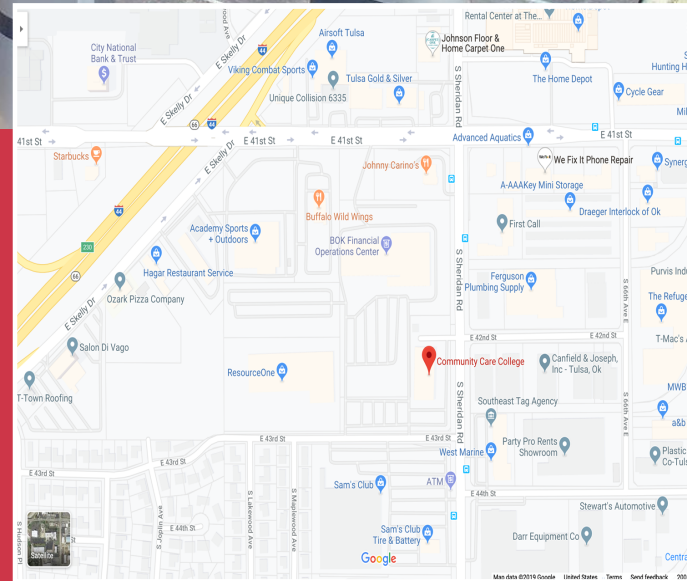


Community Care College

4242 S Sheridan Road
Tulsa OK 74145



HIGHLIGHTS:

- » New Long Term Lease
- » NO Landlord Responsibilities
- » Nonprofit Tenant

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2019 Population	9,930	92,850	274,455
2019 Average HH Income	\$54,633	\$69,572	\$72,645

Exclusively Marketed by:

Jim Stephens
Managing Broker
(918) 810-5411
jim@jsokvest.com



PROPERTY SUMMARY

Number of Tenants	1
Building SF	66,000
Land Acres	3.97
Year Built	1984
First Year of School	2003
# of parcels	1
Zoning Type	Light Industrial (IL)
Building Class	C
Topography	Level
Number of Pads	1
Number of Ingresses	3
Number of Egresses	3

INVESTMENT SUMMARY

Offering Price	\$13,500,000
Price PSF	\$204.55
Occupancy	100 %
NOI (CURRENT)	\$1,157,844
CAP RATE (CURRENT)	8.58 %

INCOME

Effective Gross Income
Net Operating Income

CURRENT

\$1,157,844
\$1,157,844

YEAR 2

\$1,157,844
\$1,157,844



INVESTMENT SUMMARY

JPS Commercial Real Estate on behalf of the fee simple title owner is pleased to offer this opportunity to acquire a package of Community Higher Education NNN properties having Three Campuses. Three Colleges, in One Community.

Community Care College occupies a 66,000 square foot building located in Tulsa, Oklahoma in the Midtown submarket, operating under a new NNN lease. The 10-year lease begins July 1, 2019, and ends June 30 first, 2029. There are no Landlord responsibilities.

Community Care College was founded in 1995 and moved into the building in 2003. Bestcolleges.com has selected Community Care College the best community colleges in Oklahoma for 2017.

The Community Care commercial site is one of three properties that are offered as a package, Oklahoma Technical School and Clary Sage Collage can be purchased separately. The property is centrally located in Tulsa providing excellent access to nearby Interstate highways and arterials. It has excellent student demographics.

The Tenant, Community Care College is a non-profit private career college. Community Care College is the main campus with two branches, Clary Sage College and Oklahoma Technical College. At Community Care College, a student receives a high-quality, career-oriented education in a hands-on environment.

For more tenant information see their website at <https://communitycarecollege.edu>