

*Pegasus Investments*

15915 Ventura Boulevard, Penthouse Two  
Encino, California 91436  
[PegasusNNN@aol.com](mailto:PegasusNNN@aol.com)

Telephone (818) 981-4910  
Facsimile (818) 990-0268  
[www.pegasusnnn.com](http://www.pegasusnnn.com)

Golden Corral, Edmond

- 1 -

**NNN Leased Property/National Tenant**

**Golden Corral**

**Edmond, Oklahoma  
CORPORATE STORE**



**Tenant:**

Golden Corral family-style restaurants specialize in the biggest and best buffet available. They follow in their tradition since their first store opened in North Carolina in 1973 of offering friendly service, great value and fresh, tasty food. Their Golden Choice Buffet contains an array of hot meat options, pasta, pizza, salad bar and much more. They also have an in-house bakery serving a number of fresh baked rolls, muffins, cookies, and brownies served fresh every 15 minutes. They own, operate, and franchise over 470 locations in 40 states. Golden Corral was voted #1 for nine consecutive years in the family buffet grill segment by Nation's Restaurant News. This is a corporate signature lease.

**Location:**

This Golden Corral is located at 401 Comfort Drive, just off a major highway in the Oklahoma City metro area. Edmond is the fastest growing, most economically dynamic city in Oklahoma, an affluent suburb just north of Oklahoma City. The property is located on the main road heading into Edmond, across the street from a Tractor Supply Company store. There are also many other restaurants in the area such as Outback Steakhouse and Chili's Bar and Grill. Also in close proximity to this property are the Edmond Police Department, a U.S. Post Office, Bank of America, Oklahoma State Bank, Shell Gas Station, 7-11 Convenience Store, and an In Town Suites Hotel.

FOR MORE INFORMATION, PLEASE CONTACT THE WATERMAN TEAM

Information is from sources considered reliable but neither is warranted nor guaranteed. Property is subject to prior sale and to changes in prices and/or lease terms. All of this information should be researched and verified during the contingency / escrow period.

600110

*Pegasus Investments*

15915 Ventura Boulevard, Penthouse Two  
Encino, California 91436  
[PegasusNNN@aol.com](mailto:PegasusNNN@aol.com)

Telephone (818) 981-4910  
Facsimile (818) 990-0268  
[www.pegasusnnn.com](http://www.pegasusnnn.com)

---

Golden Corral, Edmond

- 2 -

**Building &  
Land:**

The building contains approximately 8,630 square feet and is situated on approximately 70,446 square feet (1.617 acres)

**Sales Price:**

\$2,328,500

7.0% Cap Rate

**This property can be purchased on an “all cash” basis, with a new loan or subject to the existing loan that has an approximate balance of \$1,150,000. The current loan has a fixed interest rate of 6.0% until November 2008, is amortized over 20 years with a monthly payment of \$8488.69.**

**Annual Rent:**

\$162,988 paid monthly. The rent is flat for the base term but increases by 15% after the base term.

**Lease Term:**

The original 15 ½ -year lease began January 20, 1998, and expires July 31, 2013, followed by four 5-year options.

This is an **ABSOLUTE TRIPLE NET** lease – the tenant bears all expenses relating to the property. Tenant is responsible for all repairs, maintenance, insurance, and taxes, while the landlord has no expense or management required.

FOR MORE INFORMATION, PLEASE CONTACT THE WATERMAN TEAM

Information is from sources considered reliable but neither is warranted nor guaranteed. Property is subject to prior sale and to changes in prices and/or lease terms. All of this information should be researched and verified during the contingency / escrow period.

600110

## *Pegasus Investments*

15915 Ventura Boulevard, Penthouse Two  
Encino, California 91436  
[PegasusNNN@aol.com](mailto:PegasusNNN@aol.com)

Telephone (818) 981-4910  
Facsimile (818) 990-0268  
[www.pegasusnnn.com](http://www.pegasusnnn.com)

Golden Corral, Edmond

- 3 -



**FOR MORE INFORMATION, PLEASE CONTACT THE WATERMAN TEAM**

Information is from sources considered reliable but neither is warranted nor guaranteed. Property is subject to prior sale and to changes in prices and/or lease terms. All of this information should be researched and verified during the contingency / escrow period.

600110

# Pegasus Investments

15915 Ventura Boulevard, Penthouse Two  
Encino, California 91436  
[PegasusNNN@aol.com](mailto:PegasusNNN@aol.com)

Telephone (818) 981-4910  
Facsimile (818) 990-0268  
[www.pegasusnnn.com](http://www.pegasusnnn.com)

Golden Corral, Edmond

- 4 -



FOR MORE INFORMATION, PLEASE CONTACT THE WATERMAN TEAM

Information is from sources considered reliable but neither is warranted nor guaranteed. Property is subject to prior sale and to changes in prices and/or lease terms. All of this information should be researched and verified during the contingency / escrow period.

600110



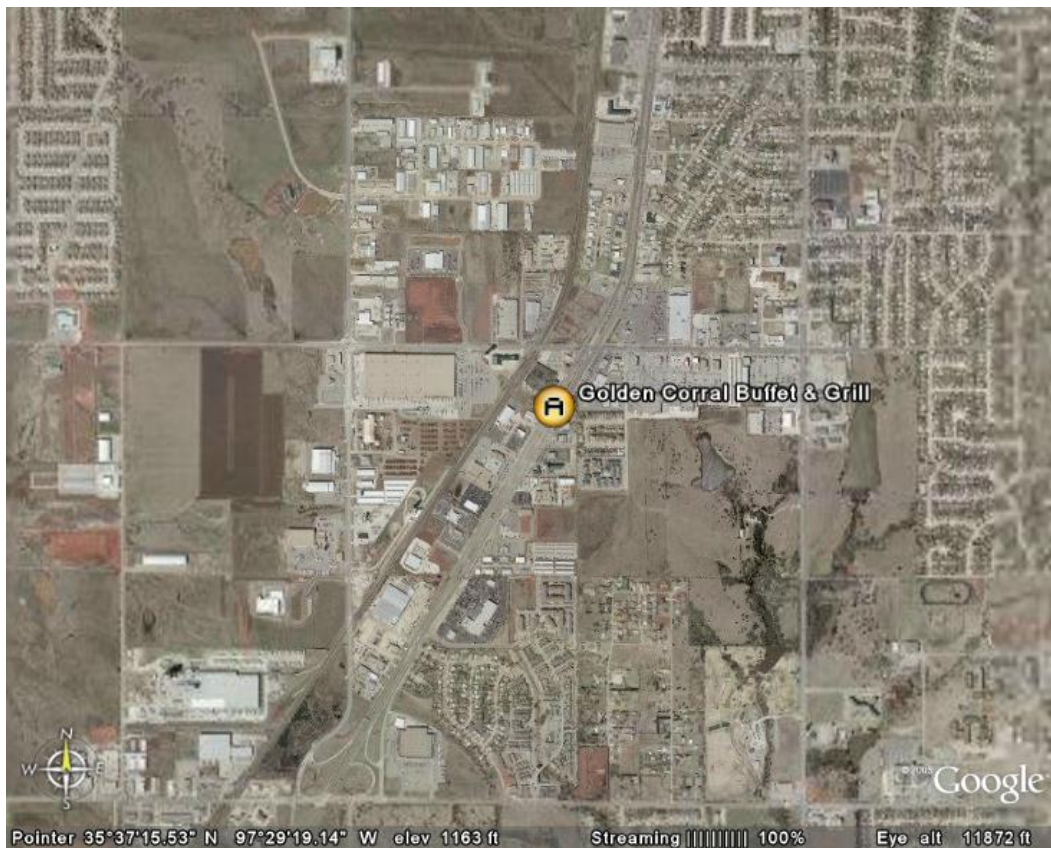
# Pegasus Investments

15915 Ventura Boulevard, Penthouse Two  
Encino, California 91436  
[PegasusNNN@aol.com](mailto:PegasusNNN@aol.com)

Telephone (818) 981-4910  
Facsimile (818) 990-0268  
[www.pegasusnnn.com](http://www.pegasusnnn.com)

Golden Corral, Edmond

- 5 -



FOR MORE INFORMATION, PLEASE CONTACT THE WATERMAN TEAM

Information is from sources considered reliable but neither is warranted nor guaranteed. Property is subject to prior sale and to changes in prices and/or lease terms. All of this information should be researched and verified during the contingency / escrow period.

600110