

Village Park North

Oklahoma City, OK 73120



Offering Memorandum

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Confidentiality and Conditions of Offering Agreement

Wiggin Properties, LLC (“WP”) is acting as the Owner’s exclusive single party real estate broker for the sale of the **Village Park North, Oklahoma City, OK 73120** (the “Property”). This Confidentiality and Conditions of Offering Agreement (the “Agreement”) will confirm the mutual understandings of Investor, WP, and Owner in connection with Investor’s review of any information (the “Offering Materials”) provided in connection with the potential sale of the Property.

1. Use and Return of Offering Materials: The Confidential Materials will be used by the Investor solely for the purpose of evaluating the possible acquisition of the Property. The Confidential Materials may not be copied without the Owner’s or WP’s consent, and must be destroyed immediately upon request or when the Investor declines to make an offer or terminates discussions or negotiations with respect to the Property.

2. Confidentiality and Non-Disclosure of Offering Materials by Investor: Investor acknowledges that the Offering Materials are considered confidential and proprietary and will not disclose any of the contents thereof to any person without the Owner’s or WP’s prior written consent; provided, however, that the Offering Materials may be disclosed to the Investor’s partners, employees, legal counsel, advisors, and institutional lenders (collectively the “Related Parties”) as reasonably required for an evaluation of the Property. Such Related Parties shall be informed by Investor of the confidential nature of the Offering Materials and the terms of this Agreement and shall be directed by Investor to keep the Offering Materials and related information strictly confidential in accordance with this Agreement. Investor shall be responsible for any violation of this provision by any Related Party.

3. Investor as Principal and Other Brokers or Agents: Investor acknowledges that it is acting as a principal or an investment advisor in connection with the possible acquisition of the Property and agrees that it will not look to Owner or WP for any fees or commissions in connection with the sale of the Property. Additionally, Investor confirms that it has not dealt with any broker, other than WP, regarding the acquisition of the Property, and agrees to indemnify the Owner

and WP from any claims for compensation by, liabilities to or expenses related to any other broker with whom the Investor has had dealings in connection with the sale of the Property. Investor furthermore confirms its understanding that WP represents the Owner as a single party broker as defined by the Oklahoma Brokerage Relationships Act, the Oklahoma Real Estate License Code and all applicable statutes and rules.

4. No Representations as to Offering Materials or Condition of Property: Neither Owner or WP make any representation or warranty expressed or implied as to the accuracy or completeness of the Offering Materials or the condition of the Property. These Offering Materials are presented subject to error, omissions, changes or withdrawal without notice. Neither Owner nor WP shall have any liability to the undersigned with respect to the Offering Materials or the condition of the Property. Investor shall rely only on its own due diligence and investigation of the Property, including but not limited to any financial, title, environmental, physical, tenant or any other matters.

5. Withdrawal of Property from Market or Termination of Discussions: The Property is offered for sale subject to withdrawal from the market at any time, rejection of any offer for any reason without notice, and termination of discussions with any party at any time without notice for any reason whatsoever.

6. Access to Property, Property’s Management, and Tenants: Investor agrees not to enter any non-public area of the Property, nor communicate with the Property’s management employees or any tenant of the Property, without the prior consent of Owner or WP.

7. Choice of Law: The Agreement shall be governed and construed in accordance with the laws of the State of Oklahoma. This Agreement shall expire one year from execution date.

8. Authorization: The person receiving this Agreement is an officer of the Investor and has full authority to bind the Investor to this Agreement.

Investment Offering

Village Park North Oklahoma City, OK 73120

WIGGIN
PROPERTIES, LLC



Investment Summary

Wiggin Properties is pleased to present the exclusive offering of Village Park North, a fully occupied multi-tenant retail asset offering a compelling mark-to-market opportunity in one of Oklahoma City's most tightly held corridors at a basis well below replacement cost.

Located along North May Avenue, a highly visible retail spine in northwest Oklahoma City, the property totals 16,241 square feet and sits on a 1.35-acre site surrounded by a strong combination of local and national credit retailers along the corridor. Originally built in 1973, the asset has been owned and maintained by the same family for decades, benefitting from strategic capital improvements and strong tenant relationships. Today, it remains fully occupied with a 1.49

weighted average lease term (WALT) remaining, setting the stage for immediate repositioning and lease conversions.

The offering allows investors seeking durable yield and embedded upside to acquire an asset situated within a tight supply corridor where less than 3% of land remains undeveloped all without the risks of entitlement or unforeseen rises in construction costs.

With a long-standing tenant roster, a proven location, and the ability to immediately enhance value, Village Park North is a legacy asset poised for its next chapter under new stewardship.

Investment Offering

Village Park North Oklahoma City, OK 73120



INVESTMENT HIGHLIGHTS

- ▶ 100% Occupied with below market rents
- ▶ Diverse tenant mix and historically high tenant retention 4
- ▶ 1.49 Weighted average lease term remaining provides opportunity for immediate repositioning and lease conversions
- ▶ Excellent visibility along May Avenue, a high traffic corridor (20k VPD along May Ave, 105k VPD along Hwy-74 to West, 39k VPD at intersection to the North, 39k VPD at intersection to the South)
- ▶ Dense retail trade area with limited shovel-ready development sites
- ▶ Densely-populated area with favorable consumer spending and demographics
- ▶ May Avenue attracts national retailers with recent entries from Hobby Lobby, CRUNCH Fitness, Living Spaces, Starbucks, Five Guys, Panda Express and more
- ▶ Priced below replacement cost of \$453/sf (Source: 2025 Cumming Group-South Center)



 **PRICE \$2,650,000**

Property Summary

Address	Village Park North 10481 N May Avenue, Oklahoma City, OK 73120
Price PSF:	\$163.17
Occupancy:	100%
WALT Remaining:	1.49 years
Pro Forma Cap Rate:	9.69%
Pro Forma NOI:	\$256,913
Pro Forma NOI (PSF):	\$15.82

PROPERTY OVERVIEW

Summary

	<div>Property Type</div> <div>Multi-Tenant Shopping Center</div>
	<div>Built</div> <div>1973</div>
	<div>Building SF</div> <div>16,241 sf</div>
	<div>Leased</div> <div>100%</div>
	<div>Parcel Numbers</div> <div>3897-17-896-2275</div> <div>3897-17-896-2280</div>
	<div>Lot Size</div> <div>1.35 AC</div>
	<div>Parking Ratio</div> <div>3.44 per 1,000 SF (56 Spaces)</div>



Investment Offering

Village Park North Oklahoma City, OK 73120

WIGGIN
PROPERTIES, LLC

PROPERTY OVERVIEW

Aerial Photo



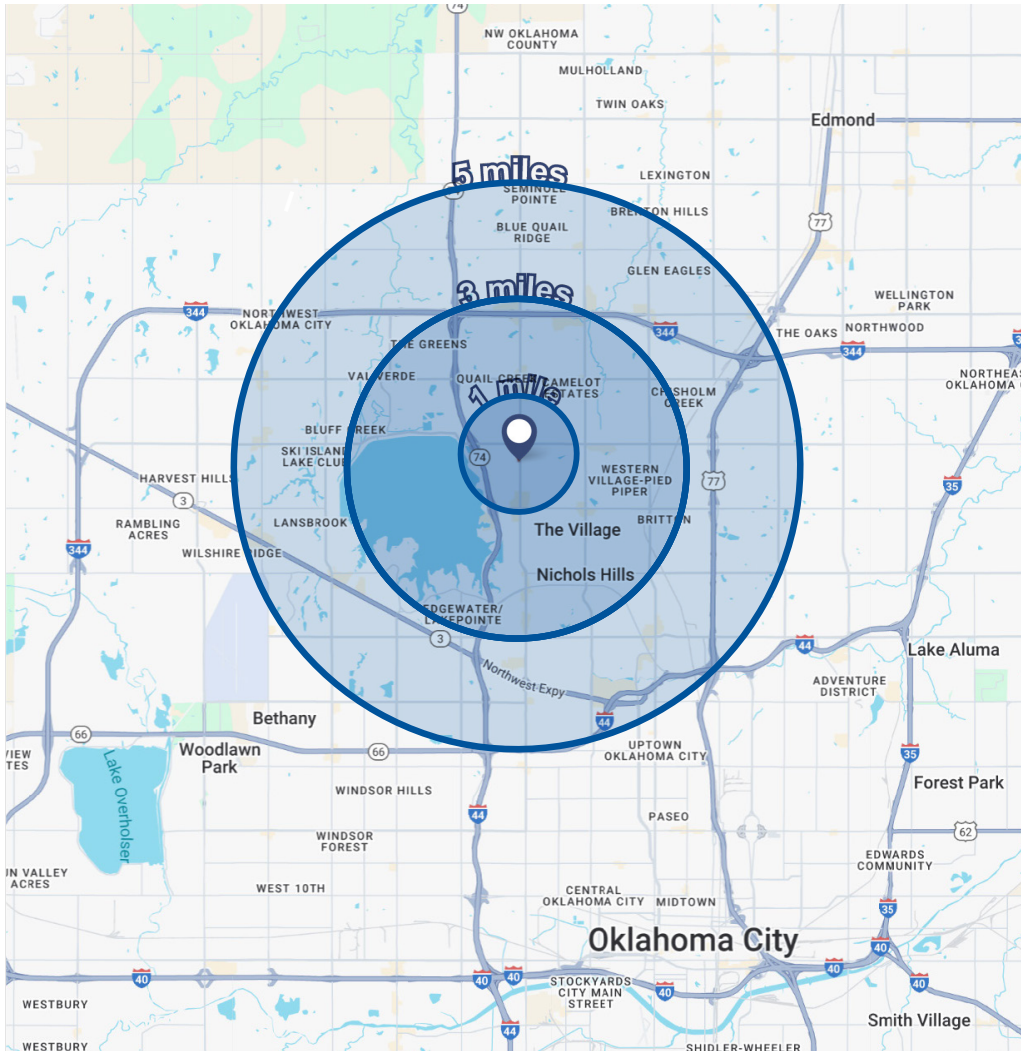
Investment Offering

Village Park North Oklahoma City, OK 73120

WIGGIN
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PROPERTY LOCATION

Location Map



Demographics	1 Mile	3 Miles	5 Miles
2024 Population	9,736	70,025	197,666
Median Age	41.4	37.6	37.3
2024 Households	4,677	33,310	88,437
Avg. Household Income	\$90,524	\$82,464	\$84,701
Consumer Spending Power	\$333.5M	\$1.875B	\$5.31B

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Investment Offering

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WIGGIN
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PROPERTY OVERVIEW

Site Plan



Investment Offering

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ECONOMIC VALUATION

Village Park North Shopping Center				
	16,241 SF		1.35 AC	
	Pro-Forma NOI	PSF	In-Place NOI	PSF
OPERATING INCOME				
Rental Income				
Gross Potential Rental Revenue	\$278,942.00	\$17.18	\$171,003	\$10.53
Tenant Vacancy	(\$16,457.58)	(\$1.01)	\$ -	\$ -
Total Rental Income	\$262,484.42	\$16.16	\$171,003	\$10.53
Expense Reimbursements				
RET Reimbursement	\$36,429	\$2.24	\$11,107	\$0.68
INS Reimbursement	\$15,000	\$0.92	\$2,557	\$0.16
Management Reimbursement	\$10,499	\$0.65	\$0	\$0.00
CAM Reimbursement	\$32,500	\$2.00	\$22,337	\$1.38
TOTAL OPERATING INCOME	\$356,913	\$21.98	\$207,004	\$12.75
Reimbursement Vacancy	(\$5,571)	(\$0.34)	\$-	\$-
EFFECTIVE OPERATING INCOME	\$351,341	\$21.63	\$207,004	\$12.75
LESS OPERATING EXPENSES				
Real Estate Taxes	(\$36,429)	(\$2.24)	(\$22,041)	(\$1.36)
Insurance	(\$15,000)	(\$0.92)	(\$14,076)	(\$0.87)
Property Management	(\$10,499)	(\$0.65)	\$0.00	\$0.00
Common Area Maintenance				
Landscaping	(\$3,500)	(\$0.22)	(\$5,087)	(\$0.31)
Utilities	(\$8,500)	(\$0.52)	(\$8,000)	(\$0.49)
Miscellaneous	(\$500)	(\$0.03)	(\$800)	(\$0.05)
Repairs & Maintenance	(\$20,000)	(\$1.23)	(\$8,454)	(\$0.52)
TOTAL OPERATING EXPENSES	(\$94,428)	(\$5.81)	(\$58,458)	(\$3.60)
NET OPERATING INCOME	\$256,913	\$15.82	\$148,546	\$9.15
Capitalization Rate	9.69%		5.61%	
PURCHASE PRICE	\$2,650,000	\$163.17	\$2,650,000	\$163.17
Total Occupancy	100%		100%	
Overall Economic Occupancy	94%		100%	

RENT ROLL - RETAIL & OFFICE

Unit	Tenant Name	Rentable Sq. Ft.	Pro Rate Share	Lease Term		Rental Rates		PSF	MLA	Recovery Type
				Begin	End	Monthly	Annually			
10481	Moon Lotus Spa	1,500	9.24%	11/1/2023	11/1/2026	\$1,400.00	\$16,800.00	\$11.20	\$17.00	MG
Notes: One (1) three (3) year option to renew at current market rate. Tenant responsible for all maintenance and repairs except roof and structure and required to maintain HVAC service contract. Tenant responsible for utilities. \$100 of rent applied to CAM, prorated as needed.										
10487	Dallas & Company	1,500	9.24%	8/1/2005	5/15/2027	\$1,300.00	\$15,600.00	\$10.40	\$17.00	MG
Notes: Tenant responsible for all maintenance and repairs except roof and structure. Tenant has \$1,000/yr cap on heating and air-conditioning equipment. Tenant required to pay pro-rate share of increase in ad valorem taxes after 2005. Tenant responsible for water and utilities. Tenant pays \$100/mo CAM.										
10491	CUSC	1,500	9.24%	12/1/2011	11/30/2026	\$1,400.00	\$16,800.00	\$11.20	\$17.00	NNN
Notes: Three (3) three (3) year options to renew with \$50/mo increases per option. Tenant responsible for all maintenance and repairs except roof and structure. Tenant required to pay pro-rata share of increase in ad valorem taxes after 2011. Tenant responsible for water, gas, power, elec. and all other utilities. CAM included in rent, can be prorated as needed.										
10495	Nique Earrings	1,450	8.93%	9/15/2024	9/14/2029	\$1,244.58	\$14,934.96	\$10.30	\$17.00	NNN
Notes: Two (2) three (3) year options to renew at continued 3% increase per year per option. Tenant responsible for electric, gas and pro-rata share of taxes and insurance. Tenant responsible for all maintenance and repairs except roof, structure and one-half of HVAC replacement. Tenant required to maintain HVAC servicing and repairs at least twice per year with a \$5,000 expense cap. Tenant pays \$110/mo CAM, readjusted each year as needed.										
10500	Benet Corneau	700	4.31%	7/11/2022	7/11/2028	\$900.00	\$10,800.00	\$15.43	\$15.00	MG
Notes: Tenant responsible for all maintenance and repairs except roof and structure and required to enter a preventative HVAC maintenance/service contract. Tenant responsible for trash disposal services, internet and telephone. \$100/mo CAM included in rent, can be prorated as needed.										
10503	Uniform Shoppe	4,979	30.66%	3/15/1998	MTM	\$3,422.38	\$41,068.56	\$8.25	\$16.00	MG
Notes: Tenant responsible for all maintenance and repairs except roof and structure. Tenant required to pay pro-rata share of increase in ad valorem taxes after 1998. Tenant responsible for gas, power, elec. and all other utilities. Tenant pays \$204.65/mo CAM.										
10505	Relax the Back	4,612	28.40%	1/1/2002	1/1/2027	\$4,583.33	\$54,999.96	\$11.93	\$19.00	MG
Notes: Tenant responsible for all maintenance and repairs except roof and structure and \$500/yr cap per unit for HVAC conditioned upon proper maintenance. Tenant required to pay pro-rata share of increase in ad valorem taxes after 2002. Tenant responsible for water, gas, power, elec. and all other utilities. \$383.33/mo CAM included in rent.										
Total SF		16,241								
Occupied SF		16241	100%			\$14,250.29	\$171,003.48	\$10.53		
Vacant SF		0	0%							

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TENANTS

Relax the Back

Unit 10505

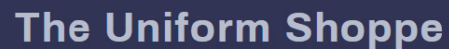


Relax The Back was founded in 1984 and is located in Long Beach, California. They make self care products to relieve neck and back pain. They started franchising out location sin 1989. They focus on six (6) categories of health: sleep, recliners, massage, fitness, travel, and office products.

Website:	https://relaxtheback.com/
Year Founded:	1984
Revenue:	\$34.6M
Total employees:	280
Net Rentable Area:	4,612 SF
% of Property:	28.40%

The Uniform Shoppe

Unit 10503



The Uniform Shoppe, a family-owned business established in 1962 specializes in providing high-quality, comfortable scrubs to healthcare professionals such as nurses, vet techs, and dental assistants. Located in Oklahoma, they offer both in-story and online shopping options while assisting customers with bulk orders and personalized services. Their product range includes various styles and sizes of scrubs, lab coats, and custom monogramming services. Committed to quality and customer satisfaction, The Uniform Shoppe aims to build lasting relationships with clients across the U.S.

Website:	https://theuniformshoppe.com/
Year Founded:	1962
Revenue:	\$6.5M
Total employees:	N/A
Net Rentable Area:	4,979 SF
% of Property:	30.66%

Credit Union Service Centers

Unit 10491



CU Service Centers, Inc. (the "Company") was formed in 1995 by several Oklahoma credit unions to provide shared branching services for the members of credit unions that participate in the national shared branching system. As the operator of the Oklahoma shared branching network, the Company provides teller-based transaction services in six (6) branches that it operates in Oklahoma and in over 100 credit union branches it has designated as shared branching outlets.

Website:	https://www.cuscok.org/
Year Founded:	1995
Revenue:	\$8.1M
Total employees:	58
Net Rentable Area:	1,500 SF
% of Property:	9.24%

About Oklahoma City

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OKLAHOMA CITY OUTLOOK

Oklahoma City is located in central Oklahoma in the heart of the I-35 Megalopolis, the #1 ranked Megapolitan Area for population and job growth since 2005. The Greater Oklahoma City is home to nearly 10% of the I-35 Megalopolis' total population of 20.7 million. From 2010-2020, Oklahoma City was one of only 14 cities in the United States to grow by 100,000+ residents. Since 2010, Oklahoma's MSA has grown 19% and GDP has grown 26%. Based on a sample from the Greater Oklahoma City Chamber, three out of four graduates from Oklahoma universities are found to be working in Oklahoma five years after graduation.

The economy of the Greater Oklahoma City region is diverse. Oklahoma City is headquarters to Expand Energy and Devon Energy, both Fortune 500 companies, and also home to Love's Travel Stops & Country Stores, currently 13th on the Forbes' list of private companies. Aerospace makes up one of the fastest-growing sectors with over 43,000 employees and a 48% increase in goods & services output from 2015–2020. When combining public and private employment, Oklahoma is one of the 10 aerospace states in the United States with an economic impact of \$11.6 billion annually. Advanced manufacturing businesses employ nearly 42,000 people leveraging the OKC's low tax rates and utility costs. At the junction of three major interstates, more than 178 million customers can be reached the same day via truck. Greater OKC's broader bioscience companies boast a Gross Regional Product of \$3.3 billion and employ over 40,000 workers with total earnings of \$3 billion. All major trade hubs and more than 411 million residents are within 1,800 miles of Oklahoma City. Of that, companies have access to more than 4 million people within a 2.5-hour drive and the majority of the U.S. can be reaching within a two-day trucking distance making the Greater OKC a great place for logistics and distribution. Oklahoma is also home to 38 federally recognized tribes. In the recent Economic Impact of Tribal Nations in Oklahoma study for FY2023, the Tribes reported the largest increase in economic activity between fiscal years to date. The overall impact of economic growth was driven by 139,860 jobs, \$7.8 billion in wages and benefits to Oklahoma workers and \$23.4 billion in state production of goods and services.

Oklahoma City is home to the 2024–2025 NBA Champions, the Oklahoma City Thunder, who will have a new \$900 million stadium set to open for the 2028–2029 NBA season. Alongside, OKC is adding a \$71 million multi-purpose stadium that will be home to OKC's professional football club for both

men's and women's teams. Oklahoma's main attractions also include the Oklahoma City National Memorial & Museum, the \$400 million OKANA Resort, the world's largest Softball stadium (Devon Park), and more. Oklahoma City will also be the host city for the canoe slalom and softball events during the LA28 Olympics.

OKC ranks fifth lowest in cost of living among U.S. urban areas, ranked No. 1 lowest unemployment rate among large metros (2.3%), has received the highest possible bond rating for 17 years in a row (AAA rating from S&P Global, Aaa rating from Moody's Investors Service), the ninth most affordable child-raising costs in the United States, and more, highlighting the city's attractiveness to invest, live, work, and play.



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