

CALL FOR OFFERS
DUE FEBRUARY 15TH, 2017

EDMOND CROSSING

EDMOND • OKLAHOMA



Paul Ravencraft | Phillip Mazaheri, CCIM | George Williams
Retail Investment Team

PROPERTY INFORMATION

EXECUTIVE SUMMARY

Offering Summary

| | |
|-----------------------|---------------------|
| Sale Price: | Subject to Offer |
| NOI: | \$1,612,699 |
| Lot Size: | 15.01 Acres |
| Year Built: | 1995 |
| Building Size: | 160,813 SF |
| Market: | Oklahoma City Metro |
| Submarket: | Edmond |

Property Highlights

- Grocery anchored Power Center
- Located in Oklahoma's most desirable market, Edmond
- Strategically located off Broadway Extension
- Near University of Central Oklahoma and Oklahoma Christian University
- Anchor tenants include: Cash Saver, TJ Maxx, Tuesday Morning, Bridgestone/Firestone, McDonald's, CATO and Jason's Deli

PROPERTY DESCRIPTION

Property Overview

Edmond Crossing is a Retail Power Center built in 1995. Anchor tenants include: Cash Saver, TJ Maxx, Tuesday Morning, Bridgestone/Firestone, McDonald's, CATO and Jason's Deli. The grocery store anchored power center is located just off Edmond's main arterial Broadway Extension. Edmond Crossing is positioned in Edmond's busiest corridor and Oklahoma's most desirable sub-market.

Location Overview

Edmond Crossing is a Retail Power Center located at 76 E. 33rd Street in Edmond, Oklahoma. The property fronts the recently expanded 33rd Street and Broadway Extension intersection. Edmond's estimated population in 2015 was 90,092, making Edmond the sixth largest city in Oklahoma. The city limits are located on the northern border of Oklahoma City. Two major highways connect Edmond to downtown Oklahoma City: U.S. Route 77 (the Broadway Extension), which runs through the center of Edmond, and Interstate 35, which runs along the eastern side. Public transportation is provided by Citylink Edmond bus service.

In 2011, Edmond was #1 on CNBC's "10 Perfect Suburbs" list. Edmond was listed as one of the "Top 100 Places to Live in 2007" by Relocate America. Edmond was selected the most outstanding community in its class for ve years in a row by the State Chamber of Commerce and State Industrial Development Department.

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|----------|
| Total Households | 3,552 | 22,776 | 50,689 |
| Total Population | 9,952 | 59,213 | 130,129 |
| Average HH Income | \$61,670 | \$72,238 | \$79,609 |



TENANT PROFILES



www.shopcashesaver.com

Associated Wholesale Grocers, Inc. (AWG) is the nation's largest cooperative food wholesaler to independently owned supermarkets, grocery serving more than 3,500 locations in 35 states and from 9 full-line wholesale divisions. The consolidated run-rate sale for AWG is \$10 billion. In addition to its' cooperative wholesale operations, the company also operates subsidiary companies which provide certain real estate and supermarket development services, retail accounting, digital marketing services, military commissary supply, and is a wholesale supply provider of health and beauty care, general merchandise, specialty/international foods and pharmaceutical supply. It was founded in 1924 as Associated Grocers of Kansas City. AWG distributes four private-label brands, Best Choice, Clearly Organic, Always Save, and Superior Selections.



TENANT PROFILES

T.J. Maxx®

www.TJX.com

T.J. Maxx, often styled T.J. Maxx, is an American department store chain. With more than 1,000 stores, T.J. Maxx is one of the largest clothing retailers in the United States. The company is part of the TJX Companies, which also owns HomeGoods/HomeSense, and 'off-price' retail chains Sierra Trading Post in the United States, Marshalls in the U.S. and Canada, and Winners in Canada. Under the name T.K. Maxx, its parent company TJX operates stores throughout the United Kingdom, Ireland, Germany, Poland, Austria and The Netherlands. It offers men's, women's and children's apparel and shoes, as well as other areas such as toys, bath and beauty, accessories, and home products ranging from furniture to kitchen utensils.



TENANT PROFILES

Tuesday Morning

www.tuesdaymorning.com

Tuesday Morning Corporation is an American upscale, deep discount, off-price retailer specializing in domestic and international, designer and name-brand closeout merchandise. The company has stores across the United States. Headquartered in Dallas, Texas, the chain traditionally has relied on direct marketing.

Tuesday Morning was established in 1974. By 1998 it had grown to 330 stores operating in 35 states, and to 41 states and 441 stores by 2001.

Tuesday Morning focuses on closeout home goods. Brands it sells include Lenox, Denby Pottery, KitchenAid, Cuisinart, Steinbach, Wedgwood, Reed and Barton, Breville, Madame Alexander, Peacock Alley, and Royal Doulton, among others.



TENANT PROFILES

BRIDGESTONE

www.bridgestone.com

Bridgestone Corporation is a multinational auto and truck parts manufacturer founded in 1931 by Shojiro Ishibashi in the city of Kurume, Fukuoka, Japan. The name Bridgestone comes from a calque translation and transposition of ishibashi, meaning “stone bridge” in Japanese. As of 2015, the company is the largest manufacturer of tires in the world, slightly ahead of Michelin.

Bridgestone Group had 141 production facilities in 24 countries as of 2005.



CATO

Look Smart. Buy Smart.

www.TJX.com

Cato Corporation is an American retailer of women's fashions and accessories. The company is headquartered in Charlotte, North Carolina.

As of January 2015, the company operated 1,346 stores under the names Cato, Cato Plus, It's Fashion, It's Fashion Metro and Versona.

In 1946, the company founder, Wayland Cato, left United Merchants to launch his own business with his son, Wayland Henry Cato, Jr., and Edgar Thomas. The company went public in 1968, took itself private in 1980, then went public again in 1987. The company averted bankruptcy in the early 1990s after adopting a new discount pricing strategy and updated merchandise. Cato stores are typically located in strip malls anchored by a national discounter like Wal-Mart.



Jason's deli

www.jasonsdeli.com

Jason's Deli is a fast casual delicatessen restaurant chain headquartered in Beaumont, Texas, United States. Jason's Deli was founded in Beaumont, Texas on 30 November 1976 by Joe Tortorice Jr. and his partners Rusty Coco, Pete Verde and Pat Broussard. Joe and Rusty grew up in the food business. Their fathers owned neighborhood grocery stores in Beaumont. The chain started franchising in 1988, with the first franchised store opened in Tucson, Arizona. Today there are 258 locations in 28 states. As of August 2008, Jason's Deli ranked #1 in annual sales in QSR Magazine's Top Ten list of restaurant groups with under 300 locations. The parent company, Deli Management, Inc., owns the majority of the deli restaurants. In 2007, Jason's Deli opened a new “neighborhood deli” concept in Texas with a smaller location and a slightly reduced menu.



TENANT PROFILES



www.GNC.com

GNC Holdings Inc. is a Pittsburgh, Pennsylvania-based American commercial enterprise focused on the retail sale of health and nutrition related products, including vitamins, supplements, minerals, herbs, sports nutrition, diet, and energy products.

GNC stores typically stock a wide range of weight loss, bodybuilding, nutritional supplements, vitamins, natural remedies, and health and beauty products, in both its owned brands as well as third-party brands. The stores also sell health books and magazines.

GNC has more than 6,000 stores in the U.S., including 1,100 store-within-a-store locations within Rite Aid, as well as locations in 49 other countries. In addition, GNC LiveWell currently has 41 Stores located in Brisbane, Sydney, and Melbourne in Australia.



www.vintagestock.com

Vintage Stock is an entertainment retailer. The company, headquartered in Joplin, Missouri, operates 44 retail stores throughout the United States. Retail stores operate primarily under the Vintage Stock name, as well as the Movie Trading Company/ Movie Trading Co. name (MTC stores are the Texas division of Vintage Stock, formerly owned by Blockbuster) and the V-Stock name in the St. Louis, Missouri area.

Vintage Stock buys and sells video games, DVDs, CDs, LPs, comic books, toys, sports cards and other related merchandise. In September 2016, it was reported that Vintage Stock would take over five locations of the bankrupt Hastings Entertainment.



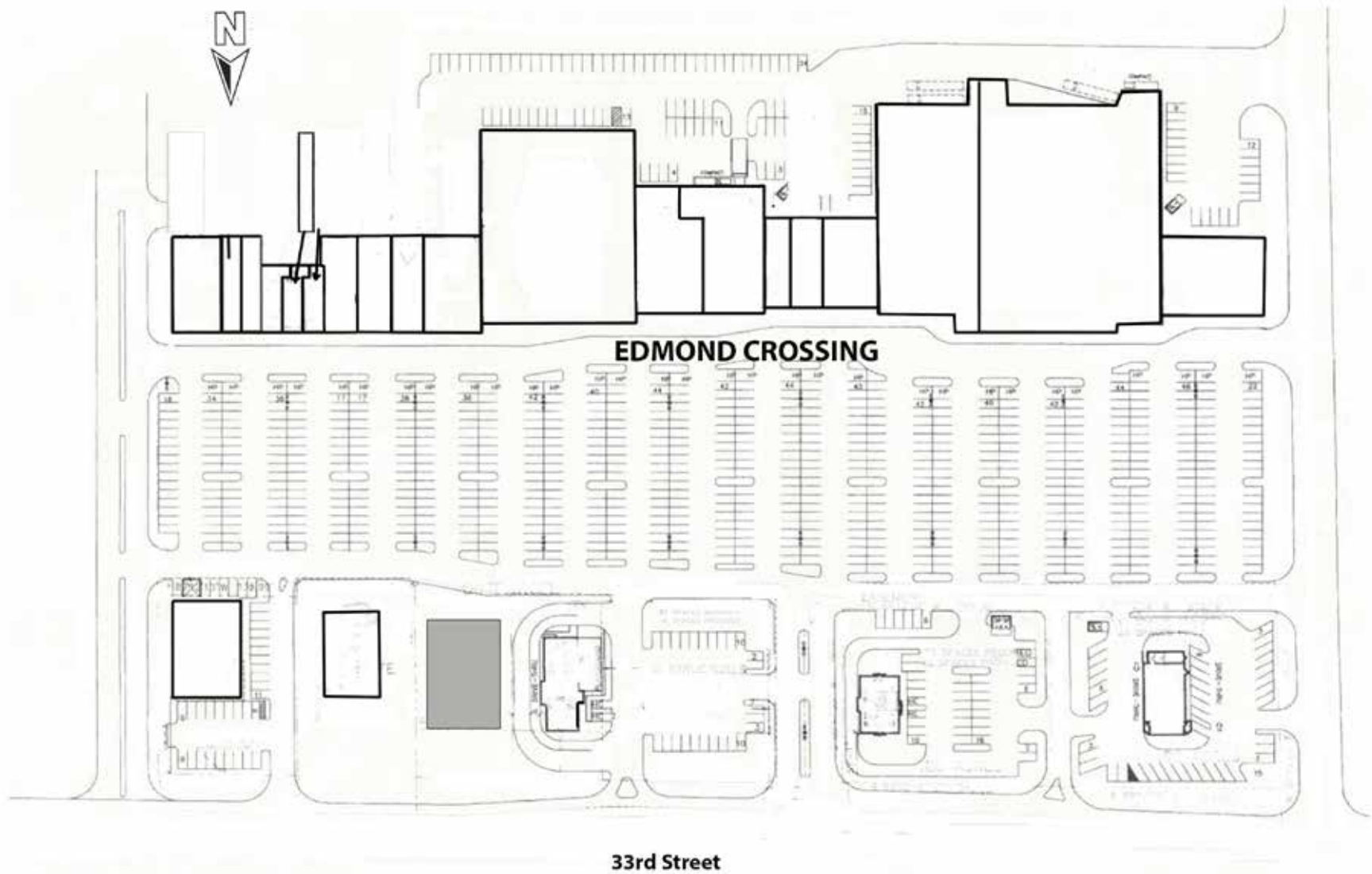
www.sallybeauty.com

Sally Beauty Holdings, Inc. (NYSE: SBH) is an American international speciality retailer and distributor of professional beauty supplies with revenues of more than US \$2,600,000,000 annually. Through the Sally Beauty Supply and Beauty Systems Group businesses, the Company sells and distributes through over 4,000 stores, including approximately 200 franchised units, throughout the United States, the United Kingdom, Belgium, Canada, Chile, Puerto Rico, Mexico, France, Ireland, Spain and Germany.

Sally Beauty Supply stores offer more than 6,000 products for hair, skin, and nails through professional lines such as Clairol, L'Oreal, Wella, and Conair, as well as an extensive selection of proprietary merchandise.



Edmond Crossing Site Plan



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



LOCATION INFORMATION

TRAFFIC COUNT MAP





EDMOND

Named the No. 1 Perfect Suburb by CNBC.com in 2011 and a Best Town for Families by Family Circle in 2010, Edmond continues to grow in population, advance in education and enhance the quality of life of its citizens. Residents enjoy a cost of living well below the national average in a city rich with culture, entertainment and art. Edmond strives to attract progressive companies with an educated workforce, honored public school system and low crime rate.

Edmond is a decidedly white-collar city, with fully 89.05% of the workforce employed in white-collar jobs, well above the national average. Overall, Edmond is a city of professionals, sales and office workers and managers. There are especially a lot of people living in Edmond who work in sales jobs (13.57%), management occupations (13.41%) and office and

administrative support (12.76%). If knowledge is power, Edmond is a pretty powerful place. 50.99% of the adults in Edmond have earned a 4-year college degree, masters degree, MD, law degree, or even PhD. Compare that to the national average of 21.84% for all cities and towns.

Edmond is home to the famous Oak Tree Golf Club, the site of the 67th Senior PGA Championship and the 2014 U.S. Senior Open. There are more than 10 golf courses in the area, but golf is only part of Edmond's recreational activities. Arcadia Lake offers fishing, skiing, camping and 17 miles of hiking trails. Historic Downtown Edmond features diverse shopping, and the Fine Arts Institute sponsors and hosts art shows. Nearby Oklahoma City Zoo is one of the country's largest and best zoos, while Remington Park offers exciting thoroughbred horseracing.

The climate of Edmond is affected mainly by winds from the continental Great Plains, though occasionally moist air comes up from the Gulf Coast. Winters are short and mild. Summers are hot, but the heat is mitigated by low humidity.

EDMOND, Oklahoma Quick Facts

Population

| | |
|----------------------|-------------|
| Population | 91,215 |
| Number of Households | 35,441 |
| OKC MSA Population | 1,379,540 |
| Primary Trade Area | 87.83 sq mi |

Employment

| | |
|---|-------|
| Unemployment Rate | 1.5% |
| Percent of Population with College Degree | 36.2% |

Income

| | |
|--------------------------|-----------|
| Average Household Income | \$107,689 |
| Median Income | \$77,493 |
| Per Capita Income | \$41,932 |

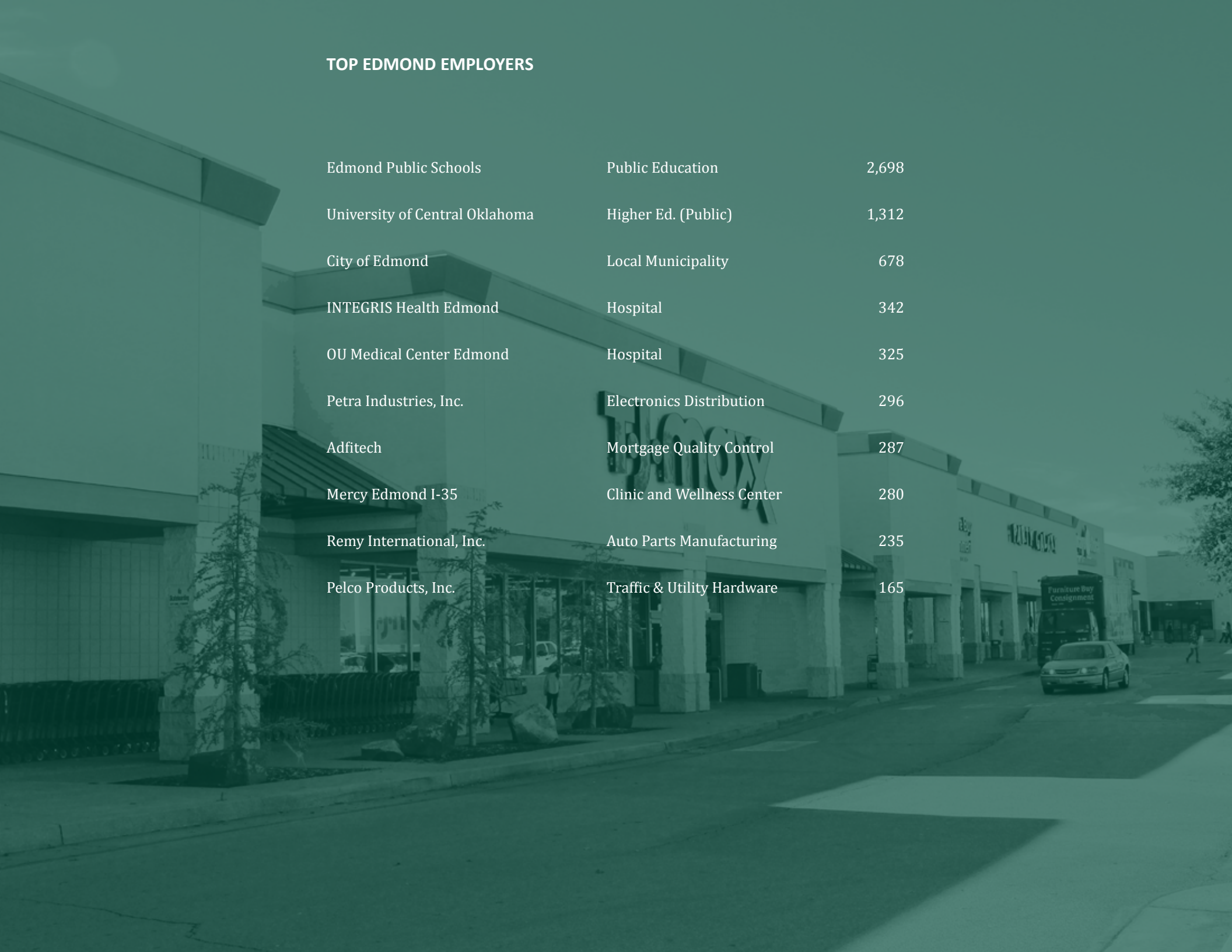
Cost of Living

95% (100% is the national average)

Housing

| | |
|------------------------|-----------|
| Average Sales Price | \$285,151 |
| Average New Home Price | \$249,878 |
| Home Ownership | 69.7% |

TOP EDMOND EMPLOYERS



| | | |
|--------------------------------|----------------------------|-------|
| Edmond Public Schools | Public Education | 2,698 |
| University of Central Oklahoma | Higher Ed. (Public) | 1,312 |
| City of Edmond | Local Municipality | 678 |
| INTEGRIS Health Edmond | Hospital | 342 |
| OU Medical Center Edmond | Hospital | 325 |
| Petra Industries, Inc. | Electronics Distribution | 296 |
| Adfitech | Mortgage Quality Control | 287 |
| Mercy Edmond I-35 | Clinic and Wellness Center | 280 |
| Remy International, Inc. | Auto Parts Manufacturing | 235 |
| Pelco Products, Inc. | Traffic & Utility Hardware | 165 |

RETAILER MAP



ADVISOR BIOS

Retail Investment Team

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Paul Ravenscraft, Phillip Mazaheri, CCIM (Certified Commercial Investment Member) and George Williams are the Retail Investment Team for Price Edwards & Company. Our Team has closed over \$305,000,000 in investment sales, totaling over 5,700,000 square feet. Our team controls a portfolio of 610,184 square feet of existing and new construction retail leasing projects consisting of 16 properties.

With over 42 years in the Oklahoma City marketplace, PEC Retail Investment Team has been able to create a voluminous database of real estate investors. Combined with their extensive market knowledge and modern marketing technology, they are able to create maximum value for investors. Offerings can be emailed out to thousands of investors with links for immediate access to listing packages and materials. Listings are also uploaded to a multitude of websites with flyers and details on each property. Each property our team markets will have a separate website built and linked to multiple social media sites.

The PEC Retail Investment team is your

full service brokerage team for Retail Investment properties, Retail single tenant buildings, Shopping Center sales, development projects and Retail Leasing. In 2013 the PEC Retail Investment Team has accounted for \$23 million in retail investment sales. In 2014 & 2015 our team ended the year with over \$60 million in sales.

Mazaheri holds the Certified Commercial Investment Member designation (CCIM)

with Ravenscraft being the founder of Dinner With Love Foundation. PEC Retail Investment Team are members of the International Council of Shopping Centers, TCN Worldwide, and Chainlinks Retail advisors. TCN offers 58 offices nationwide, giving local and regional brokers access to 200+ markets, and networking ability that rivals that of any of the national firms. Chainlinks offers a further 60+ markets, as well as networking for over 600 local firms across North America.

| Name | Company |
|----------------|--------------------------------|
| John Kennedy | Irish Realty Corp |
| Steve Sherman | Sherman Law Firm |
| Peter Gianos | Gianos Family Properties |
| Allen Gann | Amcon Resources |
| John Myers | RCB Bank of Nichols Hills |
| Joe Javadzadeh | Station Management, LLC |
| Rick Walther | Walther Properties, LLC |
| Jim Schroeder | Coppermark Bank |
| Jennifer Hicks | Federal Reserve Bank, New York |
| Mary Evans | Spirit Bank |
| Champ Patel | Champion Hotels |

Partial Listing of Retail Sales Transactions

| Property | Description | Square Feet | Price |
|-----------------------------------|---------------------------|-------------|--------------|
| Chase Plaza | Shopping Center | 160,742 SF | \$15,000,000 |
| 50 Penn Place | Indoor Shopping Mall | 312,607 SF | \$15,000,000 |
| Mayfair Village | Shopping Center | 175,039 SF | \$13,500,000 |
| Equity Office/ Atrium & Brookline | Office Portfolio | 261,324 SF | \$13,200,000 |
| Crossroads Mall | Indoor Shopping Mall | 841,325 SF | \$10,865,000 |
| Brookhaven Village | Shopping Center | 154,519 SF | \$10,500,000 |
| GE Capital Portfolio | Retail Portfolio | 210,514 SF | \$9,750,000 |
| Midland Plaza | Shopping Center | 53,994 SF | \$9,050,000 |
| Power Alley | Parking Garage | 206,598 SF | \$9,375,000 |
| John Hancock Portfolio | Retail Portfolio | 702,775 SF | \$8,850,000 |
| Market Plaza | Shopping Center | 168,000 SF | \$8,400,000 |
| Edmond Market Place | Shopping Center | 96,118 SF | \$7,550,000 |
| Bradford Plaza | Shopping Center | 95,420 SF | \$4,810,000 |
| Alameda Square | Shopping Center | 85,420 SF | \$4,500,000 |
| Edmond Market Place | Shopping Center | 96,118 SF | \$4,400,000 |
| Quail Springs Shoppes | Shopping Center | 17,372 SF | \$4,368,620 |
| Riverwalk Plaza | Shopping Center | 26,939 SF | \$3,735,890 |
| Bunker Hill Shopping Center | Shopping Center | 122,600 SF | \$3,725,000 |
| Danforth Plaza | Shopping Center | 29,962 SF | \$3,375,000 |
| Tan & Tone Center | Shopping Center | 25,723 SF | \$3,500,000 |
| Abuelo's | Single Tenant NNN | 7,743 SF | \$3,065,000 |
| Memorial Medical Plaza | Medical Office Building | 18,336 SF | \$2,795,000 |
| Spring Creek North | Retail Shopping Center | 38,941 SF | \$2,700,000 |
| Boulevard Village | Shopping Center | 36,173 SF | \$2,100,000 |
| Starbucks Portfolio | 3 Retail Centers | 8,862 SF | \$2,000,000 |
| Edmond Plaza (15th St. Strip) | Retail Shopping Center | 15,000 SF | \$1,820,000 |
| Heritage Park Mall | Indoor Shopping Mall | 213,280 SF | \$1,300,000 |
| County Line Barbecue Restaurant | Multi Building Restaurant | 10,992 SF | \$1,275,000 |
| Santa Fe Strip Center | Shopping Center | 12,000 SF | \$1,245,000 |
| Chuck E. Cheese | Single Tenant NNN | 12,267 SF | \$1,220,000 |

Partial Listing of Land Sale Transactions

| Property | Description | Acres | Price |
|----------------------------------|------------------------|-------------|-------------|
| 101 S.E. 4th Street | Mid-States Lumberyard | 5.90 Acres | \$8,000,000 |
| 100 S. Charlie Christian | Hotel Development Land | 4.62 Acres | \$8,000,000 |
| Hilltop Plaza - 15th & I-35 | Commercial Land | 7.43 Acres | \$3,850,000 |
| Crossroads Hotels/Restaurant | Ground Lease | 7,268 Acres | \$2,450,000 |
| Memorial & McAuley Land | Commercial Land | 5.19 Acres | \$2,260,764 |
| Former BOA Drive Thru - Downtown | Parking Lot | .71 Acre | \$1,800,000 |
| Gaillardia Professional Park | Commercial Land | 3.6 Acres | \$1,757,064 |
| 400 S Harvey Ave | Parking Lot | 69,260 SF | \$1,500,000 |
| Gaillardia Professional Park | Commercial Land | 3 Acres | \$1,242,064 |
| On The Border – Townesouth | Ground Lease | 1.56 Acres | \$1,150,000 |
| Memorial & MacArthur | Commercial Land | 2.5 Acres | \$1,084,334 |
| 4th & Telephone Road | Commercial Land | 3.26 Acres | \$1,057,750 |
| Gaillardia Professional Park | Commercial Land | 1 Acre | \$523,850 |