



PRECISION TUNE AUTO CARE

AUTO REPAIR | OKLAHOMA CITY, OK

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OUR STORY

B+E is a modern investment brokerage firm, specializing in net lease real estate and 1031 exchanges. We help clients buy and sell single tenant real estate. Founded by deeply experienced brokers, B+E redefines trading through an intuitive end-to-end transaction platform comprising of user-friendly dashboards and an AI-driven exchange — all leveraging the largest data set in the net lease industry.

Complementing senior talent with exceptional technology, B+E's proprietary process affords greater speed, unrivaled transaction efficiencies, and stronger asset value. With offices in New York, Chicago, Tampa, Atlanta, Denver, and San Francisco, our brokers trade property for our clients across the US. B+E allows virtually anyone to confidently trade net lease real estate.





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OFFERING PRICE

\$633,600

CAP RATE

7.00%

EXECUTIVE SUMMARY

TENANT NAME	Meridian Tune, Inc. DBA Precision Tune Auto Care
ADDRESS	2324 N. Meridian, Oklahoma City, OK 73107
CREDIT RATING	Not Rated
ASKING PRICE	\$633,600
ASKING CAP	7.00%
PPSF	+/- \$160.73
NOI	\$44,351
LEASE TYPE	NN
REMAINING LEASE TERM	+/- 7 Years
BUILDING SIZE	+/- 3,942 SF
LAND AC	+/- 0.39 AC
PARKING	+/- 11 Spaces
PROPERTY TYPE	Auto Repair
YEAR BUILT RENOVATED	1993



INDUSTRY-LEADING BRAND

Precision Tune Auto Care is an industry-leading brand with +/- 320 service centers and serving +/- 1.5M customers each year.

SERVICE-BASED CONCEPT

Precision Tune Auto Care is a service-based business, which insulates it from the negative effects of commerce. According to the Auto Care Association, there are +/- 2,70B serviceable vehicles on U.S. roadways. Additionally, the automotive service and repair segments increase to \$229.4B.

25+ YEAR OPERATING HISTORY AT THIS LOCATION

This location has a 25+ year operating history, demonstrating Precision Tune Auto Care's commitment to this location. Tenants with a long operating history are less likely to vacate at the end of a lease term.

DENSE TRADE AREA

This subject property sits at the intersection of N. Meridian Avenue and NW 23rd Street. NW 23rd Street is a dense trade area with multiple national tenants present such as CVS, Walgreens, Aaron's, ALDI, and many others.

SUCCESSFUL MULTI-TENANT OPERATOR

Meridian Tune, Inc. operates 5 Precision Tune Auto Care facilities in the area. Additionally, this franchisee benefits from a family relationship with a large Precision Tune Auto Care operator. In total, the family operates over 50 locations, speaking to the shared knowledge and success of this operator.

BELOW MARKET RENT

The asking rent per square foot in similar dense trade areas in Oklahoma City is between \$13-\$15 RPSF. At +/- \$11 RPSF, this asset has rent per square foot well below market.

STRONG UNDERLYING REAL ESTATE FUNDAMENTALS

This asset benefits from being located on a hard signalized corner in a dense retail corridor. The assets real estate fundamentals such as high population density, property visibility, and accessibility add extra value beyond the investment cash flow.



PRECISION TUNE AUTO CARE

NOI	\$44,352
RPSF	+/- \$11.25
LEASE COMMENCEMENT	January 1, 2017
LEASE EXPIRATION	December 31, 2026
ORIGINAL LEASE TERM	10 Years
REMAINING LEASE TERM	+/- 7 Years
RENT INCREASES	None
RENEWAL OPTIONS	None
LEASE TYPE	NN
LANDLORD RESPONSIBILITIES	Roof and Structure



PRECISION TUNE AUTO CARE. For nearly 40 years, experts at Precision Tune Auto Care have been taking care of cars and the people who depend on them. Precision Tune Auto locations are known for being a one-stop-shop for maintenance and service repairs for a wide variety of vehicles. Due to this, Precision Tune Auto Centers serve an estimated 2.5 million vehicles annually and have 320 service centers operating in 6 countries. For the 30th year in a row, Precision Tune Auto Care was ranked by Entrepreneur Magazine on the 2018 Franchise Ranking.

- 2.5 Million Annual Customers
- 40-Year Operating History
- 320 Service Centers Globally

MERIDIAN TUNE, INC. is a successful franchisee who has shown serious commitment to the Precision Auto Care brand as well as the Oklahoma market. Additionally, the franchisee's family is deeply involved with the Precision Auto Tune Care brand. The franchisee's father was one of the first Precision Tune Auto Care franchisees ever more than 50 years ago. In 1987, the father welcomed his family into the business in order to grow the number of units. Today, the family operates a combined total of 51 units. Meridian Tune, Inc. is responsible for the operation of 5 of these locations throughout the state of Oklahoma.

- 50+ Year Commitment to Precision Tune Auto Care Brand
- Combined 51 Units Operated
- Commitment to Oklahoma Market with 5 Operating Locations



OKLAHOMA CITY, OK

OKLAHOMA CITY MSA is the largest city in the state of Oklahoma and the metropolitan area has a population of +/- 1,395,445. The city itself is ranked 27th among U.S. cities in terms of population with +/- 650,000 residents. The economy of Oklahoma City has been notorious for being a power center for government and energy exploration in the region. Today, the economy is far more diversified and is also home to many major employers in the information technology services, health services, and administration industries. Notable companies with over 1,000 employees in the area include AT&T; Dell; Hobby Lobby Stores, Inc.; Love’s Travel Stops & Country Stores; The Hertz Corporation; UPS; Farmers Insurance Group; Great Plains Coca-Cola Bottling Company; Cox Communications; Sonic; and Boeing.

- > FORTUNE 500 COMPANIES:** Chesapeake Energy & Devon Energy
- > FORBES TOP PRIVATE COMPANIES:** #16: Love’s Travel Stops & Country Stores
- > PROFESSIONAL BASKETBALL TEAM:** Oklahoma City Thunder (NBA)

MAJOR EMPLOYERS

COMPANY NAME	INDUSTRY	# OF EMPLOYEES
STATE OF OKLAHOMA	Government	47,300
TINKER AIR FORCE BASE	Military	24,000
UNIVERSITY OF OKLAHOMA-NORMAN	Higher Education	12,700
FAA MIKE MONRONEY AERONAUTICAL CENTER	Aerospace	7,000
INTEGRIS HEALTH*	Health Care	6,000
HOBBY LOBBY STORES, INC.*	Wholesale & Retail	5,100
UNIVERSITY OF OKLAHOMA HEALTH SERVICES CENTER	Higher Education	5,000
CITY OF OKLAHOMA	Government	4,700
MERCY HOSPITAL	Health Care	4,500
OGE ENERGY CORPORATION*	Utility	3,400

*Corporate Headquarters

SURROUNDING TENANT MAP



LEGEND

- TRANSPORTATION LINE
- RAIL TRANSPORT
- NEIGHBORHOOD
- UNDER DEVELOPMENT
- SCHOOL/UNIVERSITIES
- HOSPITAL/MEDICAL
- POINT OF INTEREST

POPULATION	
2 MILES	17,391
5 MILES	209,301
10 MILES	619,837



POPULATION

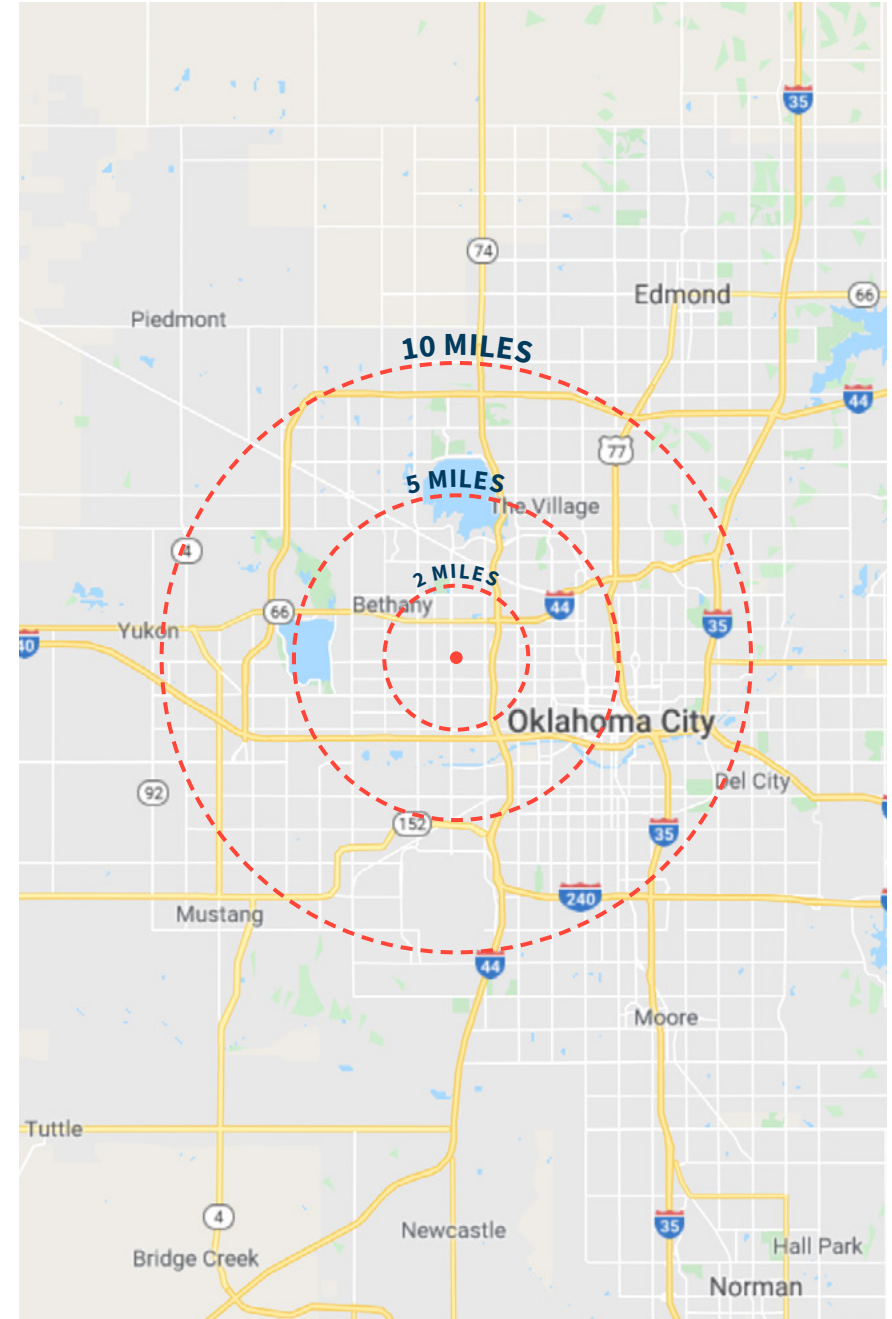
	2 MILES	5 MILES	10 MILES
2019 TOTAL POPULATION	17,391	209,301	619,837
2024 POPULATION	1.56%	3.39%	5.02%
AVERAGE AGE	35.00	36.20	36.50

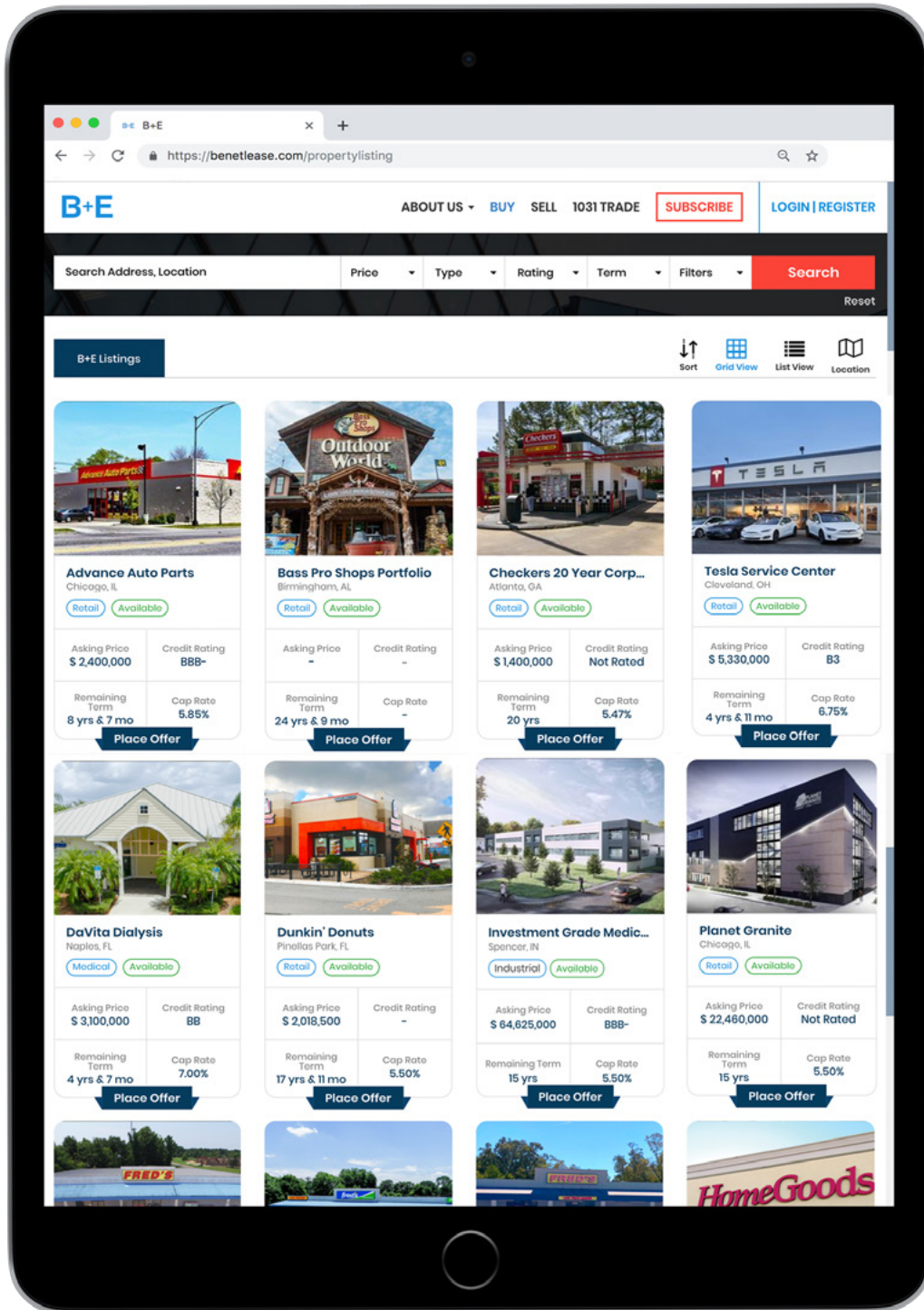
HOUSEHOLDS

	2 MILES	5 MILES	10 MILES
2019 TOTAL HH	6,943	86,953	250,472
MEDIAN HH INCOME	\$39,750	\$43,750	\$49,294
AVG HOUSEHOLD SIZE	2.50	2.30	2.40
2019 AVG HH VEHICLES	2.00	2.00	2.00

HOUSING

	2 MILES	5 MILES	10 MILES
MEDIAN HOME VALUE	\$116,233	\$132,051	\$144,078
MEDIAN YEAR BUILT	1961	1962	1973





B+E

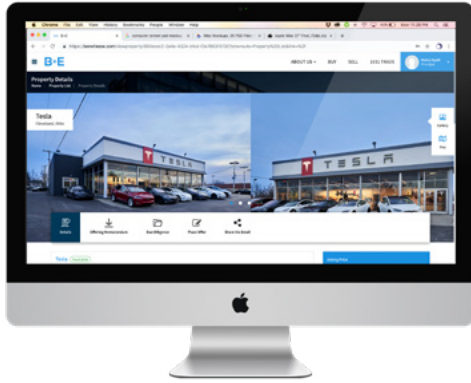
HOW B+E WORKS

BRINGING THE NATIONAL MARKET TO TIME-SENSITIVE BUYERS.

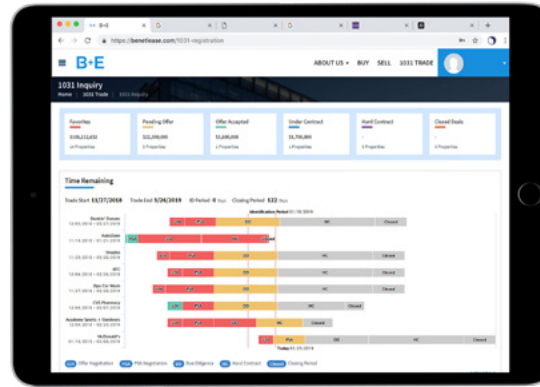
B+E’s brokers use new technologies like artificial intelligence to track all active net lease listings on the U.S. market in real-time. Currently, there are roughly 3,000 to 4,000 NNN listings on the market. The B+E platform enables buyers to review the entire net lease market in real-time and compare properties, deal terms, and overall value of a trade. B+E’s seasoned brokers help high net-worth individuals, families, and institutions to build portfolios that satisfy their acquisition criteria and long-term investment objectives.

“This is the first brokerage platform designed to help buyers sweep the national NNN market and match properties to their specific criteria,” said B+E’s CEO Camille Renshaw. “Using collaborative dashboards and AI-driven tools, a seasoned broker personally assists every buyer from search to close.”

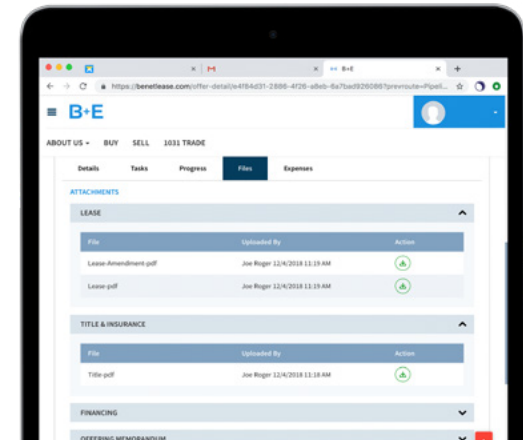




Only Platform Customized to Buy and Sell NNN Properties



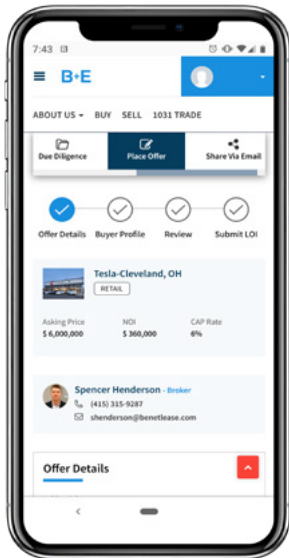
Track Your Transactions End - To - End



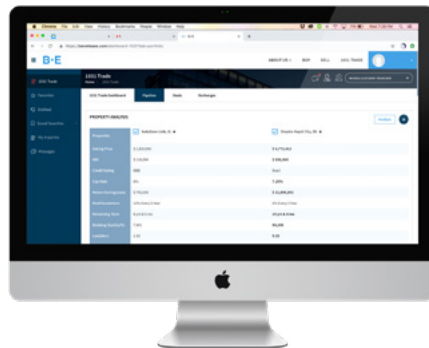
Store All Documents in One Place

BENETLEASE.COM

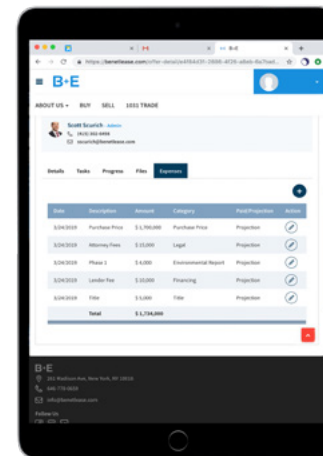
THE NET LEASE TRADING PLATFORM



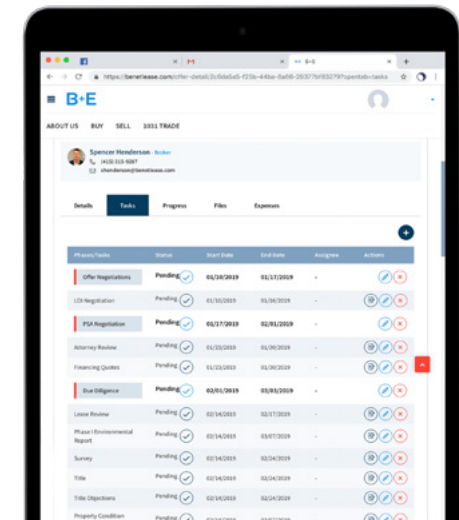
Place Offers Instantly



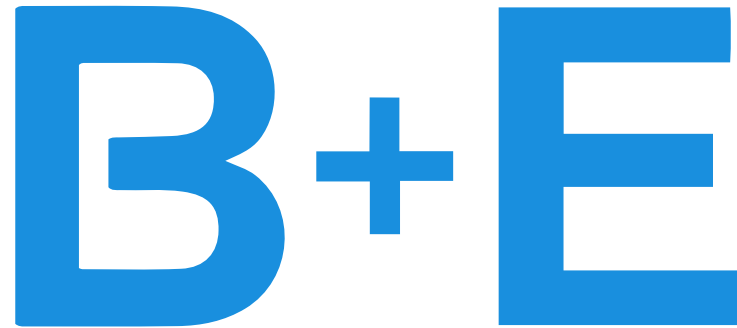
Analyze Properties



Calculate Expenses



Manage Tasks For Your Team



TRADE NET LEASE WITH CONFIDENCE

New York

261 Madison Ave., 9th Floor
New York, NY 10016

Chicago

980 North Michigan Ave.
Chicago, IL 60611

Atlanta

1175 Peachtree St. NE
Atlanta, GA 30361

Tampa

2303 North Florida Ave.
Tampa, FL 33602

Denver

1200 17th Street
Denver, CO 80202

San Francisco

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San Francisco, CA 94111

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