



REPRESENTATIVE PHOTO
EST. COMPLETION Q2 2024



Duncan Regional Hospital
 128 Staffed Beds
 760+ Employees



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US-81 (23,700+ VPD)

FRONTAGE ALONG US-81 HIGHWAY (23,700 VPD) WHICH IS THE MAIN THOROUGHFARE THROUGH THE CITY

POPEYES

1892 North Highway 81
Duncan (OKC MSA), OK 85087

- » **New 25 Year Lease:** Following the Close of Escrow Popeyes will Begin a New 25 Year Absolute-Net Lease (Zero Landlord Responsibilities) the Lease will have Attractive 7.5% Rental Increases Every Five Years.
- » **Near Duncan Regional Hospital:** Less than One Mile from Popeyes, Duncan Regional Hospital (DRH) is a Major Employer in Duncan with 760+ Employees and 128 Staffed Hospital Beds.
- » **Strong Franchisee Guaranty:** JHAH Property Holdings is a Long-time Restaurateur that Currently Operates 27 Restaurants in Six Different States; Louisiana, Mississippi, Kansas, Missouri, Oklahoma, and Texas.
- » **Brand New 2024 / 2025 Construction:** Popeyes will Feature the Most Recent Branding Style and Aesthetic Offered by the Franchise, Maintaining a Fresh and Modern Appearance to Draw in Customers.



POPEYES

Marcus & Millichap
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BROKER OF RECORD

Grant Fitzgerald
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Red River Technology Center
549 Students

Duncan Middle School
773 Students

DRH HEALTH
Duncan Regional Hospital
128 Staffed Beds
760+ Employees

Duncan Municipal Airport

Duncan High School
895 Students

Halliburton Manufacturing Center
1000+ Employees

HARBOR FREIGHT Tools & Hardware	ACE Hardware	CRUTCHER'S Western Wear	ROSS	SHOE DEPT. ENCORE	DOLLAR TREE
Walmart Save money. Live better.	SONIC	Chicken EXPRESS	Arby's	HIBBETT SPORTS	verizon
PAPA JOHN'S	DOLLAR GENERAL	Bealls	Carl's Jr.	SUBWAY	DUNKIN' DONUTS
TACO BELL	QUALITY INN & SUITES	Spencer's	H&R BLOCK	R&C	T Mobile

HWY 7 (12,000+ VPD)

DOWNTOWN DUNCAN

Plato Elementary School
291 Students

US-81 (23,700+ VPD)

LOUISIANA KITCHEN
POPEYES
SUBJECT PROPERTY

Planet Fitness	9 Goodwill	KFC	Mazzio's	Little Caesars	AT&T
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TRACTOR SUPPLY CO	Wendy's	Jimmy's egg	Applebee's GRILL + BAR	Pizza Hut	BRAUM'S
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US-81 (23,700+ VPD)

MCDONALD'S

**PHILLIPS
66**

Hampton's

Rip Curl

**OKIE
Express
Auto Wash**

**TRACTOR
SUPPLY CO**

SONIC

**Children
Express**

Wendy's

**Jimmy's
egg**

Arby's

**NEW HOLLAND
AGRICULTURE**

Applebee's

**Pizza
Hut**

**COUNTRY CLUB
CARE NURSING
HOME & REHAB**

**sun
loan**



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POPEYES

Address:	1892 N Hwy 81 Duncan (OKC MSA), OK 85087
Price:	\$2,080,000
CAP:	6.25%
NOI:	\$130,000

INVESTMENT SUMMARY

Lease Type:	Absolute-Net
Landlord Responsibility:	None
Year Built:	Est. Q2 2024
Building Area:	2,236 SF
Land Area:	22,041 SF
Vehicles Per Day:	23,700+ (N Hwy 81)



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HIGHLIGHTS

- » **Prime US-81 Corridor Location:** Positioned Along Duncan’s Prominent Retail Corridor Popeyes Sees a Daily Traffic Volume of 23,700+ Vehicles.
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- » **Brand New 2024 Construction:** Popeyes will Feature the Most Recent Branding Style and Aesthetic Offered by the Franchise, Maintaining a Fresh and Modern Appearance to Draw in Customers.
- » **Close to Duncan High School and Duncan Middle School:** Within a 1-mile radius, you’ll find Duncan High School and Duncan Middle School, serving a combined student population of 1,668.
- » **Surrounded by Major Retailers:** Situated amidst big-box retailers such as Walmart, Harbor Freight, Ace Hardware, Tractor Supply, Ross, Bealls, Hibbet Sports, Shoe Dept, Dollar General, and Dollar Tree to Name a Few.

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ANNUALIZED OPERATING DATA

Year	Annual	Monthly
Year 1 - Year 5	\$130,000.00	\$10,833.33
Year 6 - Year 10	\$139,750.00	\$11,645.83
Year 11 - Year 15	\$150,231.25	\$12,519.27
Year 16 - Year 20	\$161,498.59	\$13,458.22
Year 21 - Year 25	\$173,610.99	\$14,467.58

TENANT SUMMARY

Tenant:	Popeyes
Guaranty:	27 Units
Type of Ownership:	Fee Simple
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Rent Commencement:	Upon COE
Lease Expiration:	25 from COE
Term Remaining:	25 Years
Increases:	7.5% Every 5 Years
Options:	Four, 5 Year



POPEYES

Established in 1972 in New Orleans, Popeyes Louisiana Kitchen, Inc. (Nasdaq: PLKI) has grown into one of the largest global fast-food chains, boasting over 2,600 restaurants across the United States and around the globe. What sets Popeyes apart is its distinctive New Orleans-style menu, featuring mouthwatering options like spicy chicken, chicken tenders, fried shrimp, and various regional specialties. Popeyes operates under the umbrella of Restaurant Brands International Inc. (“RBI”) (NYSE: QSR), a company that oversees a vast network of more than 24,000 restaurants in over 100 countries, generating an impressive system-wide sales figure exceeding \$30 billion. RBI proudly owns and manages three of the world’s most renowned and iconic fast-food brands: Tim Hortons, Burger King, and Popeyes.

COMPANY OVERVIEW	
Tenant:	Popeyes
Parent Company:	Restaurant Brands International, Inc.
Stock Symbol (NASDAQ):	PLKI
Number of Locations:	2,600+
Headquartered:	Atlanta, GA
Website:	www.popeyes.com
Years in Business:	Since 1972

JHAH PROPERTY HOLDINGS

JHAH Property Holdings is a long-time restaurateur that currently operates restaurants in six different states; Louisiana, Mississippi, Kansas, Missouri, Oklahoma, and Texas. JHAH Property Holdings currently operates 19 IHOP Units and 8 Popeye’s Units with many more in various development stages.

REGIONAL MAP



Popeyes

Duncan, Oklahoma

81 Miles

Oklahoma City, OK

163 Miles

Dallas, TX

429 Miles

Kansas City, MO

325 Miles

Austin, TX

578 Miles

St. Louis, MO

533 Miles

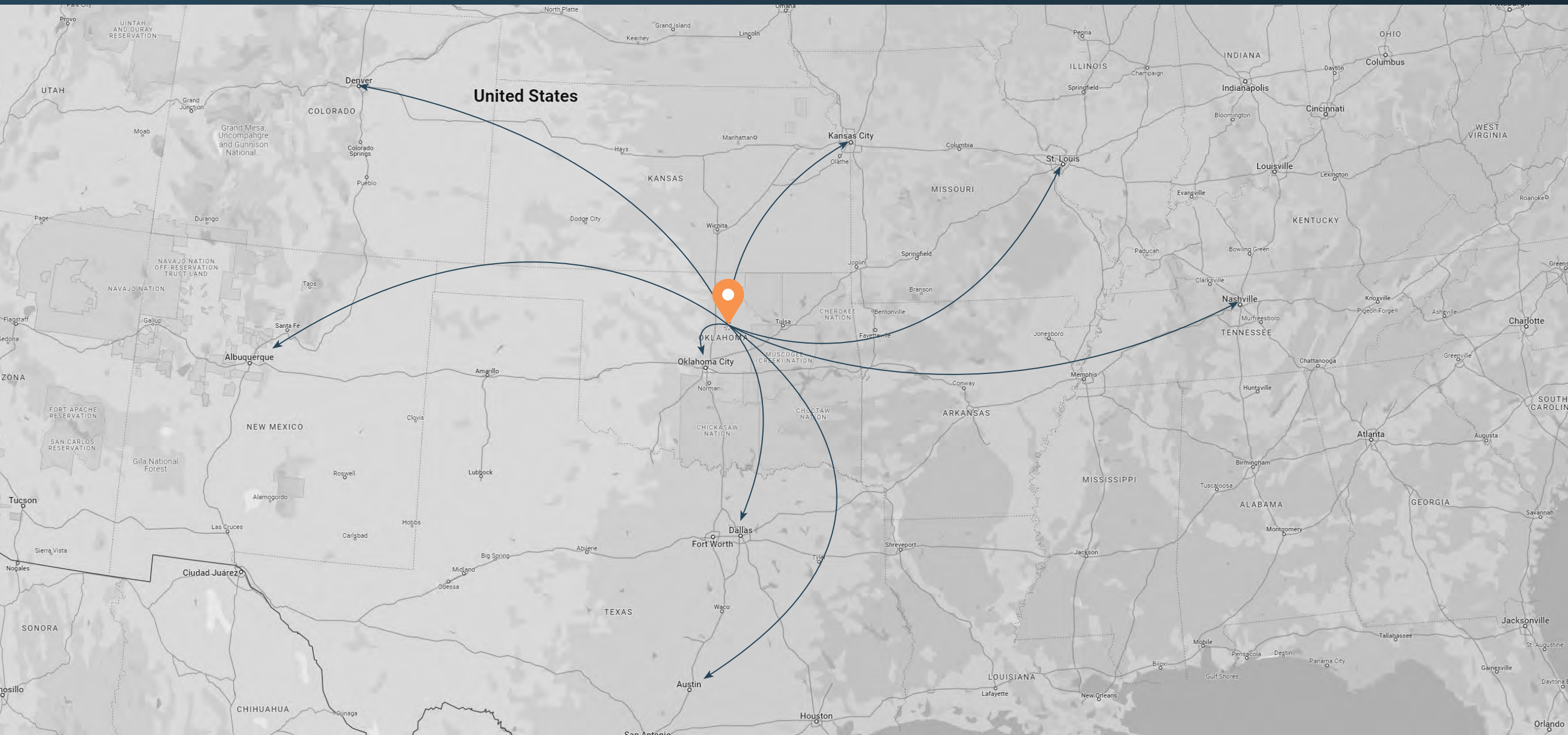
Albuquerque, NM

681 Miles

Denver, CO

719 Miles

Nashville, TN



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This offering memorandum has been prepared to provide summary, unverified financial and physical 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. Marcus & Millichap has not made any 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, PCBs or asbestos, the compliance with local, 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, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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NET LEASED DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows: The information contained in this marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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