

**Brand New 20-Year
Absolute NNN Lease
Ada, Oklahoma**



ACTUAL SITE

CIA commercial
investment
advisors

BANG
REALTY

OFFERING MEMORANDUM

FREDDY'S

1000 LONNIE ABBOTT BOULEVARD | ADA, OKLAHOMA 74820

ADVISORY TEAM

JUSTIN ZAHN

Vice President

justin@ciadvisor.com

480.718.5555 - direct | 402.730.6021 - cell



**COMMERCIAL INVESTMENT ADVISORS
CIA BROKERAGE COMPANY**

9383 East Bahia Drive, Suite 130 | Scottsdale, Arizona 85260
480.214.5088
www.ciadvisor.com

BRIAN BROCKMAM

Principal Broker

LIC # 177814

brian@bangrealty.com

513.898.1551 - office



BANG REALTY-OKLAHOMA, INC.

2939 Vernon Place | Cincinnati, Ohio 45219
513.898.1551
www.bor50.com



Highlights



PRICE

\$2,370,000

CAP RATE

6.75%

NOI

\$160,000



POINTS OF INTEREST

Retailers | Entertainment: Major retailers in Ada include Walmart, Home Depot, Hobby Lobby, Bomgaars, Walls, Ollie's Bargain Outlet, Maurices, Cato Fashions, Hibbett Sports, Petsense, Bath & Body Works, Sally Beauty, Sherwin-Williams, Staples, Tractor Supply Co., Ace Hardware, Locke Supply, Mead Lumber, Dollar Tree, Dollar General, Family Dollar, Goodwill, Rent-A-Center, Aaron's, ALDI, Pruett's Food, 10Box Cost Plus, Walgreens, O'Reilly Auto Parts, AutoZone, NAPA Auto Parts, Cinemark

Higher Education: 5 minutes (less than 2 miles) to **East Central University** - a public university offering various degree programs serving 3,576 students

Healthcare: 9 minutes (3 miles) to **Mercy Hospital Ada** - a 156-bed, acute-care facility with a full-service surgery center, serving Pontotoc County & the surrounding areas in south-central Oklahoma



NEW 20-YEAR ABSOLUTE NNN LEASE

Brand new 20-year Absolute NNN lease with attractive 7.50% rental escalations every 5 years with four 5-year options to renew



TENANT

Ram-Z Custard, LLC is an experienced multi-concept owner/operator with **42 Freddy's restaurants** (including those currently under construction), making it the 6th largest Freddy's franchisee in the U.S.! The lease is further guaranteed by Ram-Z Restaurant Group that includes **34 Schlotzsky's locations**, making it the largest Schlotzsky's franchisee in the country and **7 Popeyes locations** in Alabama. **(83 TOTAL UNIT GUARANTY).** ****All units back the performance of the lease!****



DENSE RETAIL CORRIDOR | TRAFFIC COUNTS

Located in a dominant retail area, adjacent to a Tractor Supply Co./Walls/Ollie Bargain Outlet Shopping Center (across from Home Depot) - property sits on a ±0.98-acre lot with an excellent visibility/access on Lonnie Abbott Blvd with traffic counts of 15,860 CPD!



BRAND NEW CONSTRUCTION

New, build-to-suit of Freddy's latest prototype with an impressive 12-car stack in drive-thru - opened November 2025



2026 DEMOGRAPHICS (5-MI)

Population	24,818
Households	10,250
Average Household Income	\$86,283

Financial Analysis

SITE ADDRESS	1000 Lonnie Abbott Boulevard Ada, Oklahoma 74820
TENANT	Ram-Z Custard, LLC
GUARANTOR	Ram-Z Restaurant Group
ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±2,500 SF
LOT SIZE	±0.98 acre (±42,849 SF)
YEAR BUILT	November 2025
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
LEASE TERM	20 years (New)
RENTAL INCREASES	7.50% every 5 years
RENT COMMENCEMENT DATE	November 18, 2025
EXPIRATION DATE	November 30, 2045
OPTIONS	Four 5-Year Renewal Options
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow



Rent Roll

	TERM*	ANNUAL RENT	CAP RATE
Years 1-5	11/18/25 to 11/30/30	\$160,000	6.75%
Years 6-10	12/01/30 to 11/30/35	\$172,000	7.26%
Years 11-15	12/01/35 to 11/30/40	\$184,900	7.80%
Years 16-20	12/01/40 to 11/30/45	\$198,768	8.39%
		AVG ANNUAL RETURN	7.55%
RENEWAL OPTIONS			
1st Option	12/01/45 to 11/30/50	\$213,675	
2nd Option	12/01/50 to 11/30/55	\$229,701	
3rd Option	12/01/55 to 11/30/60	\$246,928	
4th Option	12/01/60 to 11/30/65	\$265,448	

* Estimated dates are subject to change based on construction completion and tenant opening.

Tenant Profile



Founded in 2002 by brothers Bill and Randy Simon, along with their friend and business partner Scott Redler, **Freddy's Frozen Custard & Steakburgers®** was created as a tribute to Bill and Randy's father, Freddy. What started as one humble restaurant in Wichita, Kansas, has since exploded into one of the fastest-growing franchises in America - now boasting **over 550 locations across 36 states** and even reaching Canada.

With cooked-to-order steakburgers, all-beef hot dogs, shoestring fries and other savory items – along with frozen custard that is freshly churned throughout the day in each restaurant – Freddy's has become one of the fastest-growing franchises in the U.S.

Freddy's Franchise *Awards & Recognition*

Entrepreneur Ranked # 59 for Franchise 500 in 2025	Entrepreneur Ranked # 6 for The Top 10 Burger Franchises in 2024	yelp Ranked # 7 for Fastest-Growing Brands in 2024	MOVERS+SHAKERS Ranked # 15 for Fast Casuals Top 100 in 2024
Entrepreneur Ranked # 42 for Top Brands for Multi-Unit Owners in 2024	QSR Ranked # 43 for QSR 50	Technomic Ranked # 62 for Top 500 Chain Restaurant Report in 2024	Entrepreneur Ranked # 76 for Fastest-Growing Franchises in 2024



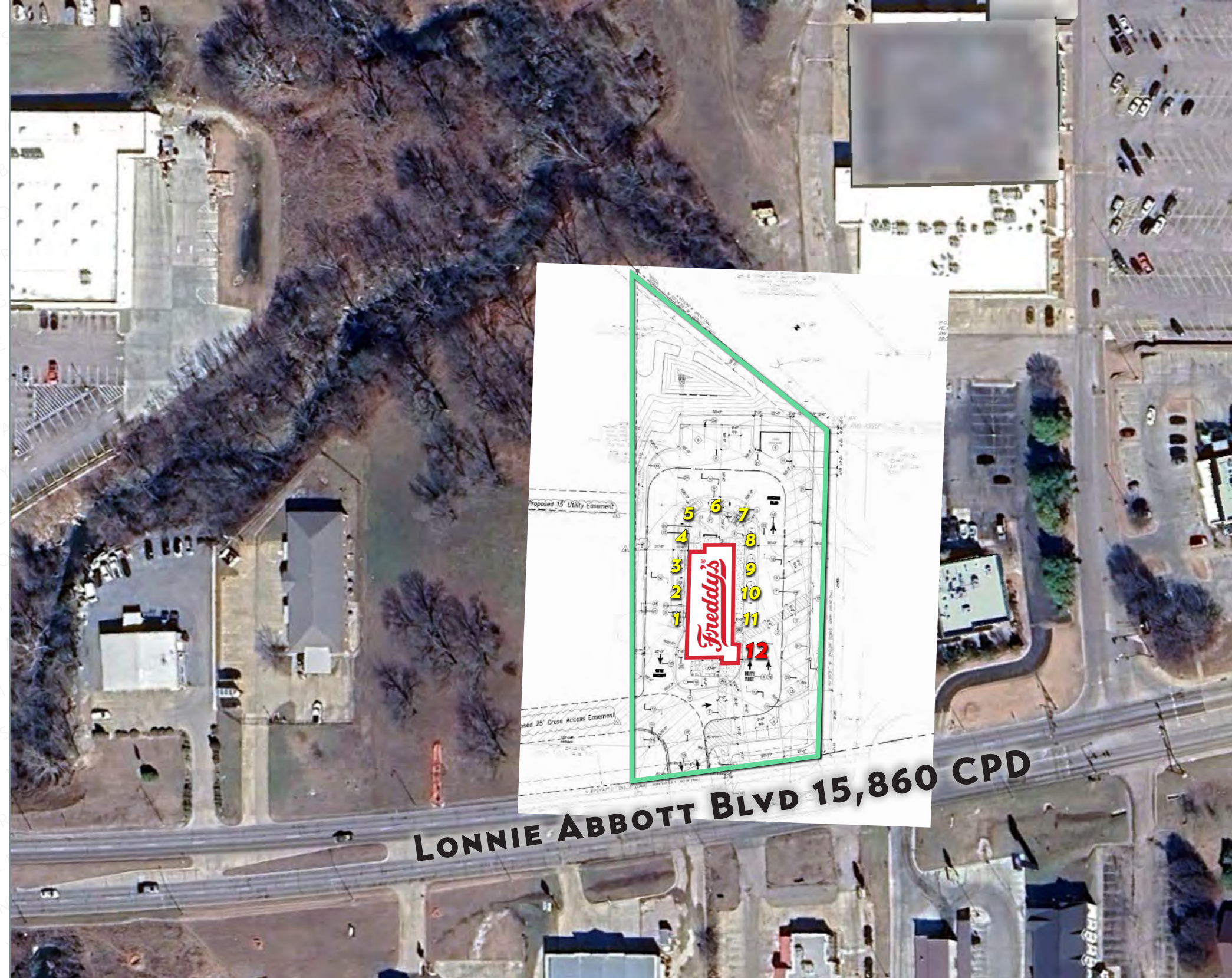
THE TENANT: **RAM-Z CUSTARD, LLC**

Ram-Z Custard, LLC is an experienced multi-concept owner/operator with **42 Freddy's restaurants** (including those currently under construction), making it the 6th largest Freddy's franchisee in the U.S.! The lease is further guaranteed by Ram-Z Restaurant Group that includes **34 Schlotzsky's locations**, making it the largest Schlotzsky's franchisee in the country and **7 Popeyes locations** in Alabama. **(83 TOTAL UNIT GUARANTY).**

****All units back the performance of the lease!****

Site Plan

- Brand new construction - opened November 2025
- Freddy's latest prototype
- 12-car stack in drive-thru
- Parking: 25 spaces (including 2 accessible spaces)
- GLA: ±2,500 SF
- Lot Size: ±0.98 acres (±42,849 SF)

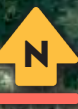


Lonnie Abbott Blvd 15,860 CPD

Ada



City View



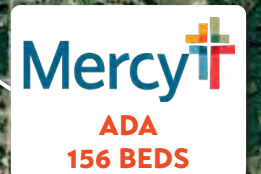
Ada
Regional Airport



**HOMER
ELEMENTARY**
460 STUDENTS



City of
HOMER



Oak Hills Golf &
Country Club

**WILLARD
ELEMENTARY**
360 STUDENTS

**HAYES
GRADE CENTER**
435 STUDENTS

**ADA
HIGH SCHOOL**
546 STUDENTS

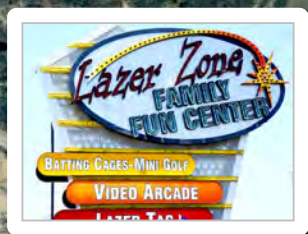
City of
ADA

**ADA JUNIOR
HIGH SCHOOL**
581 STUDENTS

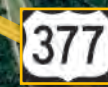
**WASHINGTON
ELEMENTARY**
378 STUDENTS



City of
LATTA



LATTA PUBLIC SCHOOLS
PRE-K TO GRADE 12
882 STUDENTS



Ada Synopsis

Ada is the county seat of Pontotoc County, Oklahoma. Ada is located within easy driving distances of three major cities, and is a Main Street City and a Tree City USA member. Ada is large enough to offer many bigger city amenities, such as a four-year university and a thriving business climate, yet still small enough to provide a safe and fun place to raise a family. Ada is home to a diverse number of employers & industry sectors - major employers range from health care to manufacturing.

Chickasaw Nation, a federally recognized Native American nation headquartered in Ada, oversees more than 100 businesses across industries such as manufacturing, energy, health care, media, technology, hospitality, retail, and tourism, generating an estimated \$2.4 billion annual economic impact in Oklahoma and employing over 10,000 people.

Mercy Hospital Ada is a 156-bed, acute care facility serving Pontotoc County & the surrounding areas in south-central Oklahoma.

East Central University is a public university offering bachelor & master degrees w/ 3,576 students.

Other Notable Employers in Ada: **Dart Container** - manufactures & sells food service packaging including cups, containers, plates & cutlery; **Scott Manufacturing** - specializes in fabricating fiberglass & foam insulation products for OEM markets; **Flex N Gate** - manufactures high-quality plastic, metal & lighting automotive products & systems; **MSA The Safety Co.** - manufactures fire protection equipment; **Holcim** - a modern cement plant supplying the region's construction & transportation industries

2026 Demographics

	1-MI	3-MI	5-MI
Population	2,870	17,951	24,818
Households	1,318	7,610	10,250
Daytime Demographics Age 16+	4,227	15,033	17,314
Median Age	34.2	34.1	34.9
Average Household Income	\$67,766	\$82,517	\$86,283



According to the US Bureau of Economic Analysis:

In 2024, Oklahoma's **Gross Domestic Product (GDP)** was about **\$212.8 billion**. The government industry contributed the most, generating a value of \$33.4 billion. It was followed by real estate, rental, and leasing (\$23.2 billion) and professional & business services (\$22.4 billion). The agriculture, forestry, fishing and hunting industry grew the most, with a 2024 GDP what was 1.6 times the 2014 GDP.

CONFIDENTIALITY AGREEMENT

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Commercial Investment Advisors, Inc. and should not be made available to any other person or entity without the written consent of Commercial Investment Advisors, Inc. | CIA Brokerage Company. This Marketing Brochure 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. Commercial Investment Advisors, Inc. | CIA Brokerage Company 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, 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. Any projections, opinions, assumptions or estimates used in the Marketing Brochures are for example only and do not represent the current or future performance of any property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Commercial Investment Advisors, Inc. | CIA Brokerage Company has not verified, and will not verify, any of the information contained herein, nor has Commercial Investment Advisors, Inc. | CIA Brokerage Company conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Like all real estate investments, all of these investment carries significant risks. Purchaser and Purchaser's legal and financial advisors must request and carefully review all legal and financial documents related to the properties and tenants. While the tenant's past performance at these locations 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, Purchaser 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 Purchaser may be able to negotiate with a potential replacement tenant considering the location of the property, and Purchaser's legal ability to make alternate use of the property. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

FOR MORE INFORMATION:

JUSTIN ZAHN
Vice President

justin@ciadvisor.com
480.718.5555 - direct
402.730.6021 - cell

BRIAN BROCKMAN - BROKER
Bang Realty-Oklahoma Inc

LIC# 177814
bor@bangrealty.com
513.898.1551 - office

CIA commercial
investment
advisors

BANG
REALTY