



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS



KOHL'S

4901 N Kickapoo Avenue
Shawnee, OK 74804

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 64,116 SF Kohl's at 4901 N Kickapoo Avenue in Shawnee, OK. This Investment Includes a High Quality Tenant Located in an Opportunity Zone That is Anchored to the Shawnee Mall With Additional National Tenants Such as Dillard's, AMC Movie 6, JCPenney, and Shadow Anchor to Walmart Supercenter Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$2,133,333
CAP	6.75%
NOI	\$143,999
PRICE PER SF	\$33.27
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	4901 N Kickapoo Avenue Shawnee, OK 74804
COUNTY	Pottawatomie
BUILDING AREA	64,116 SF
BUILT	2010



HIGHLIGHTS

- Corporate Guaranteed Triple Net (NNN) Investment Opportunity With 13 Years Remaining - Zero Landlord Responsibilities
- Located in a Qualified Opportunity Zone With Coveted Value-Add Component - Allowing For Investor to Fully Utilize Tax Advantages of an Opportunity Zone Investment Through Adding Value Within the Timelines Set By the IRS
- Lease Extension Includes Eight (8) Additional Five (5) Year Options
- Attractive Rent Increases With 10% at Each of the Options
- Occupied This Location Since 2011 Showing a Strong Commitment to the Site
- Shadow Anchor to Walmart Supercenter, Benefits From Proximity and Maximum Traffic in Front of Kohl's as Well as a Shared Parking Lot Easement
- Anchor to Shawnee Mall Along With Dillard's, AMC Movie 6 and JCPenney; as Well as National Tenants Including Ross Dress For Less, Jo-Ann Fabrics, Buffalo Wild Wings, Hibbett Sports, Dunham's Sporting Goods and More
- Low Rent Per SF Which in Turn Leaves a Low Residual Risk
- Strong Visibility From Interstate 40 With Immediate Access From N Kickapoo Ave Bridge On/Off Ramp - Interstate 40 Sees Over 39,000 Vehicles Per Day
- 10-Minute Drive From the Grand Casino Hotel & Resort, a 14 Story, 125,000 SF Casino Being Oklahoma's Premier Gaming and Resort Destination
- Shawnee and Pottawatomie County Continue to See Consistent Growth and Expansion
- Neighboring Tenants Include: Tractor Supply Co., Staples, Lowe's, TJ Maxx, Murphy USA, Walgreens, AT&T, Red Lobster, Cracker Barrel, McDonald's, Chick-fil-A, Whataburger, KFC, Panda Express, Starbucks and QDOBA



OUT PAD SITE OF
FUTURE RETAIL
DEVELOPMENT
(NOT PART OF SALE)

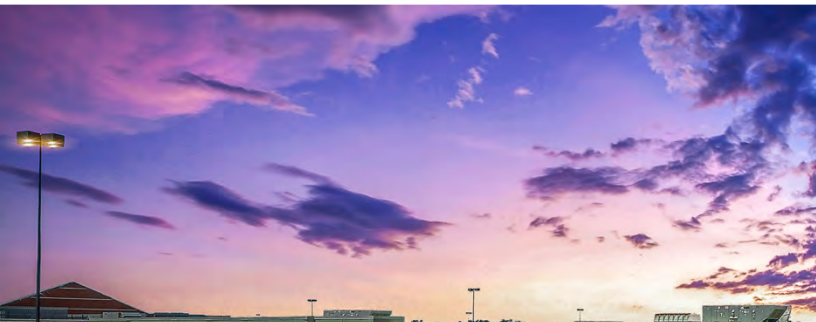
LEASE SUMMARY

TENANT	Kohl's Department Stores, Inc.
PREMISES	A Building of Approximately 64,116 SF
LEASE COMMENCEMENT	September 8, 2011
LEASE EXPIRATION	September 7, 2032
LEASE TERM	13 Years Remaining
RENEWAL OPTIONS	8 x 5 Years
RENT INCREASES	10% at Options
LEASE TYPE	Triple Net Lease (NNN)
PERMITTED USE	Department Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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64,116 SF	*\$143,999	\$2.25
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*Potential Rent Reduction of \$6,000/Year - Due to the Development of a Golden Corral in Kohl's Parking Lot (Please Inquire For More Details)



TDK

THE BLACK HAWK CASINO

OKLAHOMA PROPANE GAS ASSOCIATION

LIFECHURCH










Gordon Cooper TECHNOLOGY CENTER
Business & Career Services











KOHL'S

Walmart Supercenter

FFO

Holiday Inn Express

Ford

Joe Cooper CHEVROLET

sears HOMETOWN STORE

BUFFALO WILD WINGS

MURPHY USA

AMC THEATRE

SMITTY'S GARAGE

INTERSTATE 40



JOANN

ROSS DRESS FOR LESS

AMC

shawnee MALL

OKLAHOMA BAPTIST UNIVERSITY

ALDI HARBOR FREIGHT TOOLS Freddy's STEAKBURGERS Schlitzsky's CAFE AspenDental verizon RibCrib SMOKIN' State Farm O'Reilly AUTO PARTS CVS

HOBBY LOBBY PET SMART TJ-maxx DISCOUNT TIRE FAMOUS footwear ULTA BEAUTY WHATABURGER Hallmark BURGER KING CIRCLE K T-Mobile

Shawnee Middle School

Chapel Ridge of Shawnee Apartments

OCEAN DENTAL Chick-fil-A SONIC BRICKTOWN BREWERY TACO BELL STARBUCKS COFFEE Popeyes MaziCS McALISTER'S DELICIOUS BRAUM'S Communication FEDERAL CREDIT UNION Davita Kidney Care PLAY IT AGAIN SPORTS QDOBA MEXICAN EATS

STAPLES

LOWE'S

McDonald's

N Kickapoo Ave

SHAWNEE HONDA POLARIS Kawasaki

TRACTOR SUPPLY CO

Family Dental of Shawnee

ROCKER HOPPER Old Country Store

Hampton

IHOP

RED LOBSTER FRESH FISH-LIVE LOBSTER

BUENO Taco Bueno

AT&T

INTERSTATE 40

MURPHY USA

SMITH'S GARAGE

SMITH'S GARAGE

BUFFALO WILD WINGS

sears HOMETOWN STORE

JOANN

ROSS DRESS FOR LESS

shawnee MALL

amc

Walmart Supercenter

KOHL'S

Dillard's JCPenney VICTORIA'S SECRET ROSS DRESS FOR LESS
 JOANN claire's HIBBETT SPORTS BUFFALO WILD WINGS
 BUENO Taco Bueno Walgreens GNC maurices
 RED LOBSTER Dunham's amc Bath & Body Works
 Buckle 8 MasterCuts ENCORE rue21 SHOE DEPT. ZALES THE DIAMOND STORE

Walmart Supercenter
 MURPHY USA

Simclair QUALITY Super 8

Days Inn LA QUINTA INNS & SUITES Comfort INN
 Denny's BAYMONT INN & SUITES

KOHL'S



CATO DOLLAR TREE Panda Express
 Kentucky Fried Chicken Payless
 Aaron's Holiday Inn Express
 FFO SALLY BEAUTY Great Clips

TJ-MAXX PET SMART
 HOBBY LOBBY Hallmark WHATABURGER
 BURGER KING ULTA BEAUTY CIRCLE K FAMOUS footwear

TRACTOR SUPPLY CO Hampton
 IHOP



LOWE'S Staples
 TACO BELL Popeyes BRAUMS MCDONALD'S
 SONIC QDOBA
 McALISTER'S DELI Chick-fil-z

Shell SONIC
 Chicken EXPRESS

ALDI HARBOR FREIGHT TOOLS AspenDental
 CVS pharmacy DISCOUNT TIRE
 Freddy's STEAKBURGERS

Schlotsky's
 PAPA JOHN'S PIZZA O'Reilly AUTO PARTS

SUBWAY
 PLAY IT AGAIN SPORTS Starbucks

amc

N Kickapoo Ave

Shawnee is a city in Pottawatomie County in the state of Oklahoma. The area's population was about 84,310 residents in 2019, however the Secondary Trade Area for Shawnee contains nearly 140,500 people. The city is part of the Oklahoma City-Shawnee Combined Statistical Area which has a regional population of over 1.4 million people; it is also the county seat of Pottawatomie County and the principal city of the Shawnee Micropolitan Statistical Area. With access to Interstate 40, Shawnee is about 45 minutes east of the attractions in downtown Oklahoma City. To the east and northeast, Shawnee is 112 miles from the McClellan-Kerr Arkansas River Navigation System which provides shipping barge access to the Gulf of Mexico. Shawnee is home to Oklahoma Baptist University, Gordon Cooper Technology Center, and also serves as a regional medical center.

The city is located in the Great Plains region, making it one of the world's largest livestock markets. Oil, natural gas, petroleum products and related industries are the largest sector of the local economy. The city is nearby an active oil field and oil derricks dot the capitol grounds. The federal government employs large numbers of workers at Tinker Air Force Base and the United States Department of Transportation's Mike Monroney Aeronautical Center. Oklahoma City is headquarters to two Fortune 500 companies being Chesapeake Energy and Devon Energy, as well as being home to Love's Travel Stops and Country Stores, which is ranked thirteenth on Forbes' list of private companies

Shawnee is home to numerous casinos, some being: FireLake Casino and Entertainment Center, the Black Hawk Casino, Kickapoo Casino Shawnee and the Thunderbird Casino. Most of the casinos offer slot machines, table games and bingo, plus some even have an on-site buffet, grill and bar. The city is also home to the Mabee-Gerrer Museum of Art which is a wide-ranging collection of art from Egyptian & Greek to Renaissance & Native American works. The city is close to Oklahoma City which is home to the Industrial-chic Bricktown, which is a lively entertainment district with repurposed warehouse spaces home to restaurants and chic winebars.



POTTAWATOMIE COUNTY COURTHOUSE

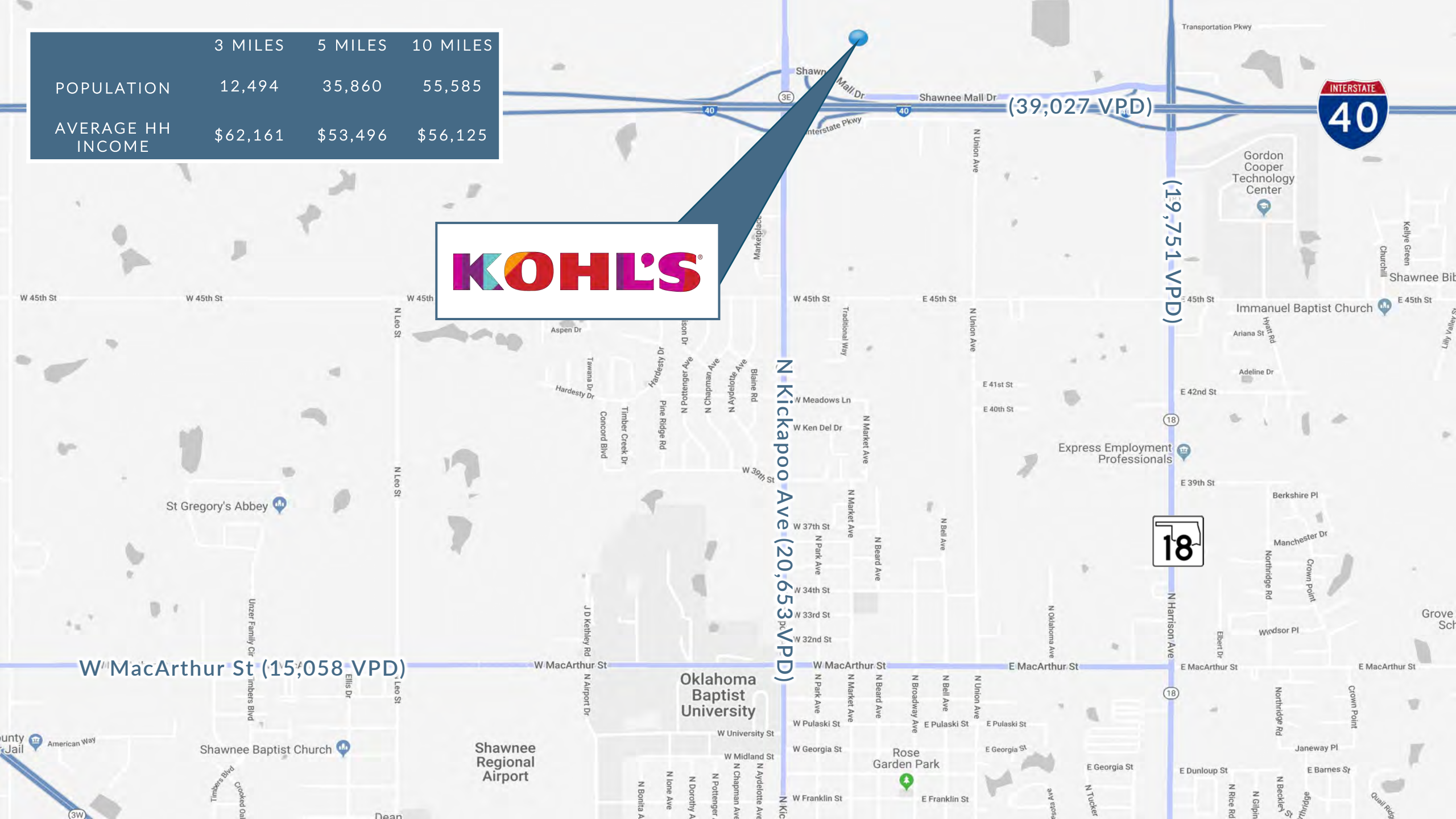


FIRELAKE CASINO



BRICKTOWN IN OKLAHOMA CITY

	3 MILES	5 MILES	10 MILES
POPULATION	12,494	35,860	55,585
AVERAGE HH INCOME	\$62,161	\$53,496	\$56,125



W MacArthur St (15,058 VPD)

N Kickapoo Ave (20,653 VPD)

Shawnee Mall Dr (39,027 VPD)

N Harrison Ave (19,751 VPD)



Oklahoma Baptist University

Shawnee Regional Airport

Rose Garden Park

Gordon Cooper Technology Center

Immanuel Baptist Church

Express Employment Professionals

St Gregory's Abbey

Shawnee Baptist Church

County Jail

Grove Sch

K O H L ' S

TENANT PROFILE

Kohl's is a leading omnichannel retailer with more than 1,158 stores in 49 states. Kohl's purpose is to inspire and empower families to lead fulfilled lives. Their purpose is supported by five strategic pillars: amazing product, incredible savings, easy experience, personalized connections and winning teams. They offer quality, national and proprietary brands for their customers, their families and their homes. In addition to a strong portfolio of proprietary brands, offered are a deep assortment of top national brands including Nike, Levis, Under Armour, Carter's, Dockers, KitchenAid, FitBit, NutriBullet and more. In store, online or with the tap of a finger on the mobile app, Kohl's is committed to delivering an easy, connected omnichannel shopping experience for its customers. Their inspiring in-store experiences and seamless navigation on Kohls.com allow customers to get the amazing product they know and love from Kohl's whenever and wherever they choose to shop.

Kohl's is also growing its partnership with Amazon, including opening it's doors to Amazon's returns at select locations, packing and shipping eligible items – back to an Amazon fulfillment center – for free. Kohl's announced it will begin selling Amazon devices, such as the Echo and Fire tablets, at select stores. With the ability to test technology gadgets, rather than simply clicking pictures online, is important for consumers before making a purchase. Consumers can further purchase Amazon gadgets at Kohl's online. As an added bonus, customers visiting Kohl's for Amazon returns can use designated parking spots near the store entrance. Notably, this opportunity could lure consumers into stores to make a return, where they might later shop increasing foot traffic. Riding on the smart home trend enables Kohl's to attract more customers.

Kohl's is the leader in value and helps customers get more for every dollar. Savings opportunities include Yes2You Rewards loyalty program, Kohl's Charge private label credit card and Kohl's Cash. Kohl's is committed to giving back to the communities they serve. Kohl's has given more than \$650 million to support communities nationwide. Success is driven by a winning team of approximately 140,000 associates who consistently put customers first, act with integrity, build great teams and drive results.



COMPANY TYPE
NYSE: KSS



FOUNDED
1962



OF LOCATIONS
1,158+



HEADQUARTERS
Menomonee Falls, WI



WEBSITE
kohls.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified 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, 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, PCB's or asbestos, the compliance with 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, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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