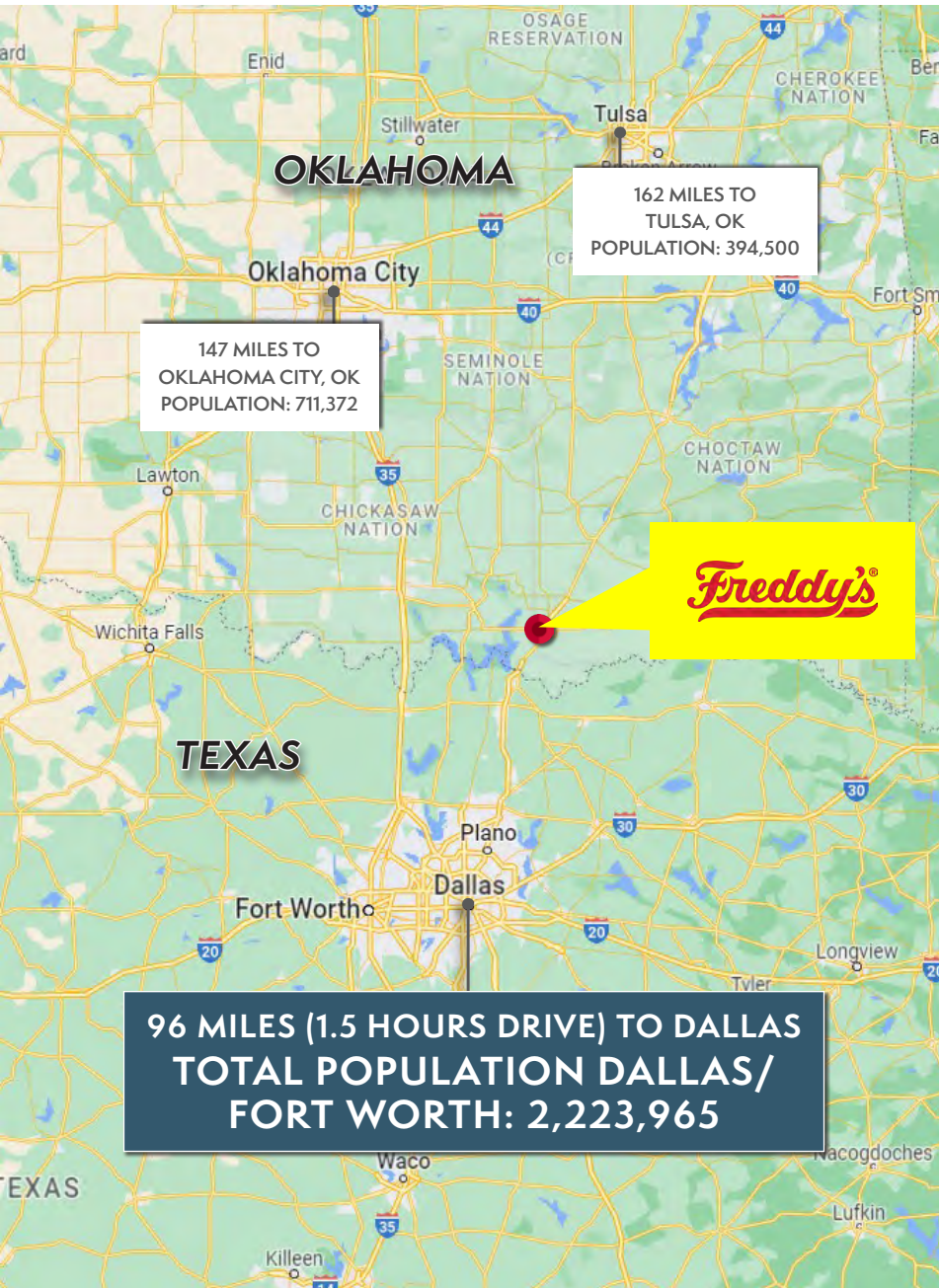
CITY VIEW



FREDDY'S | DURANT, OKLAHOMA

LOCATION OVERVIEW

FREDDY'S
DURANT, OKLAHOMA



Durant is a city in Bryan County, Oklahoma, that serves as the headquarters of the Choctaw Nation of Oklahoma. Durant is the principal city of the Durant Micropolitan Statistical Area. The city is the largest in the Choctaw Nation, ranking ahead of McAlester and Poteau. Durant is also part of the Dallas-Fort Worth Combined Statistical Area, anchoring the northern edge. The city is officially known as the Magnolia Capital of Oklahoma.

One of the city's strongest industries is tourism, attractions include Lake Texoma, the Choctaw Casino Resort & Fort Washita.

Manufacturing companies in Durant include **Brucepac** (produces custom-crafted, fully-cooked proteins such as chicken, beef, pork, turkey & plant-based), **Tubacex** (a flagship mill, dedicated to making standard instrumentation tubing & heat exchanger tubing), **GAMCO** (manufactures commercial restroom accessories), **SteelFab** (steel fabricator), **Cardinal FG** (glass manufacturer), etc.

Distribution centers include **Big Lots**, **Clark Distribution**, **Hitchcock Distributing**, **Budweiser Beer**, **Indian Nation Wholesale**, **Fastenal**, **Choctaw Nation Food Distribution**, etc.

The **Choctaw Nation** is the third-largest Indian Nation in the United States with nearly 212,000 tribal members and more than 12,000 employees. The Choctaw Nation is a Native American territory covering about 6,952,960 acres, occupying portions of southeastern Oklahoma. It shares borders with the reservations of the Chickasaw, Muscogee, and Cherokee, as well as the U.S. states of Texas and Arkansas.

2023 DEMOGRAPHICS

	1-MI	3-MI	5-MI
2023 Population	5,507	20,320	26,039
2028 Projected Population	5,594	21,739	28,075
Daytime Demographics Age 16+	6,379	15,908	20,441
Median Age	31.2	31.9	33.1
Average Household Income	\$61,642	\$71,673	\$75,424

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FOR MORE INFORMATION:

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