

Community Care College



OFFERING MEMORANDUM

4242 S SHERIDAN ROAD, TULSA, OK, 74145 | A NONPROFIT 501(C)(3)



CONFIDENTIALITY AND DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from JPS Commercial Real Estate and it should not be made available to any other person or entity without the written consent of JPS Commercial Real Estate.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to JPS Commercial Real Estate. This offering memorandum has been prepared to provide summary, unverified financial and physical 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. JPS Commercial Real Estate 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, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, JPS Commercial Real Estate has not verified, and will not verify, any of the information contained herein, nor has JPS Commercial Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT JPS COMMERCIAL REAL ESTATE FOR MORE DETAILS.

Copyright © 2019 CREOP, LLC. All Rights Reserved.

OFFERING SUMMARY

ADDRESS	4242 S Sheridan Road Tulsa OK 74145
COUNTY	Tulsa
MARKET	Technical College
BUILDING SF	66,000 SF
YEAR BUILT	1984
FIRST YEAR OF SCHOOL	2003
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$13,500,000
PRICE PSF	\$204.55
OCCUPANCY	100 %
NOI (CURRENT)	\$1,157,844
CAP RATE (CURRENT)	8.58 %

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2019 Population	9,930	92,850	274,455
2019 Median HH Income	\$38,763	\$48,373	\$48,578
2019 Average HH Income	\$54,633	\$69,572	\$72,645

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



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>

Community Care College offers many of its courses online. The colleges offer several types of scholarship opportunities.

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

Instructors are credentialed professionals with years of experience in their given trades. That wealth of knowledge is passed on to students daily as a Community Care College student in preparation for a new career.

Bestcolleges.com has selected Community Care College the best community colleges in Oklahoma for 2017.

ON-CAMPUS PROGRAMS, AND ONLINE PROGRAMS:

ACCOUNTING ASSISTANT

ACCOUNTING SPECIALIST (Associate of Occupational Science Degree option)

BUSINESS & INDUSTRY MANAGEMENT

DENTAL ASSISTANT

EARLY CHILDHOOD EDUCATION

FITNESS & HEALTH TRAINER

HEALTH CARE ADMINISTRATION (Associate of Occupational Science Degree)

MEDICAL ASSISTANT

MEDICAL BILLING AND CODING (Associate of Occupational Science Degree option)

PARALEGAL STUDIES

SURGICAL TECHNOLOGIST

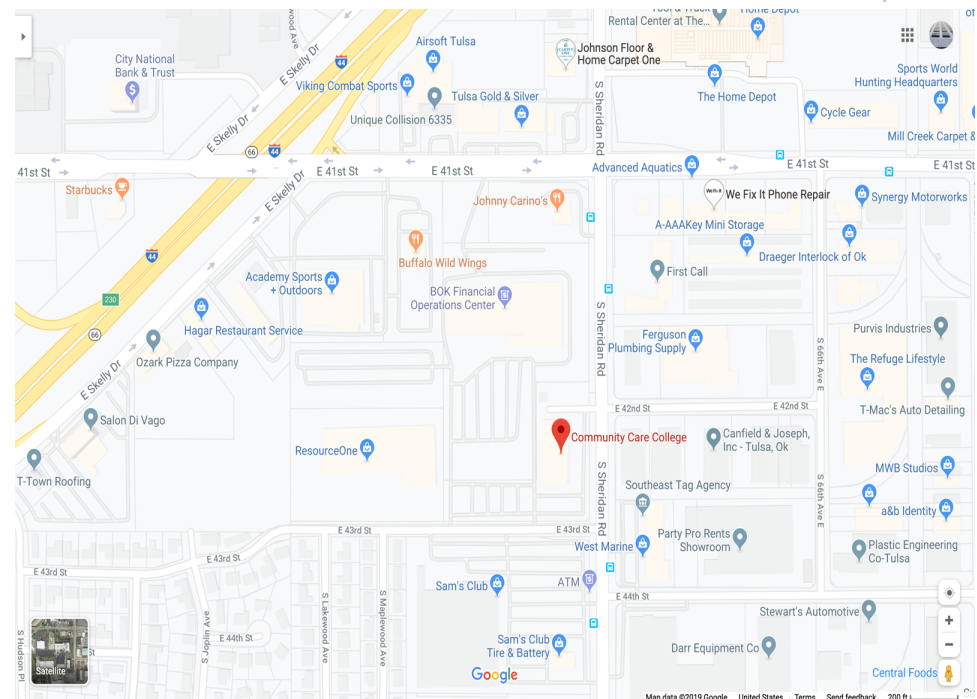
VETERINARY ASSISTANT

Community Care's website is located at <https://communitycarecollege.edu>

Regional Map



Locator Map



PROPERTY FEATURES

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 STORIES	3
NUMBER OF BUILDINGS	1
NUMBER OF PADS	1
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	3

NEIGHBORING PROPERTIES

NORTH	Commercial
SOUTH	Sam's Wholesale
EAST	Commercial
WEST	Commercial

MECHANICAL

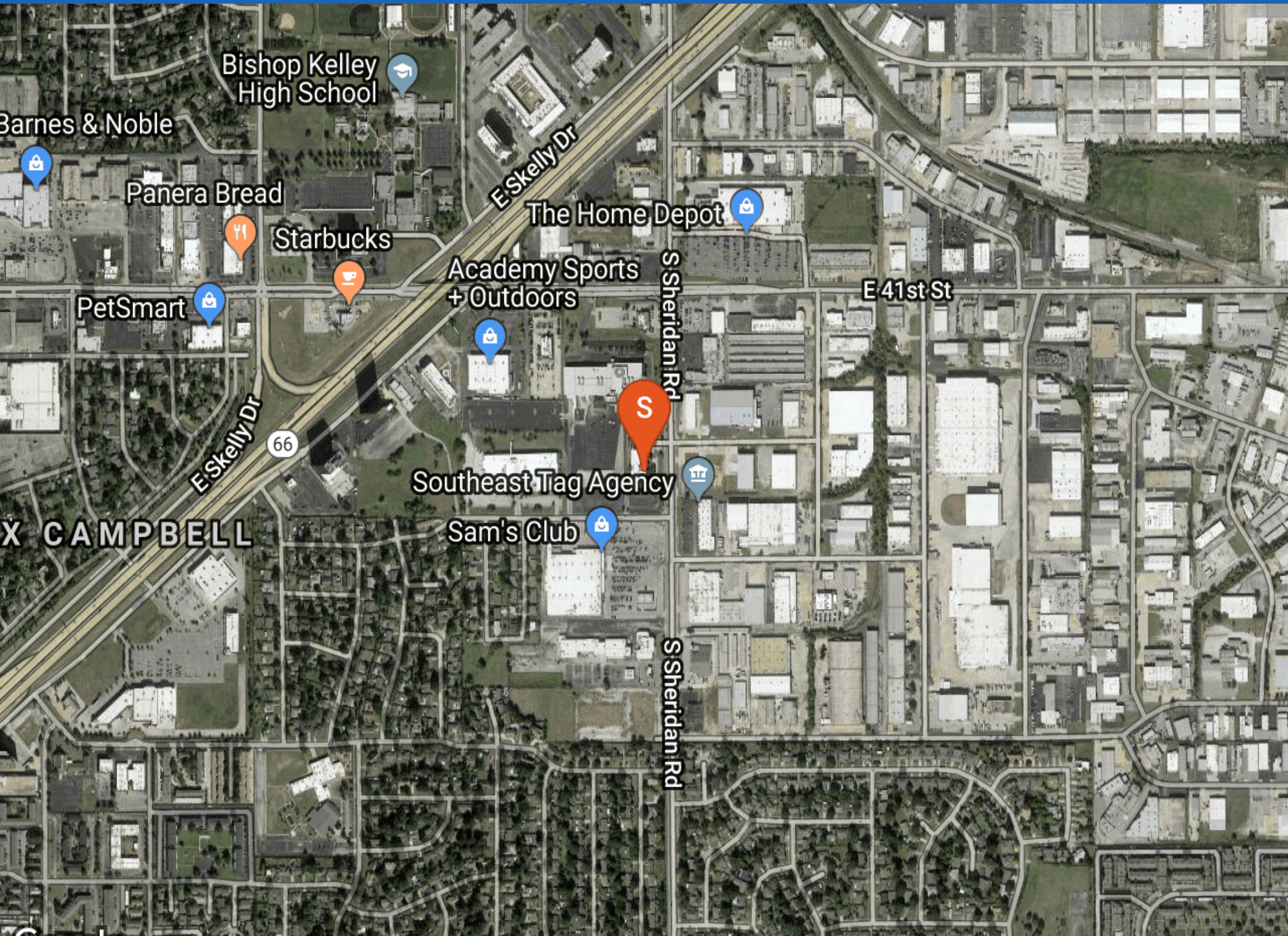
ELECTRICAL / POWER	3 Phase
--------------------	---------

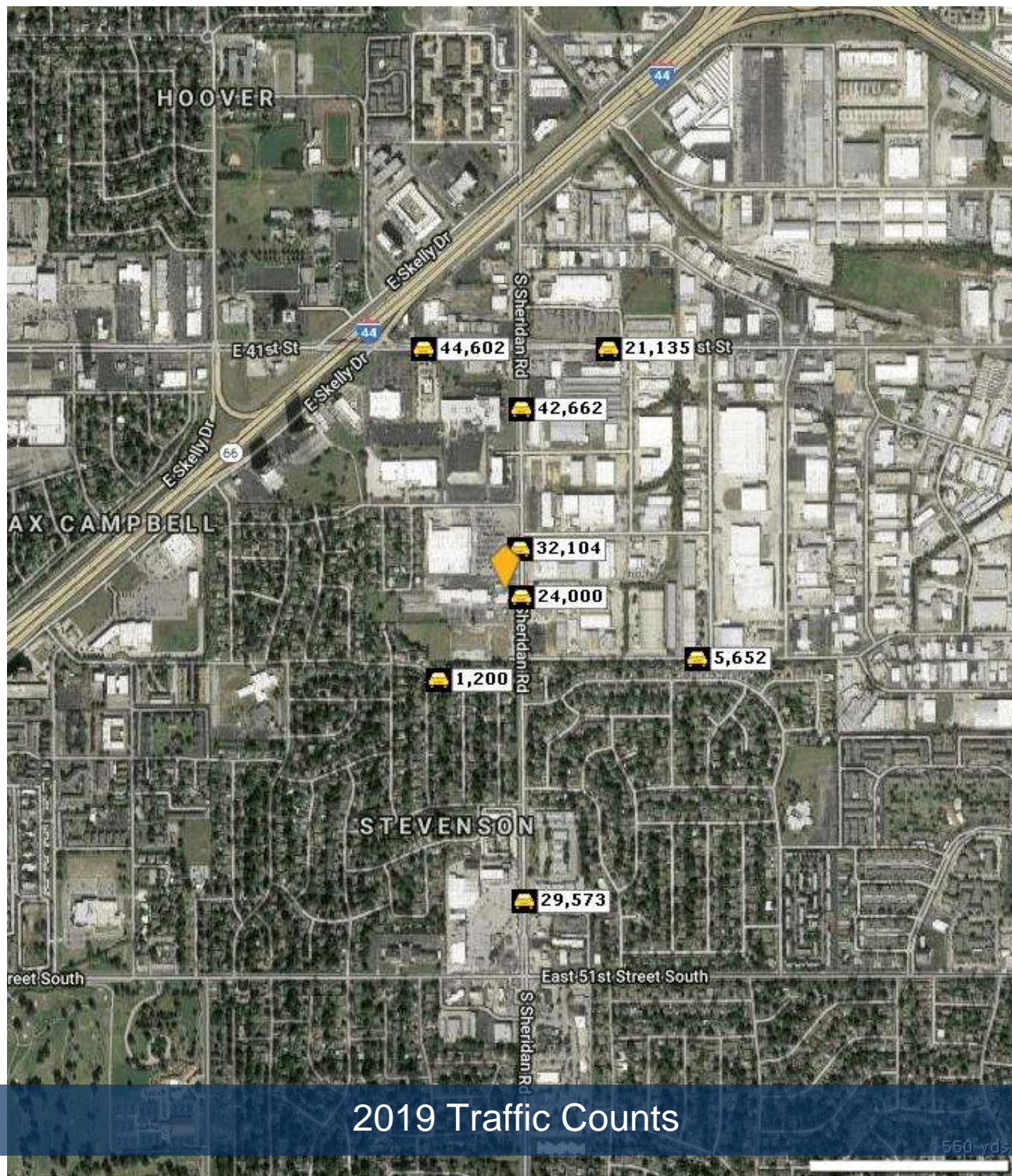
CONSTRUCTION

PARKING SURFACE	Asphalt
-----------------	---------

TENANT INFORMATION

MAJOR TENANT/S	Community Care College
LEASE TYPE	NNN

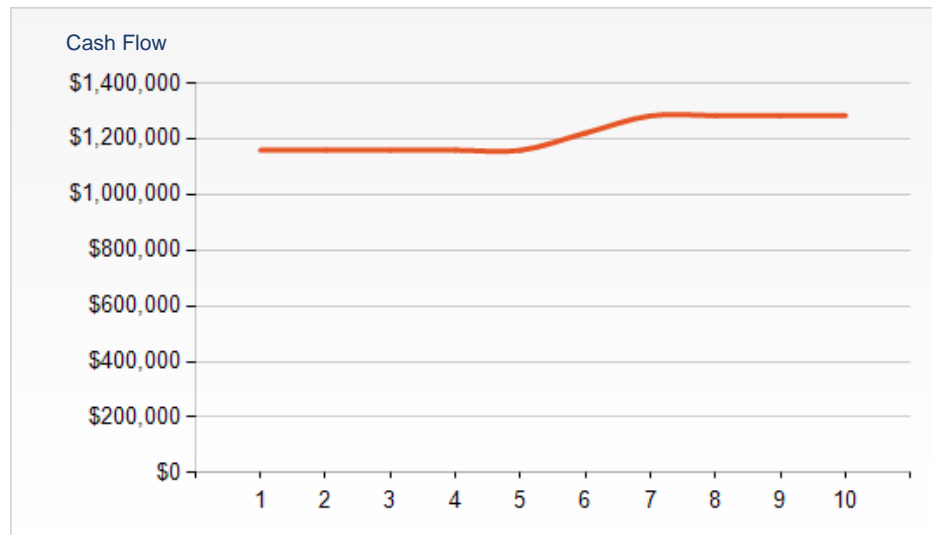
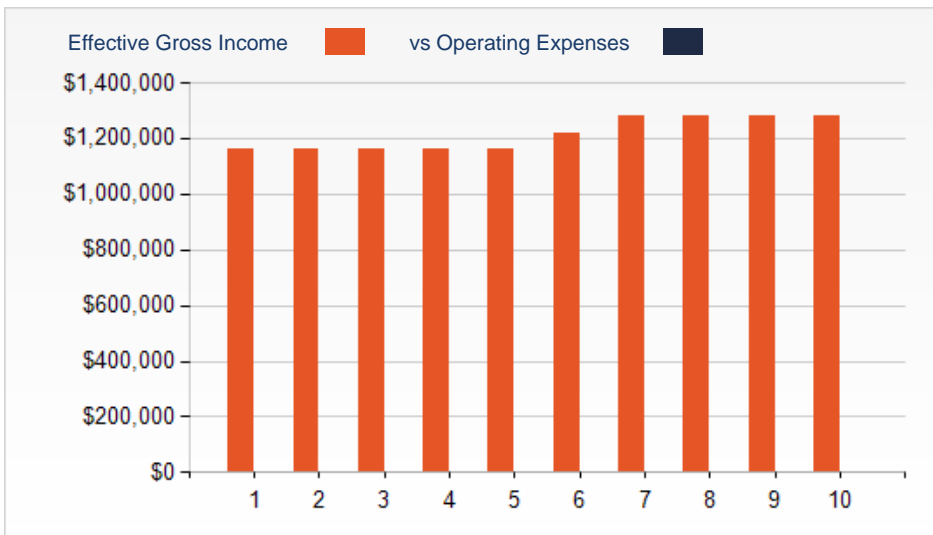




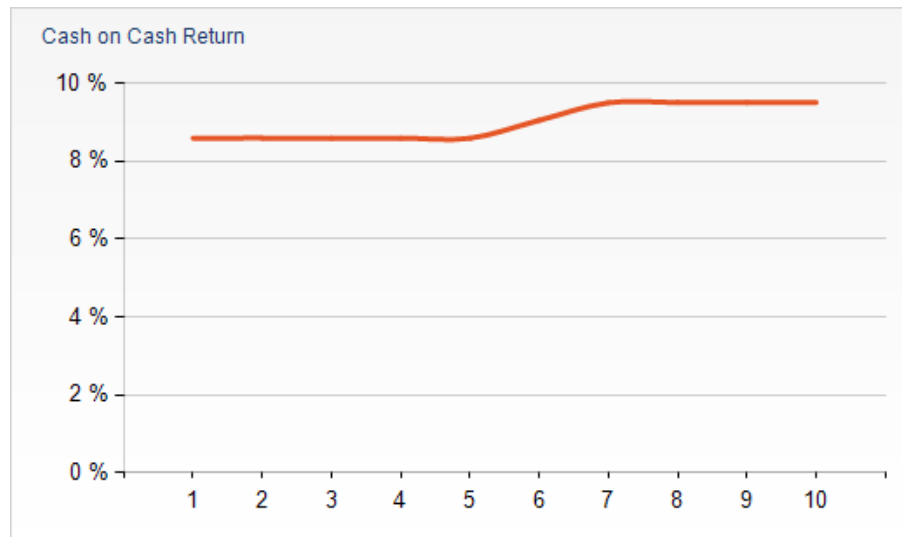
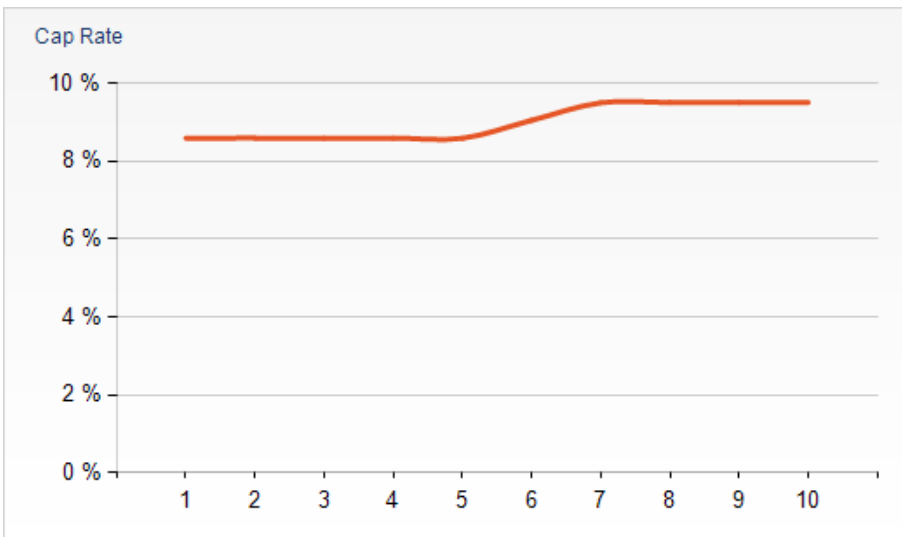
2019 Traffic Counts

CASH FLOW

Calendar Year	Year1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Potential Revenue										
Gross Rental Income	\$1,157,844	\$1,157,844	\$1,157,844	\$1,157,844	\$1,157,844	\$1,219,790	\$1,281,736	\$1,281,736	\$1,281,736	\$1,281,736
Effective Gross Income	\$1,157,844	\$1,157,844	\$1,157,844	\$1,157,844	\$1,157,844	\$1,219,790	\$1,281,736	\$1,281,736	\$1,281,736	\$1,281,736
Operating Expenses										
Net Operating Income	\$1,157,844	\$1,157,844	\$1,157,844	\$1,157,844	\$1,157,844	\$1,219,790	\$1,281,736	\$1,281,736	\$1,281,736	\$1,281,736



Calendar Year	Year1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Financial Metrics										
Cash on Cash Return b/t	8.58 %	8.58 %	8.58 %	8.58 %	8.58 %	9.04 %	9.49 %	9.49 %	9.49 %	9.49 %
CAP Rate	8.58 %	8.58 %	8.58 %	8.58 %	8.58 %	9.04 %	9.49 %	9.49 %	9.49 %	9.49 %
Gross Multiplier (GRM)	11.66	11.66	11.66	11.66	11.66	11.07	10.53	10.53	10.53	10.53
Price / SF	\$204.55	\$204.55	\$204.55	\$204.55	\$204.55	\$204.55	\$204.55	\$204.55	\$204.55	\$204.55
Income / SF	\$17.54	\$17.54	\$17.54	\$17.54	\$17.54	\$18.48	\$19.42	\$19.42	\$19.42	\$19.42



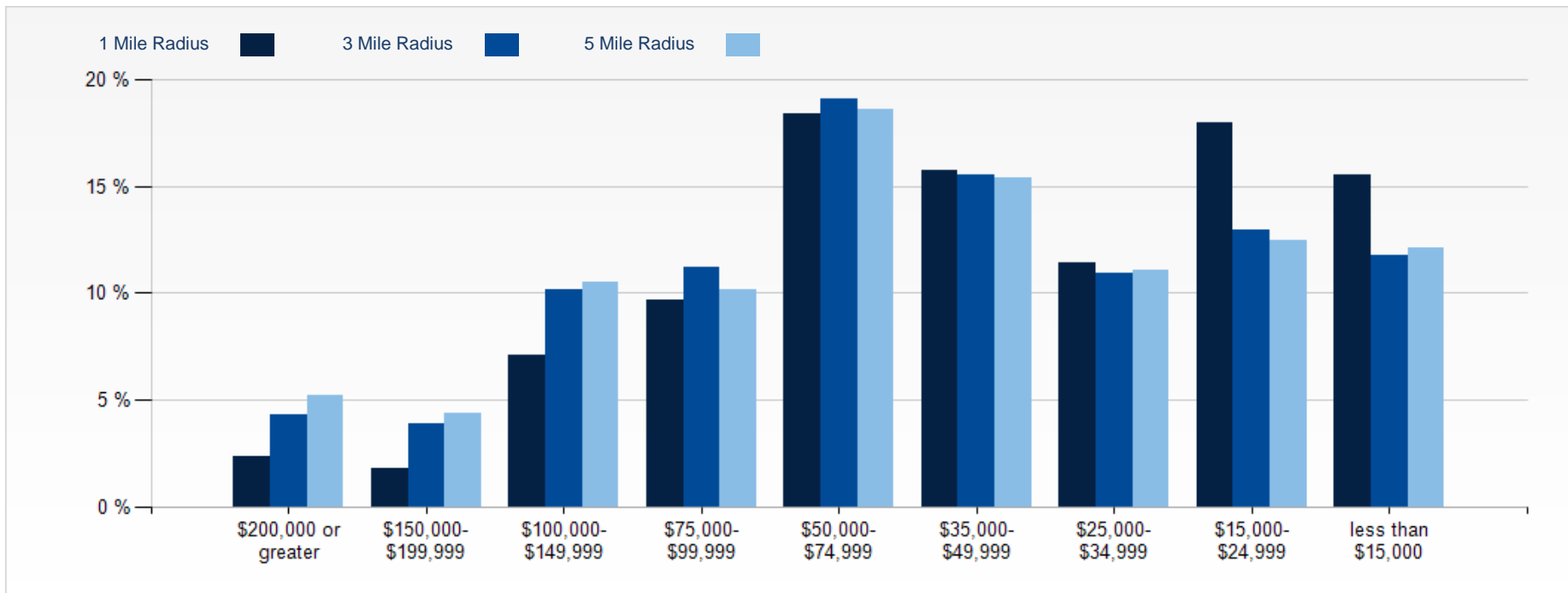
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,847	93,080	264,465
2010 Population	9,744	90,670	263,346
2019 Population	9,930	92,850	274,455
2024 Population	10,080	94,316	280,650
2019 African American	1,530	8,885	27,429
2019 American Indian	487	4,720	14,306
2019 Asian	428	2,736	12,157
2019 Hispanic	2,247	15,869	50,358
2019 White	5,566	61,676	173,375
2019 Other Race	1,287	8,792	28,966
2019 Multiracial	624	5,960	17,910
2019-2024: Population: Growth Rate	1.50 %	1.55 %	2.25 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	665	4,893	14,223
\$15,000-\$24,999	768	5,389	14,630
\$25,000-\$34,999	488	4,554	12,931
\$35,000-\$49,999	672	6,458	18,012
\$50,000-\$74,999	788	7,948	21,789
\$75,000-\$99,999	413	4,661	11,914
\$100,000-\$149,999	303	4,233	12,340
\$150,000-\$199,999	77	1,618	5,107
\$200,000 or greater	100	1,781	6,085
Median HH Income	\$38,763	\$48,373	\$48,578
Average HH Income	\$54,633	\$69,572	\$72,645

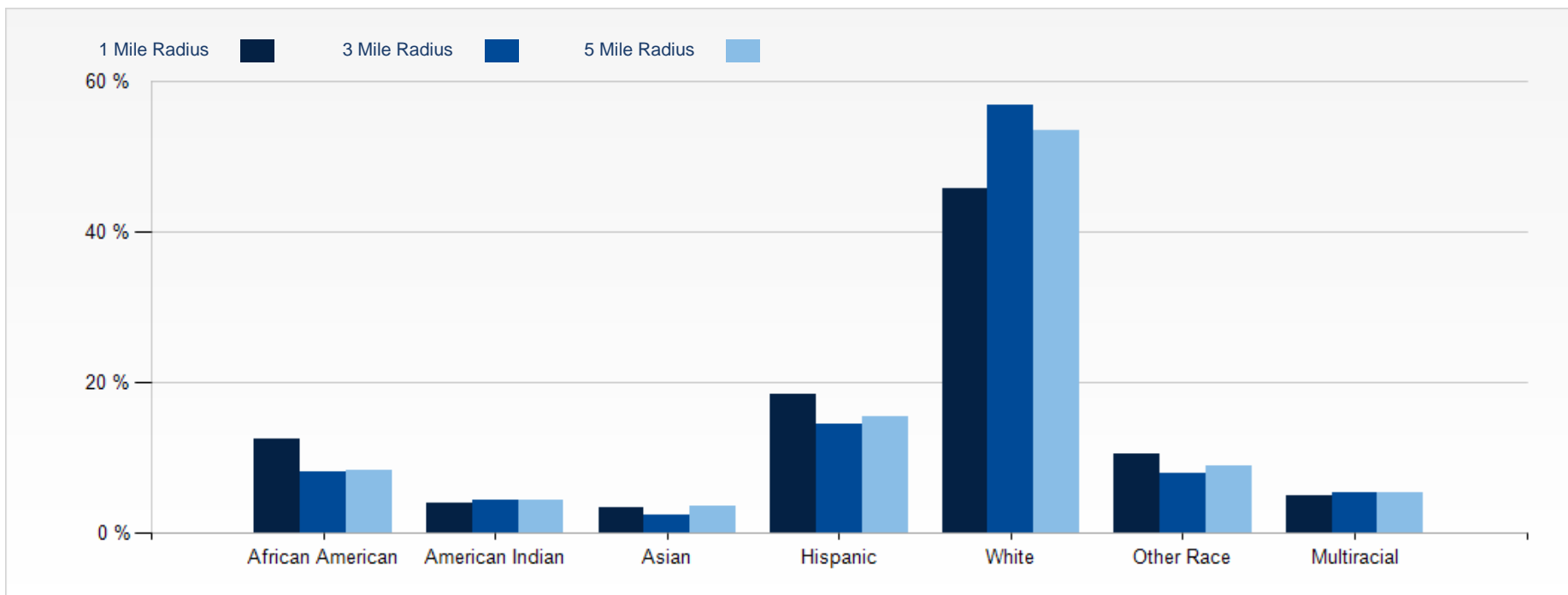
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,970	45,411	124,695
2010 Total Households	4,290	41,130	113,862
2019 Total Households	4,274	41,537	117,030
2024 Total Households	4,313	42,048	119,292
2019 Average Household Size	2.28	2.21	2.30
2000 Owner Occupied Housing	1,617	23,325	63,962
2000 Renter Occupied Housing	3,014	19,546	52,307
2019 Owner Occupied Housing	1,453	21,393	59,211
2019 Renter Occupied Housing	2,821	20,144	57,819
2019 Vacant Housing	698	5,053	14,765
2019 Total Housing	4,972	46,590	131,795
2024 Owner Occupied Housing	1,505	22,107	61,533
2024 Renter Occupied Housing	2,808	19,940	57,760
2024 Vacant Housing	727	5,153	15,037
2024 Total Housing	5,040	47,201	134,329
2019-2024: Households: Growth Rate	0.90 %	1.20 %	1.90 %



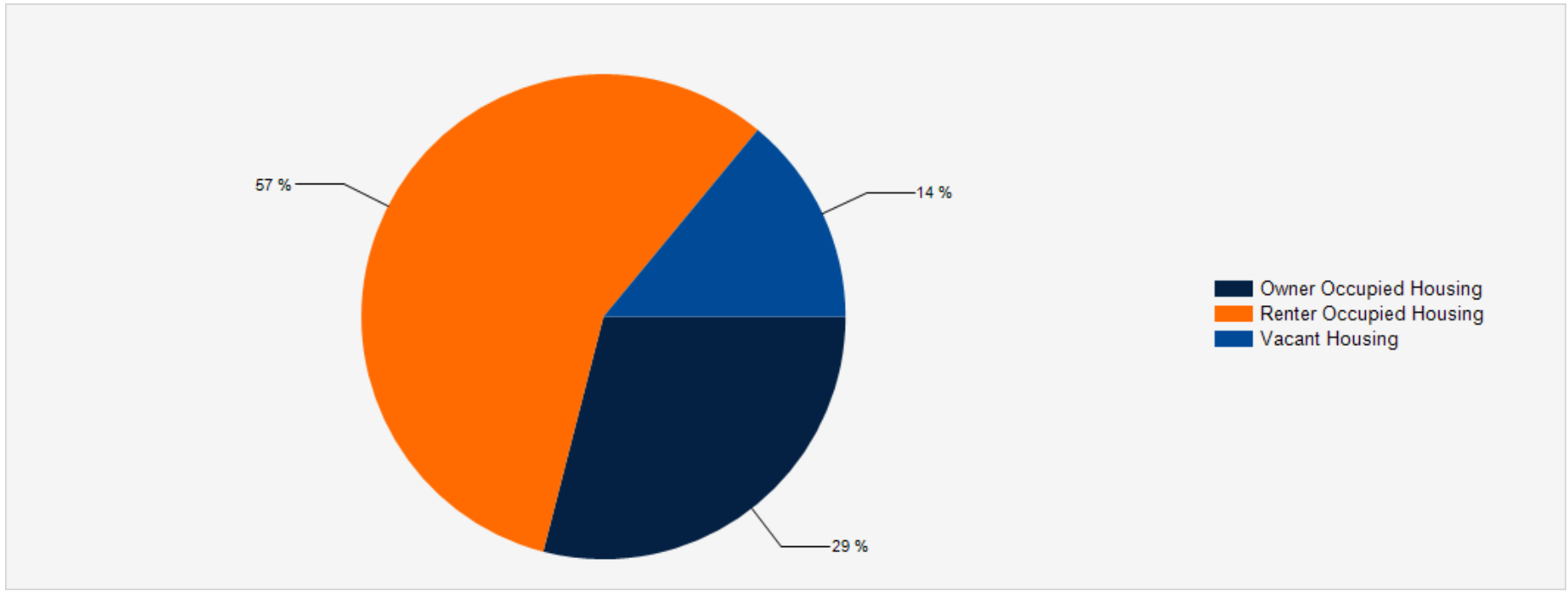
2019 Household Income



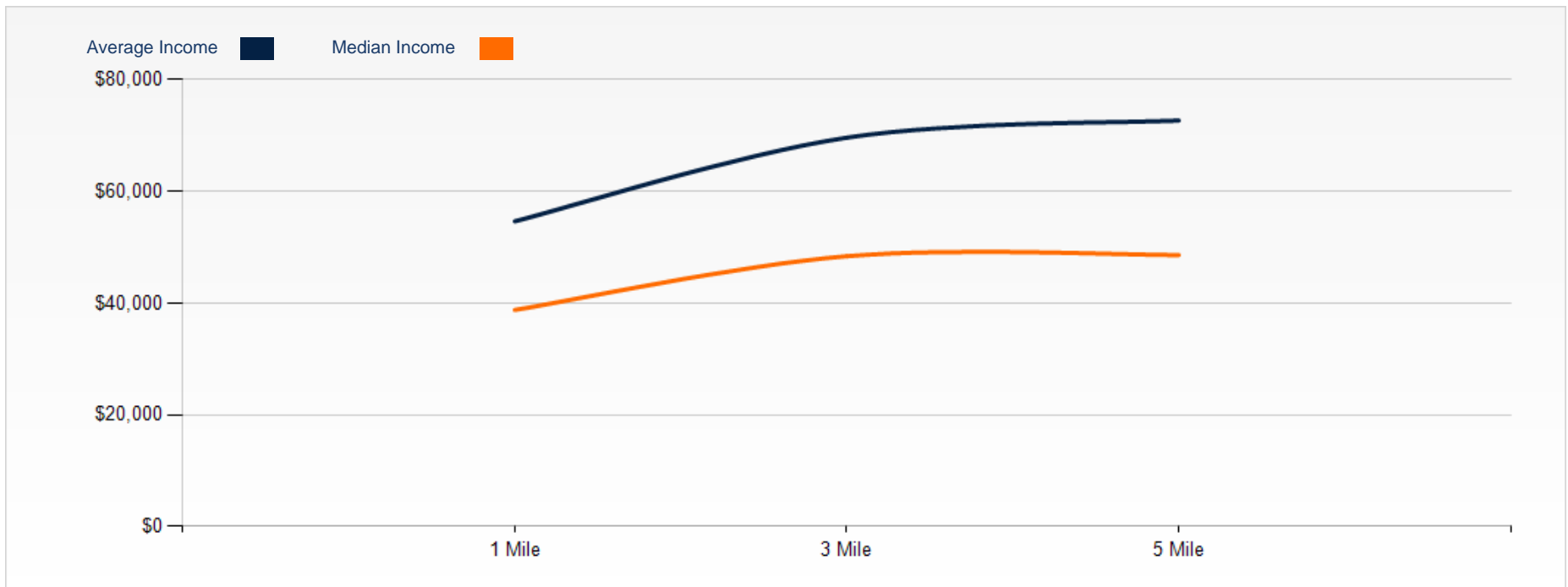
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median



Community Care College



Exclusively Marketed by:

Jim Stephens

Managing Broker

(918) 810-5411

jim@jsokvest.com

