

6800 N. Bryant Avenue Oklahoma City, OK 73121

* Document includes conceptual drawings and internal plans considered by the previous ownership. No plans are in place and no approvals have been obtained. Prospective buyers to perform full due diligence and rely on their own architect and findings for any expansion or renovation.

Upper Campus



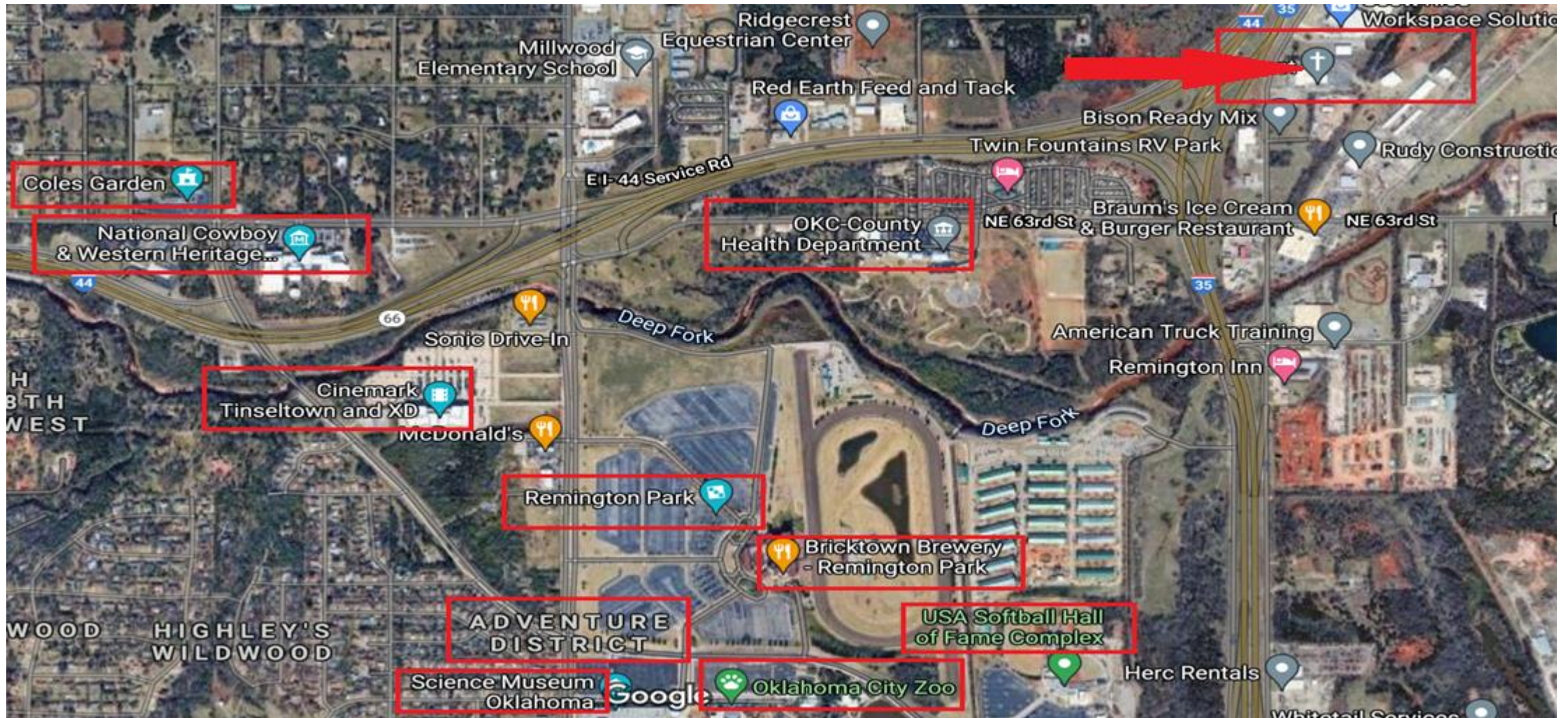
Strategic Location

Strategically located in the heart of Oklahoma City, at the cross of I-35 (wide frontage) and I-44 in OKC. The entire campus is comprised of several buildings and facilities, on separate tax parcels, nestled in 50± improved and unimproved acres. The property may be sold in pieces or in its entirety. In addition to the listed 40,000± SF primary building, sale may include 10,000± SF multi-purpose event center with a large commercial kitchen that can feed over 1,000 patrons, two multi-purpose buildings with 20 large rooms each with shower facilities previously used to house 840 youths during summer camps and can be converted to other uses, 16,600± SF professional gym building with hardwood floor basketball and volleyball courts, a 6,500± SF storage building, and a 25,700± SF pavilion.

Primary Building

The building interiors have been recently remodeled, and feature an executive office wing, multiple auditorium and meeting rooms for small and large gatherings of up to 1500 people, several multi-purpose rooms, reception lobby, and a lower floor that can be used for a variety of uses. The facility is an ideal venue for a church, school (including charter or trade school), college, or corporate headquarters. The other facilities may be used for corporate and other retreats, indoor sporting events, concert hall, event center, to name a few. The uses are almost limitless. The options for structuring the use of the facilities are entirely up to the buyer. There is so much to appreciate about this unique property, only an in-person site visit gives someone a true sense of all the potential uses and benefits of this great property!

Where I-35 and I-44 Meet by Adventure District



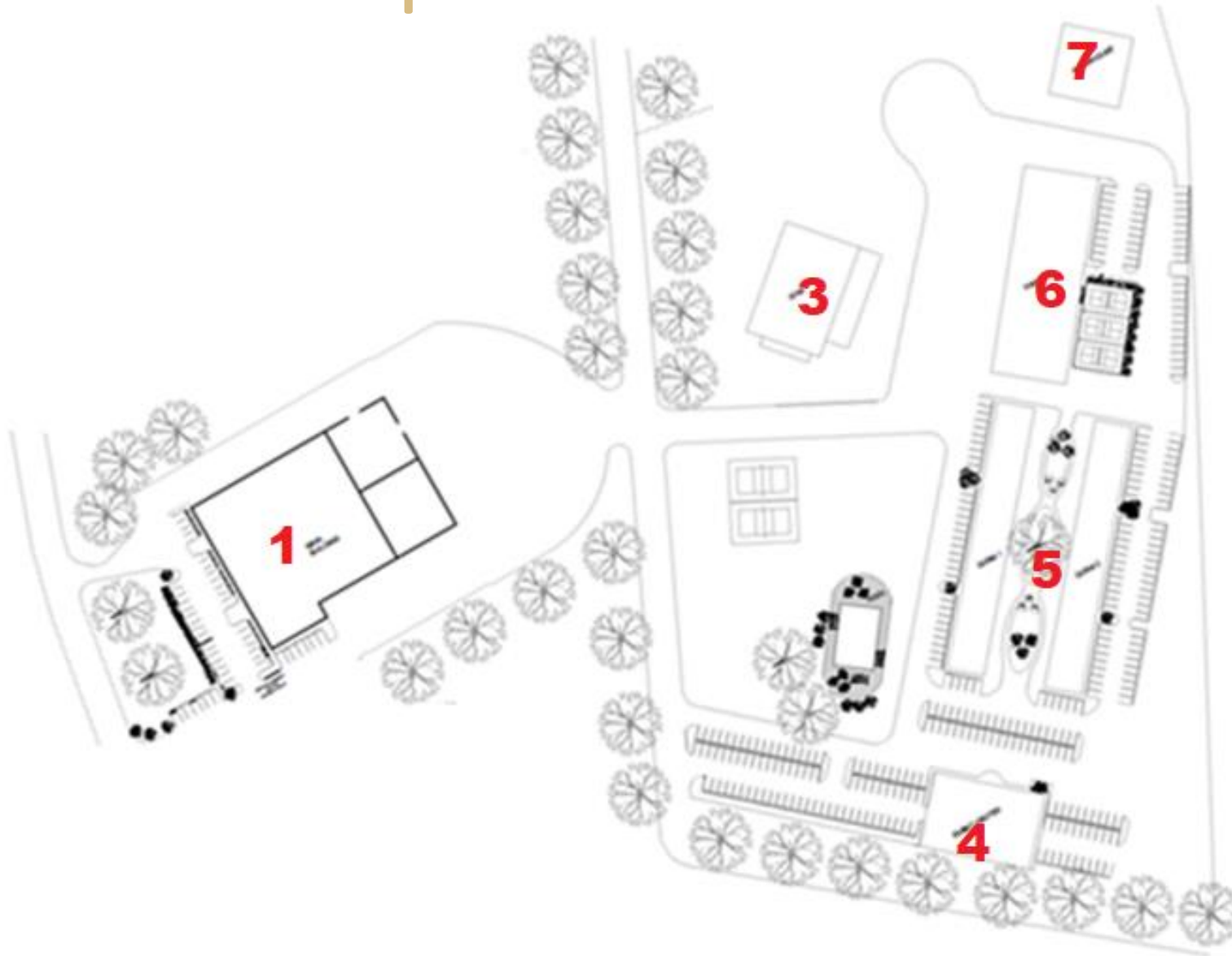
6800 N. Bryant Avenue



- #1 Main Building (40,000± SF)
- #2 Set aside for future development*
- #3 Gymnasium (16,645± SF)*
- #4 Cliff Hanger Event Center (10,000± SF)*
- #5 Dorm/Class Buildings (24,300± SF)*
- #6 Pavilion (18,800± SF)*
- #7 Multipurpose Building (6,500± SF)*
- #8 Set aside for future development*
- #9 Set aside for future development*

* Not part of the base listing but may be acquired or JV

Site Map - Current



- #1 Main Building (40,000± SF)
- #3 Gymnasium (16,645± SF)
- #4 Cliff Hanger Event Center (10,000± SF)
- #5 Dorm/Class Buildings (24,300± SF)
- #6 Pavilion (18,800± SF)
- #7 Multipurpose Building (6,500± SF)

Upper Campus - Overview

- Approximately 40,000 SF
- Substantial renovations completed in 2019-2020
- Multiple auditoriums with quality sound and lighting equipment
- Multiple meeting rooms, multi-purpose rooms
- Executive offices in private wing
- 15,000± SF room for future expansion

Upper Campus - Halls & Facilities

| | |
|------------------------------------|---|
| Transformation Hall | Large 3-section hall with stage, high-end sound and lighting equipment, with seating up to 1,500 people. |
| Auditoriums | Multiple auditoriums with capacities of 75 to 500 people, with sound and lighting equipment. |
| Meeting Rooms | Multiple meeting rooms with various features and amenities. |
| College / Lecture Hall | Suitable for church services, college programs, speaking engagements, fitness programs, and other gatherings. |
| Multi-Purpose / Childcare Rooms | Several rooms currently built for use by children, including playrooms, modified restrooms and other child-safe features. |
| Offices | Separate wing to include private offices, conference room, and private meeting rooms. |

Lower Campus Buildings

| | |
|---------------------------|---|
| Cliff Hanger Event Center | Cliff Hanger Event Center is approximately 10,000 SF and includes a full commercial kitchen, and can accommodate up to 1,000 people. |
| Gymnasium | This 16,645± SF professional facility, with concession area, offices, large locker rooms, shower facilities, nurse facilities, and other common areas, has been used by many national sport teams. This building is readily marketable to many schools and teams. |
| Pavilion | The Pavilion is currently a 25,680± covered space and can provide for variety of outdoor opportunities including sports and concerts. The facility is planned to be converted to an indoor sport facility. <i>See Sport Facilities.</i> |
| Dorm Buildings | Two 12,000+ SF facilities, previously used by Youth America to house 840 camp attendees, and other times to house college students. Each building is divided into five groups, each featuring full sleeping and showering facilities. The buildings may be converted to large multipurpose rooms. |
| Multipurpose Building | The 6,500± multipurpose building may be converted for general use, including warehousing, equipment storage, industrial or office space. |

Cliff Hanger Event Center



Cliff Hanger Event Center

- Approximately 10,000 SF
- Open space event center, configurable for variety of events and concerts
- Large commercial kitchen accommodating 1,000+ patrons
- Can serve the entire campus, events, weddings, cabins, and visitors



Gymnasium



Recently remodeled (16,645± GYM/multipurpose building). Includes concession area, offices, locker rooms, shower facilities, nurse facilities, and amenities.

Multiuse Dorm/Class Buildings



- Two newly remodeled facilities totaling 24,300± SF, previously used to house 840 kids for summer camps, and at other times to house college students.
- Each building is divided in five groups, each having full dorm facilities.
- The buildings may be reconfigured to large multipurpose rooms.

Pavilion



The Pavilion is currently a 25,680± covered space and can provide for a variety of outdoor events, including sports, and concerts. The facility is planned to be converted to an indoor sport facility.

Pavilion *(cont'd.)*



(Artist rendering)

The 25,680± SF pavilion may be converted to a full indoor facility featuring indoor sport activities, such as pickleball courts, table tennis and other family friendly games and activities.

Multipurpose Building

- Approximately 6,500 SF
- High-ceilings
- Private gated parking area
- Building can be converted for various requirements, including warehousing, equipment storage, industrial, office or flex space.
- Warehouse space is in high-demand in the local area

Sport Facilities Summary

| | |
|-------------------|--|
| Gymnasium | This 16,645± SF professional facility, with concession area, offices, large locker rooms, shower facilities, nurse facilities, and other common areas, has been used by many national sport teams. This building is readily marketable to many schools and teams. |
| Swimming Pool | The Junior-Olympic size pool is designed for professional swimmers, those in training, school swim meets, and other aquatic activities. |
| Volleyball Courts | In addition to the volleyball facilities inside the Gymnasium, the current outdoor volleyball courts may be relocated close to the outdoor swimming pool area and converted to sand volleyball courts. This update will allow volleyball teams to use both indoor and outdoor volleyball courts, and use during summer camps and other non-professional sporting events. |
| Pickleball Courts | Three pickleball courts may be added to the Pavilion area. |
| Pavilion | The 25,680± SF pavilion may be converted to a full indoor facility featuring indoor pickleball courts, table tennis and other table games. |

Main Building - Gallery



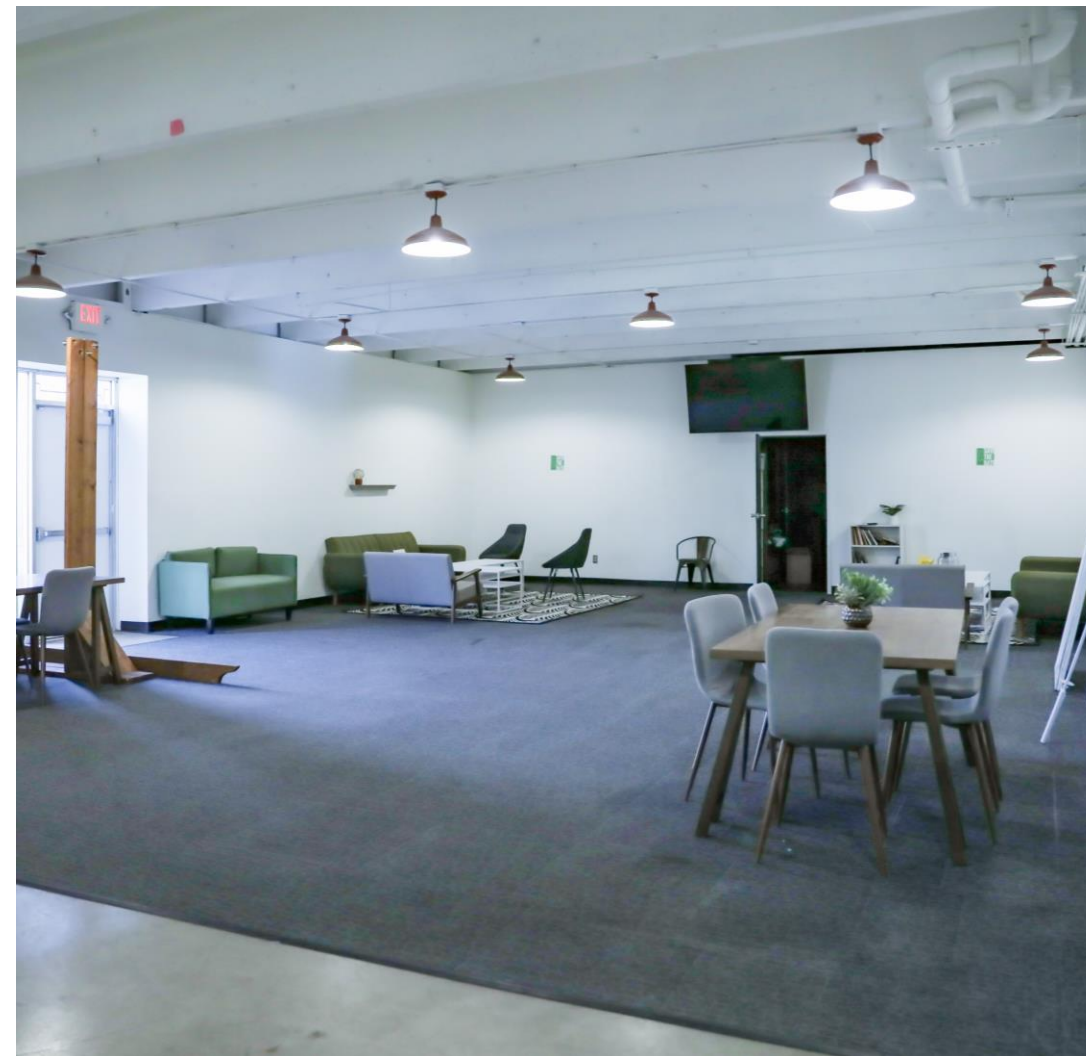
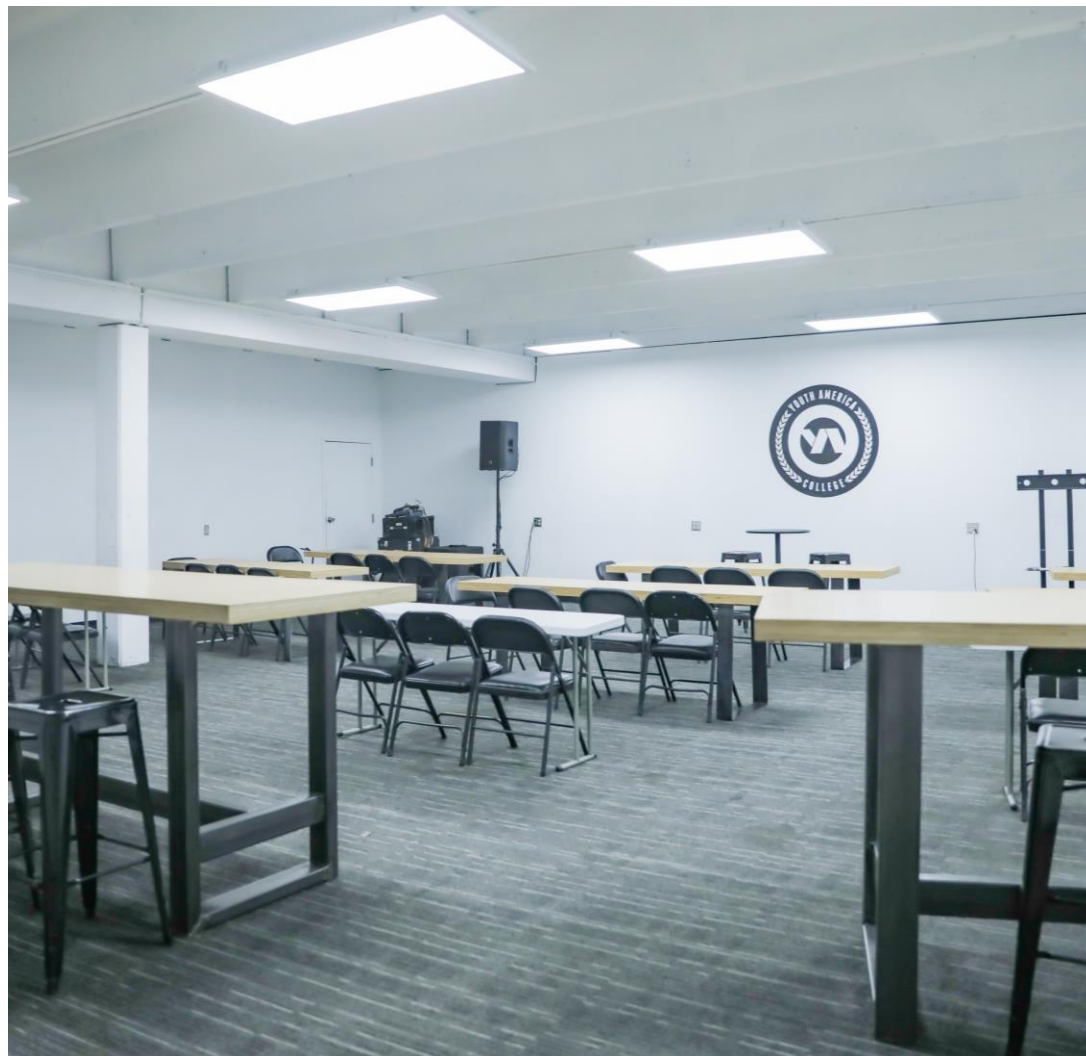
Transformation Hall



Auditoriums



Lecture Halls and Flexible Rooms



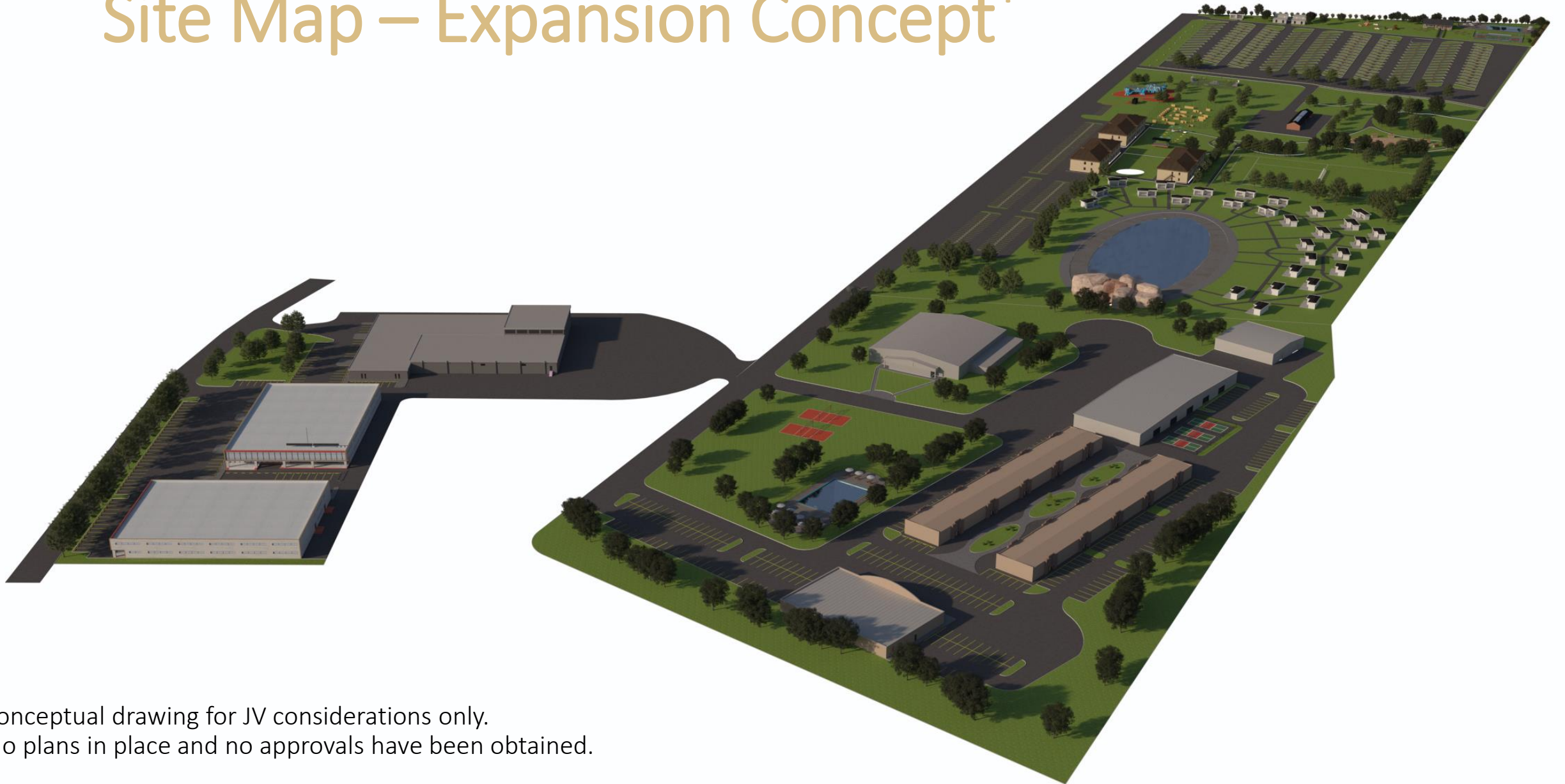
Office Wing



Multipurpose / Configurable Rooms



Site Map – Expansion Concept*



Conceptual drawing for JV considerations only.
No plans in place and no approvals have been obtained.

Contacts:

Casey Bohn
csoraya@reway.com
(310) 614.0795

John Arno
jarno@reway.com
(805) 450-3585

Michael Soraya
msoraya@reway.com
(310) 801-3343