

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-Occupancy



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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					
				Projected	Projected
	2016	2017	2018	2019	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

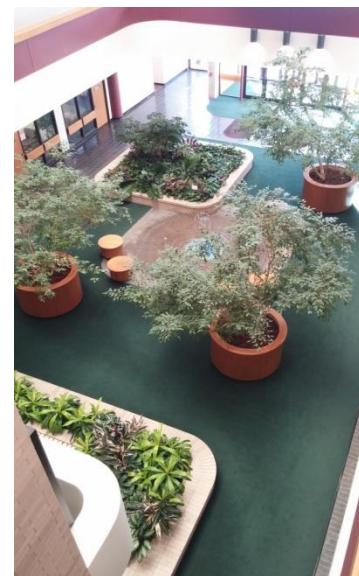
Notes:

Assumes 4 new leases in 2020, taking occupancy to 71%

Figures DO NOT include automatic lease rate increases.

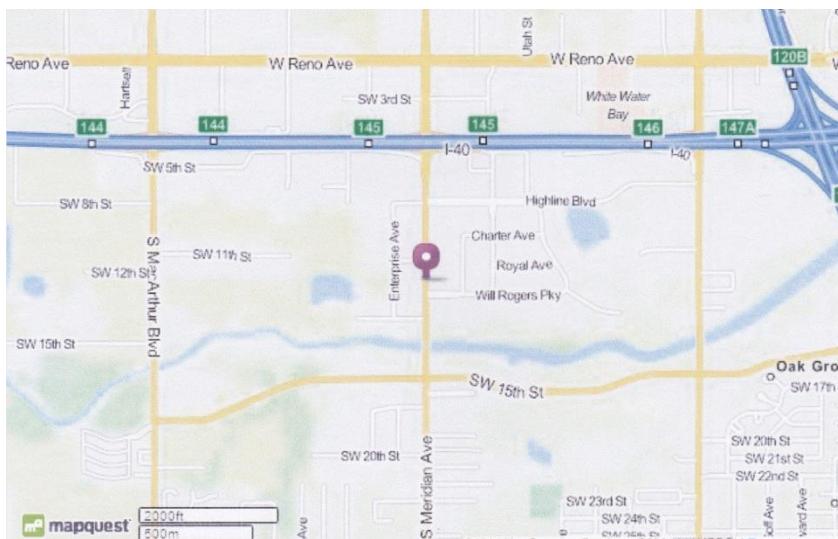
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Aerial



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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