

1310 SW REX MADEIRA ROAD
LAWTON, OKLAHOMA 73501



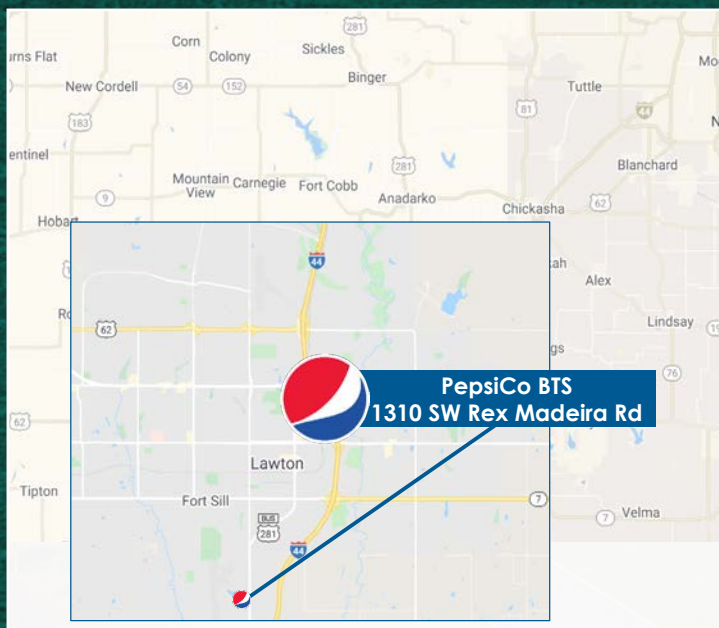
COLUMBIA
PROPERTY
INVESTORS LLC



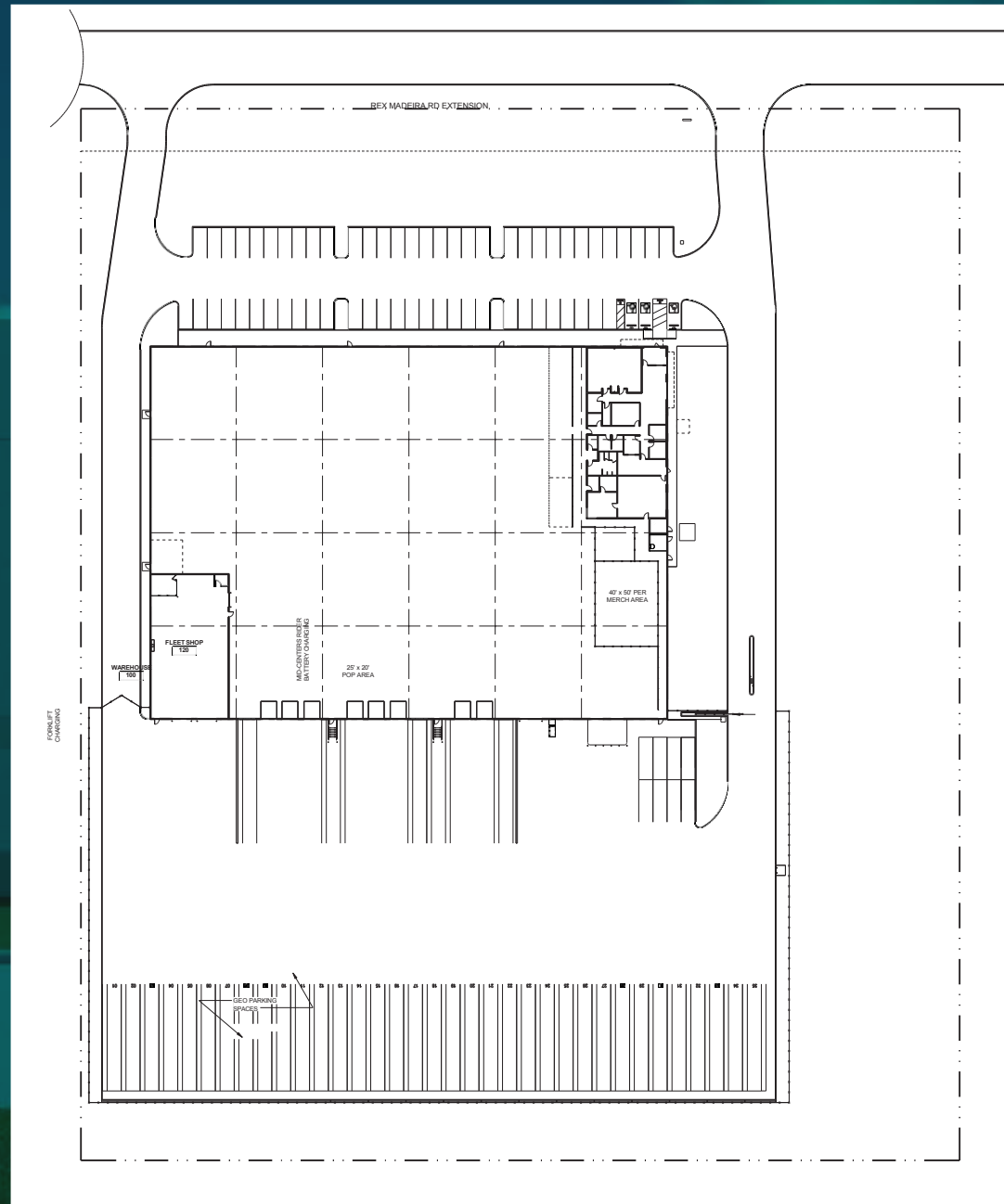
pepsi®

EXECUTIVE SUMMARY

| | |
|-----------------------|--|
| PROPERTY ADDRESS | 1310 SW Rex Madeira Road Lawton, Oklahoma 73501 |
| TENANT/GUARANTOR | PepsiCo. |
| BUILDING SIZE | 72,800± SF |
| LOT SIZE | 7.97± AC |
| YEAR BUILT | To-Be-Built (2022) |
| CEILING HEIGHT | 32'± clear |
| TRUCK COURTS | 224' |
| LEASE TERM | 10 years |
| LEASE COMMENCEMENT | April 1, 2022 |
| LEASE EXPIRATION | May 31, 2032 |
| NOI | \$693,784.00 |
| INCREASES | 10% every 5 years |
| DATE OF NEXT INCREASE | \$69,378.40 on 4/1/2027 |
| OPTIONS | Two (2), five year options |
| LEASE TYPE | NNN Fee |
| S&P RATING | A |

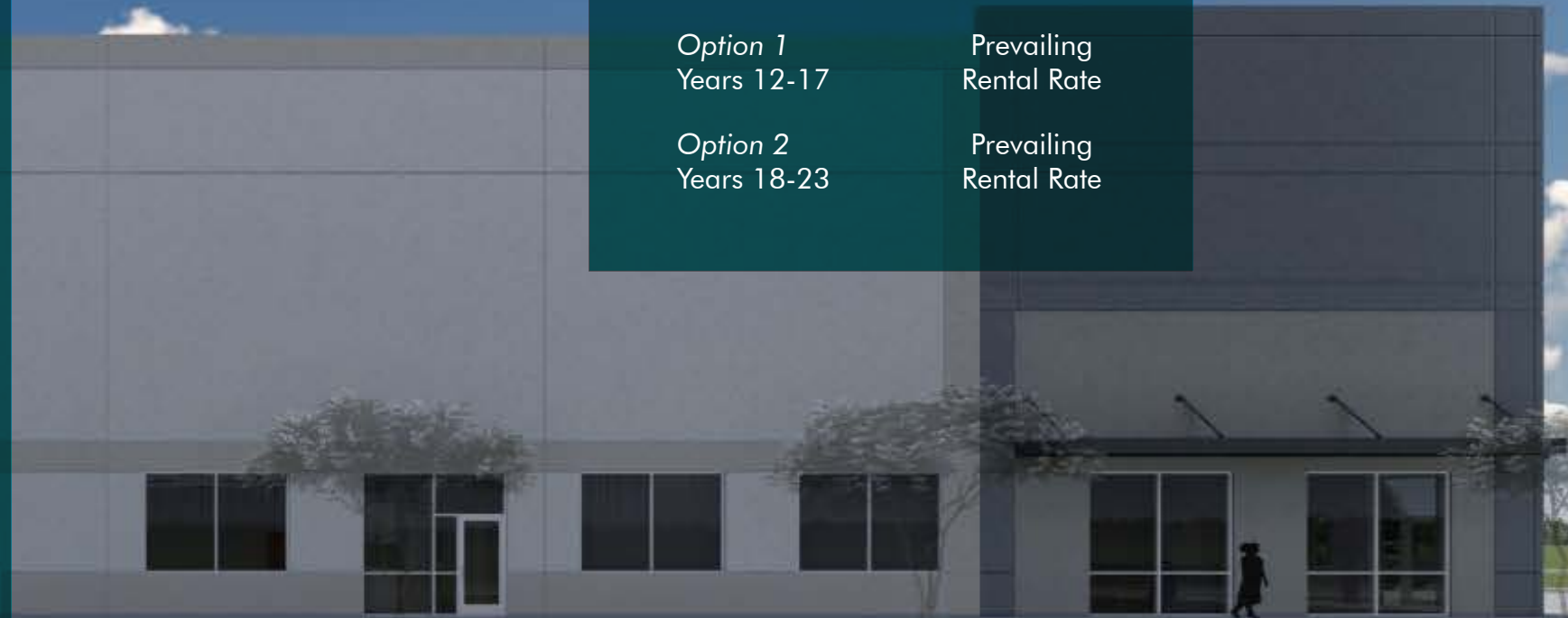


SITE PLAN



RENT ROLL

| LEASE YEAR | ANNUAL |
|--------------------------------|---------------------------|
| Years 1-5 | \$693,784 |
| Years 6-10 | \$762,944 |
| Year 11 | \$839,238 |
| <i>Option 1</i> Years 12-17 | Prevailing Rental Rate |
| <i>Option 2</i> Years 18-23 | Prevailing Rental Rate |





In 1965, Donald Kendall, the CEO of Pepsi-Cola, and Herman Lay, the CEO of Frito-Lay, recognized what they called “a marriage made in heaven,” a single company delivering perfectly-salty snacks served alongside the best cola on earth. Their vision led to what quickly became one of the world’s leading food and beverage companies: PepsiCo.

PepsiCo products are enjoyed by consumers more than one billion times a day in more than 200 countries and territories around the world. PepsiCo generated more than \$70 billion in net revenue in 2020, driven by a complementary food and beverage portfolio that includes Frito-Lay, Gatorade, Pepsi-Cola, Quaker, Tropicana and SodaStream. PepsiCo’s product portfolio includes a wide range of enjoyable foods and beverages, including 23 brands that generate more than \$1 billion each in estimated annual retail sales.

Guiding PepsiCo is our vision to Be the Global Leader in Convenient Foods and Beverages by Winning with Purpose. “Winning with Purpose” reflects our ambition to win sustainably in the marketplace and embed purpose into all aspects of our business strategy and brands.

Our company is made up of seven divisions: PepsiCo Beverages North America; Frito-Lay North America; Quaker Foods North America; Latin America; Europe; Africa, Middle East and South Asia; and Asia Pacific, Australia/New Zealand and China. Each of these divisions has its own unique history and way of doing business.

The roots of PepsiCo Beverages North America (PBNA) go back to 1898, when Caleb Bradham, an entrepreneur from New Bern, North Carolina created Pepsi-Cola and began offering it to his pharmacy customers.



LAWTON OKLAHOMA

Lawton is a city in, and the county seat of, Comanche County, in the U.S. state of Oklahoma. Located in southwestern Oklahoma, approximately 87 mi (140 km) southwest of Oklahoma City, it is the principal city of the Lawton, Oklahoma, metropolitan statistical area. According to the 2010 census, Lawton’s population is the fifth-largest city in the state, and the largest in Western Oklahoma.

The city’s proximity to the Fort Sill Military Reservation, formerly the base of the Apache territory before statehood, gave Lawton economic and population stability throughout the 20th century.

Although Lawton’s economy is still largely dependent on Fort Sill, it has grown to encompass manufacturing, higher education, health care, and retail. The city has a council-manager government; the city council members are elected from single-member districts and the mayor is elected at-large. They hire a professional city manager to direct daily operations.

Interstate 44 and three major United States highways serve the city, while Lawton-Fort Sill Regional Airport connects Lawton by air. Recreation can be found at the city’s many parks, lakes, museums, and festivals. Notable residents of the city include many musical and literary artists, as well as several professional athletes.

| <i>DEMOGRAPHICS</i> | | | |
|---------------------------------|-----------------|-----------------|-----------------|
| | 3 MILES | 5 MILES | 7 MILES |
| <i>POPULATION</i> | 2,301 | 12,944 | 20,055 |
| <i>AVERAGE HOUSEHOLD INCOME</i> | \$90,470 | \$86,774 | \$83,501 |



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