

The Parkway



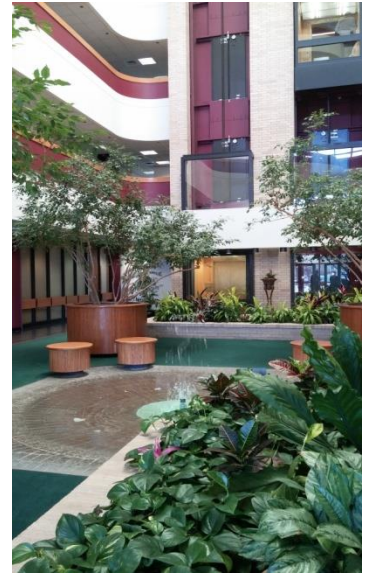
1300 S. Meridian Avenue, Oklahoma City

Now Offered for Sale

- ❖ 96,000 sf
- ❖ 6-Story Interior Atrium
- ❖ Fully Sprinklered
- ❖ New Roof
- ❖ Close to Airport & Downtown
- ❖ Close to over a Dozen Hotels
- ❖ Close to over 25 restaurants

\$6,750,000

- ❖ Fantastic up-side Potential
- ❖ Relatively low psf Investment
- ❖ Perfect for Owner-Occupy



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The Parkway

PARKWAY RENT ROLL

| TENANT | SF | RENT | RATE | COMMENCE | EXPIRE | BASE YR | SEC DEP | NOTES |
|---------|--------|-------------|----------|-----------|------------|----------|-------------|--|
| TENANT | 2,658 | \$3,101.00 | \$14.00 | 1/1/2017 | 12/31/2021 | 2017 | \$3,323.00 | rent goes up .50 psf every year in January |
| | 276 | | | | | | | |
| TENANT | 2,684 | \$3,355.00 | \$15.00 | 6/1/2013 | 5/31/2022 | 2017 | \$3,410.92 | Rates Change In June 2020 |
| TENANT | 3,150 | \$3,806.00 | \$14.50 | 1/1/2016 | 12/31/2020 | 2016 | \$3,872.00 | Rent increases every year in January |
| | 1,622 | | | | | | | |
| TENANT | 1,198 | \$1,522.45 | \$15.25 | 4/1/2001 | 9/30/2020 | 2016 | \$1,397.67 | Rent increases in Oct 2018 & 2019 |
| TENANT | 1,511 | \$2,140.58 | \$17.00 | 1/1/2018 | 12/31/2022 | 2018 | \$2,203.54 | Rent increases every year in January |
| TENANT | 3,159 | \$3,949.00 | \$15.00 | 1/1/2003 | 9/30/2020 | 2016 | \$5,610.50 | Rent increases every year in Oct |
| | 8,201 | | | | | | | |
| | 8,201 | | | | | | | |
| | 8,201 | | | | | | | |
| | 5,455 | | | | | | | |
| TENANT | 21,388 | \$26,289.42 | \$14.75 | 5/1/2016 | 4/30/2026 | 2016 | \$24,000.00 | Rent increases every year in May |
| TENANT | 858 | \$1,109.00 | \$15.51 | 5/1/2017 | 5/31/2020 | 2017 | \$2,245.83 | Rent increases every year in May |
| | 2,163 | | | | | | | |
| | 1,849 | | | | | | | |
| TENANT | 3,347 | \$4,044.29 | \$14.50 | 10/1/2013 | 9/30/2019 | NA | \$3,033.03 | |
| | 2,780 | | | | | | | |
| TENANT | 2,680 | \$3,313.00 | \$14.83 | 1/1/2001 | 6/30/2021 | 2016 | \$8,201.00 | |
| | 5,521 | | | | | | | |
| TENANT | 10,200 | \$12,877.50 | \$15.15 | 4/1/2008 | 9/30/2022 | 2017 | \$0.00 | |
| TOTAL | TOTAL | TOTAL | EFF | TOTAL | TOTAL | % | TOTAL | |
| TENANTS | SF | INCOME | RATE PSF | VACANT | OCCUPIED | OCCUPIED | SEC DEP | |
| 11 | 97,102 | \$65,507.24 | \$14.88 | 44,269 | 52,833 | 54.41% | \$57,297.49 | |

INCOME & EXPENSES

Parkway Income and Operating Expense Summary / Projections

| | 2016 | 2017 | 2018 | Projected 2019 | Projected 2020 |
|--|-----------|-----------|-----------|-------------------|-------------------|
| Income | \$883,853 | \$941,709 | \$888,757 | \$861,764 | \$1,041,140 |
| Utilities | \$146,266 | \$160,398 | \$158,525 | \$140,000 | \$160,000 |
| Operating Expenses | \$285,822 | \$309,338 | \$315,836 | \$318,000 | \$330,000 |
| Taxes | \$85,557 | \$88,663 | \$92,502 | \$96,202 | \$100,050 |
| Insurance | \$32,159 | \$32,656 | \$34,705 | \$36,919 | \$39,000 |
| Total | \$549,804 | \$591,055 | \$601,568 | \$591,121 | \$629,050 |
| NOI | \$334,049 | \$350,654 | \$287,189 | \$270,643 | \$412,090 |
| Notes: | | | | | |
| Assumes 4 new leases in 2020, taking occupancy to 71% | | | | | |
| Figures DO NOT include automatic lease rate increases. | | | | | |

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Aerial



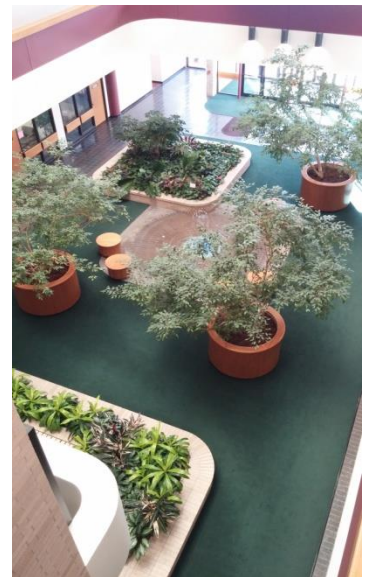
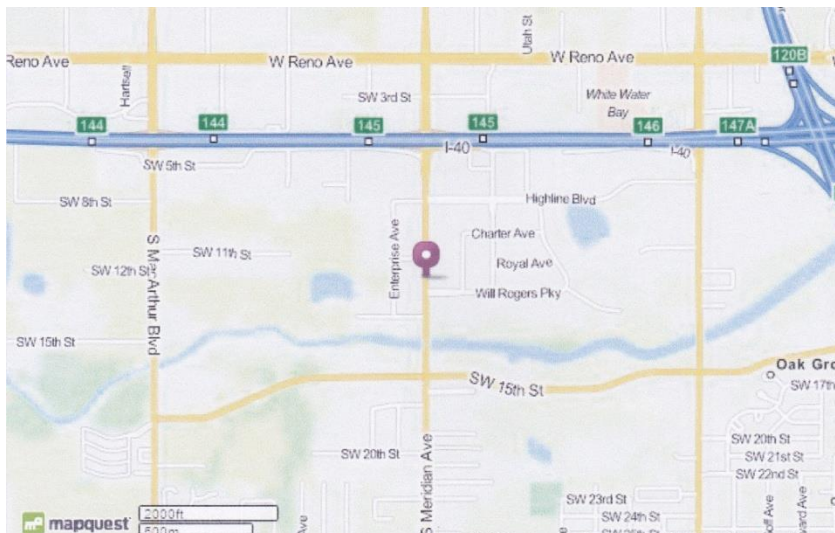
Great West-Side Location

Easy Access In and Out

Easy Access to I-40 and I-44

Easy Access to Airport and FAA

Map



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