



## RIBCRIB BBQ

2077 SE Washington Blvd | Bartlesville, OK | 74006

Keith A. Sturm, CCIM | 612-376-4488 | keith@upland.com  
Amanda C. Leathers | 612-436-0045 | amanda@upland.com  
Deborah K. Vannelli, CCIM | 612-376-4475 | deb@upland.com

50 South 6th Street | Suite 1418  
Minneapolis, MN | 55402

[www.nnnsales.com](http://www.nnnsales.com)

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The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. 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 Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. 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 Package 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, legal and other 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, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While 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.

All information, including price change and withdrawal from the market, is subject to change without notice.

**By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. 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. Property to be sold 'where is, as is.'**

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- Rib Crib is on a **Corporate NNN Lease with over 9 years remaining on the lease.** Three 5-Year renewal options with 5% Increases.
- **This property is located in the County Seat of Washington County. Excellent demographics with a 1-mile average household income of \$123,909 and population of 39,355 within a 5-mile radius.**
- Rib Crib is located along SE Washington Blvd **where traffic counts average 20,600 vehicles per day.** Nearby retailers include Walmart, Walgreens, McDonald's, Aspen Dental, Advance Auto, Subway, Staples, and much more.
- **Recently completed remodel in October 2021.**
- Rib Crib currently operates more than **60 locations across 8 states.**
- This property is located in Bartlesville, Oklahoma, home to Oklahoma Wesleyan University where 900+ students are enrolled.
- **Bartlesville is home to Phillips 66 and ConocoPhillips, one of the world's largest oil companies and Bartlesville's two largest employers.** In addition to ConocoPhillips and Phillips 66, Bartlesville's business community continues to thrive, boasting some of the region's most advanced state-of-the-art infrastructure and skilled workforce.

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**INVESTMENT SUMMARY**

<b>PRICE</b>	\$1,944,445
<b>CAP</b>	6.75%
<b>NOI</b>	\$131,250
<b>RENT/SF</b>	\$29.40
<b>PRICE/SF</b>	\$435.48
<b>RENT ADJUSTMENTS</b>	
<b>YEARS 6-10:</b>	\$131,250.04
<b>YEARS 11-15:</b>	\$137,812.54

**LEASE INFORMATION**

<b>LEASE TYPE</b>	NNN
<b>LEASE TERM REMAINING AS OF 2/1/2024</b>	9 Years 4 Months
<b>RENT COMMENCEMENT</b>	06/01/2018
<b>LEASE EXPIRATION</b>	05/30/2033
<b>RENEWAL OPTIONS</b>	Three 5-Year with 5% Increases



**LEASE NOTES:**

Net, Net, Net. No landlord responsibilities.

**PROPERTY INFORMATION**

<b>ADDRESS</b>	2077 SE Washington Blvd Bartlesville, OK 74006
<b>BUILDING SIZE</b>	4,465 SQ. FT.
<b>LOT SIZE</b>	1 Acre
<b>COUNTY</b>	Washington
<b>YEAR BUILT</b>	2002

**DEMOGRAPHIC INFORMATION**

	<b>1-MILE RADIUS</b>	<b>3-MILE RADIUS</b>	<b>5-MILE RADIUS</b>
<b>2023 POPULATION</b>	5,536	30,995	39,355
<b>2028 POPULATION</b>	5,541	30,884	39,200
<b>2023 MEDIAN HOUSEHOLD INCOME</b>	\$76,566	\$57,258	\$54,792
<b>2023 AVERAGE HOUSEHOLD INCOME</b>	\$123,909	\$89,306	\$86,194

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2023 and 2028.

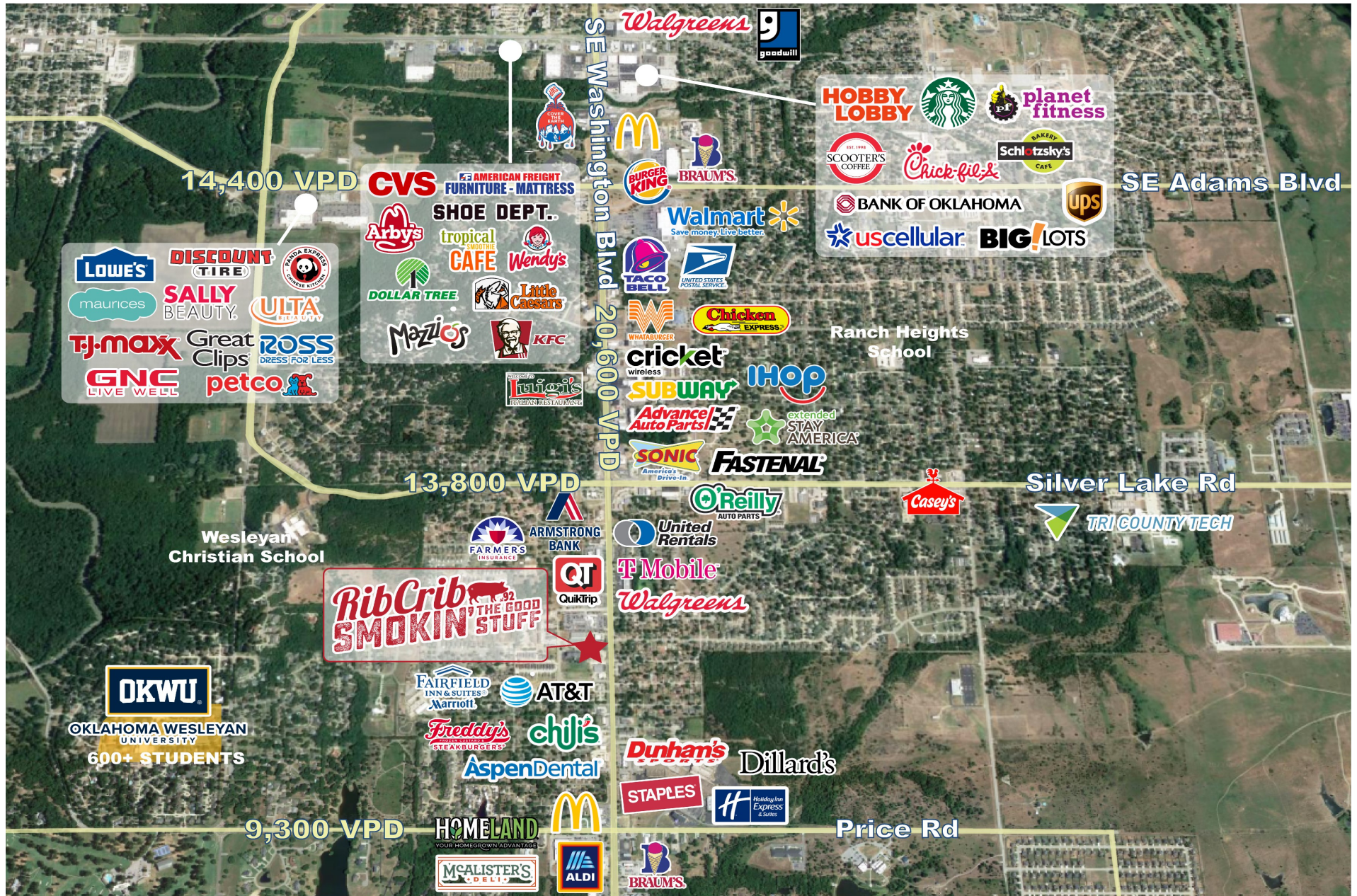
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<b>PROPERTY</b>	RibCrib BBQ
<b>TENANT</b>	The Rib Crib BBQ, Inc.
<b>REVENUES</b>	Private
<b>NET WORTH</b>	Private
<b>S&amp;P RATING</b>	Non-rated
<b>WEBSITE</b>	<a href="https://ribcrib.com/">https://ribcrib.com/</a>

RibCrib BBQ has more than 60 locations across 8 states.

RibCrib is an Oklahoma-based restaurant that specializes in hickory-smoked barbecue and smoked meats in a casual, comfortable setting. The barbecue joint’s signature recipe is in its slow-smoked ribs, but RibCrib also serves a complete menu of traditional sides and sandwiches. Creating a home for true carnivores, RibCrib operates and franchises more than 60 full-service barbecue restaurants in Oklahoma, Missouri, and a half dozen other states. In addition to barbecue ribs, the chain offers brisket, pork, and smoked chicken, as well as appetizers, salads, and dessert. Bret Chandler, a former Mazio’s Italian Eatery franchisee, started Rib Crib in 1992. RibCrib was in Restaurant Business magazine’s “top 50 growth chains” list.



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Rib Crib is located in Bartlesville, Oklahoma, the county seat of Washington County. This property is located along SE Washington Blvd where traffic counts average 20,600 vehicles per day. Located on a main throughfare with nearby retailers including Aldi, Walgreens, Walmart, Hobby Lobby, Starbucks, Taco Bell, McDonalds, and much more.

According to Niche, Bartlesville is ranked the #14 Best Place to Raise A Family in Oklahoma and the #16 Best Place to Live in Oklahoma.

Located in northeast Oklahoma, Bartlesville is a small city with a big heart, as well as big-city amenities. Bartlesville offers a wide variety of unique shopping experiences, outstanding dining, recreational activities, rich history, and much more. From ballets and broadways to art exhibits and local restaurants, Bartlesville has entertainment for all ages.

Bartlesville is home to an excellent and renowned public and private school system and places a strong emphasis on quality education. The Academic Performance Index for the Bartlesville Public School District was tied second among the 32 largest districts in Oklahoma and far above average for the state.

Rib Crib is located near Oklahoma Wesleyan University where approximately 900+ students are enrolled. Oklahoma Wesleyan University is a private university offering more than 30 bachelor degree programs.

Located in Bartlesville, the Osage Casino and Hotel features over 520 electronic games, 102 luxury hotel rooms, a 6,210 sq. ft. banquet space, a outdoor resort style pool, and more.

Bartlesville also offers several outdoor activities for all ages such as visiting the Tallgrass Prairie Preserve, Osage Hills State Park, biking the Bartlesville Trails, or golfing at Hillcrest Country Club. The Tallgrass Prairie Preserve covers 38,000 acres of land and is home to a variety of wildlife including white-tailed deer, coyotes, and more than 2,000 bison. Osage Hills State Park, a 1,100 acre parks offers camping, fishing, hiking, and several recreational activities. On the north end of the park is Lookout Lake, where visitors can enjoy beautiful views of the lake and waterfalls.

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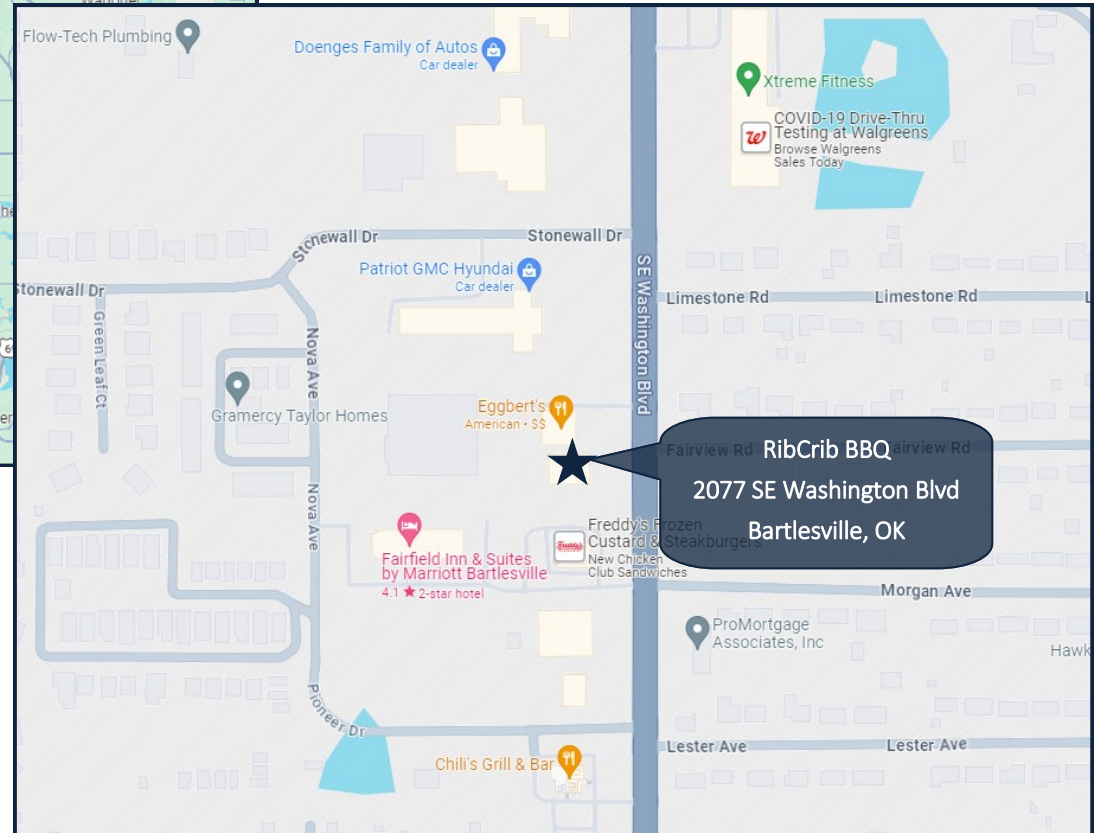
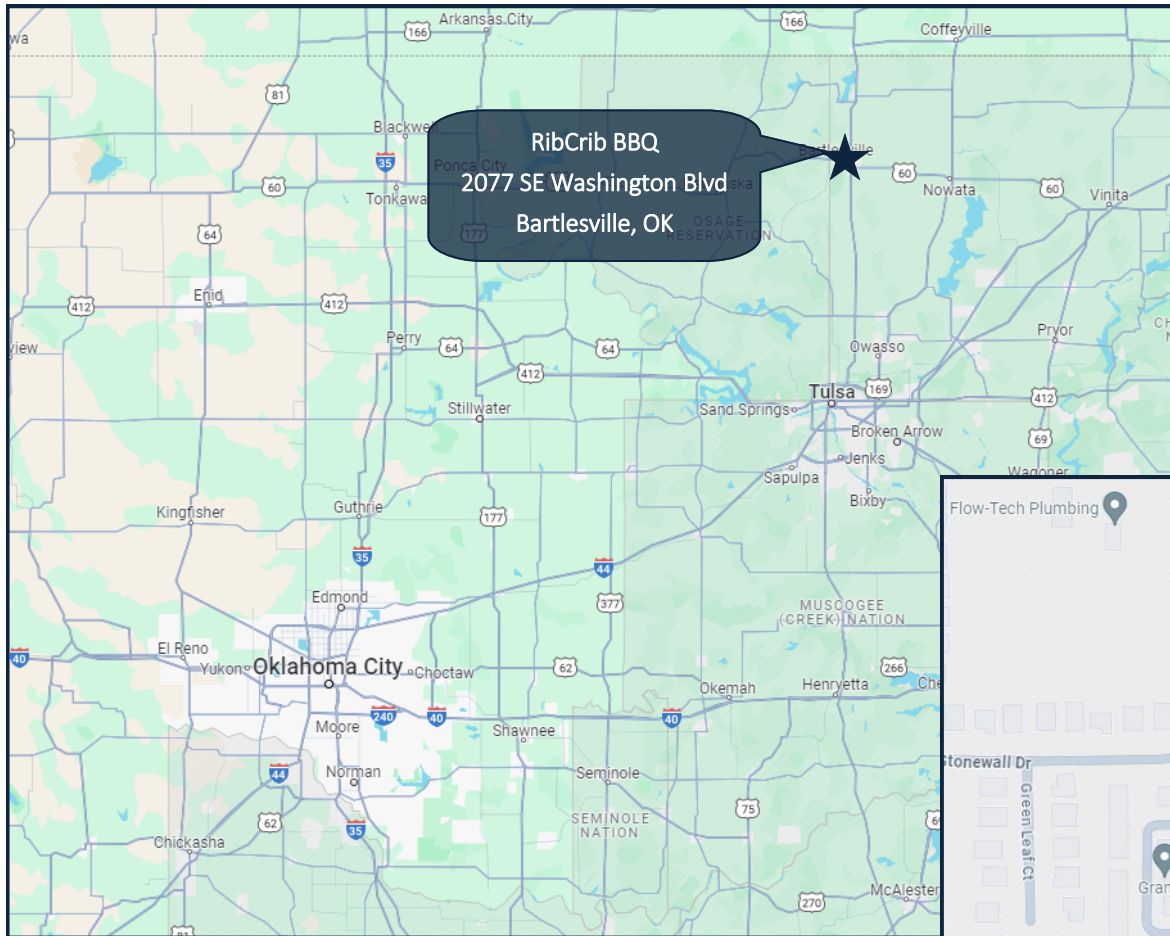
**Bartlesville is known for its accomplishments in the business world and is home to one of the world's largest oil companies,** Phillips Petroleum Co., which later became known as Phillips 66 and eventually ConocoPhillips. The companies maintain a large presence in Bartlesville and are the city's two largest employers. Phillips 66 Energy Research & Innovation Organization includes scientists and engineers working in over 200 labs on their 440-acre research campus to develop new technologies.

In addition to ConocoPhillips and Phillips 66, Bartlesville's business community continues to thrive, boasting some of the region's most advanced state-of-the-art infrastructure and skilled workforce. Its central location to regional markets and low cost of living make it an ideal place for employers and employees alike.

**Blue Whale Materials, a leader in sustainable li-ion battery recycling, recently announced they will be have their first commercial -scale li-ion battery processing facility in Bartlesville.** The facility will be situated within a 35-acre campus including 150,000 square feet of warehouse space at the Bartlesville Industrial Park.



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**THE UPLAND ADVANTAGE**

Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate investment sales and brokerage company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

**BENEFITS OF WORKING WITH UPLAND**

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

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**PROVEN SUCCESS RECORD**

- Completed in excess of 900 net leased sales transactions totaling over \$2.8 billion
- Specialized in NNN investment market for more than 30 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

7-Eleven	Chick-Fil-A	KinderCare	Sherwin Williams
Advance Auto	Chipotle	Kohl's	Starbucks
Aldi	Circle K	Kum & Go	Sunoco
Allina Health	CVS Pharmacy	LA Fitness	Super America
Applebee's	Dollar General	Mattress Firm	Taco Bell
Arby's	Dollar Tree	McDonald's	Tires Plus
Aspen Dental	Duluth Trading Co.	Michaels	Top Golf
Bank of America	Fairview Health	National Tire & Battery	Tractor Supply
BJ's Wholesale Club	Family Dollar	Northern Tool & Equipment	Trader Joe's
Buffalo Wild Wings	Fresenius	Office Depot	United Healthcare
Burger King	Gander Mountain	O'Reilly Auto Parts	US Bank
Caliber Collision	Goodwill	Perkins	Valvoline
Camping World	Grease Monkey	Petco	Walgreens
Caribou Coffee	Jack in the Box	Pizza Hut	Wawa
Chase Bank	Jiffy Lube	Royal Farms	Wells Fargo Bank



L to R: Deb Vannelli, CCIM; Taylor McManemy; Keith Sturm, CCIM; Amanda Leathers; & Gaby Goldman