

Del City Office Suites

5480 Main Street, 5505/5509 Main Street, Del City, OK 73115



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Confidentiality Agreement

5480 Main Street, 5505/5509 Main Street, Del City, OK 73115



Wiggin Properties, LLC (“WP”) is acting as the Owner’s exclusive single party real estate broker for the sale of the 5480 Main Street, 5505/5509 Main Street, Del City, OK 73115. 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 Summary

5480 Main Street, 5505/5509 Main Street, Del City, OK 73115

3-Building Office Portfolio

Wiggin Properties is pleased to present the opportunity to acquire Del City Office Suites, a stabilized three-building, garden style office portfolio located in the heart of Del City, Oklahoma. Built in 2014, the portfolio totals ±18,300 square feet across three identical buildings and is 100% leased, providing investors with immediate, reliable income.

The property benefits from a strong location with excellent access to Interstate 40, just minutes from downtown Oklahoma City, Tinker Air Force Base, and nearby retail and restaurant corridors. Designed with efficient floorplans and modern construction, the buildings cater to small and mid-sized tenants with suites ranging from ±700 SF to ±1,650 SF.

The tenant base is secured with short- to mid-term modified gross leases (tenants pay electric), allowing investors to capture rent growth and inflationary adjustments over time. Historically, the property has demonstrated low turnover and strong occupancy, underscoring the stability and demand for well-located suburban office product in this market.

Highlights

- Well located in Del City with great access to I-40 and local retail and restaurants in the immediate corridor.
- 100% Occupied Garden Style Office Investment
- Leases are typically 1 - 3 years with the ability to increase rents with inflation
- Property has stayed well occupied with little turnover since it was built in 2014.



PURCHASE PRICE
\$3,150,000



CAP RATE
8.13%



OCCUPANCY
100% LEASED



LEASE TYPE
MODIFIED GROSS

5505 Main Street



5509 Main Street



5480 Main Street



The Property

5480 Main Street, 5505/5509 Main Street, Del City, OK 73115



Del City Office Suites

Address:	5480 Main Street, 5505/5509 Main Street, Del City, OK 73115
Building SF:	6,100 SF each, 18,300 SF total
Class:	B
Year Built:	2014
Tenancy:	Multi-Tenant Office

Demographics

2024	2 Miles	5 Miles	10 Miles
Population	42,756	136,497	469,483
Average HH Income	\$58,986	\$60,678	\$69,310
Owner Occupied Units	7,914	27,628	104,155
Renter Occupied Units	9,658	27,947	91,063

Traffic Counts

Road	Count
S Sooner Rd	22,379 (23)
Liberty Pkway S	20,710 (23)
Will Rogers Rd N	20,213 (25)

About Del City

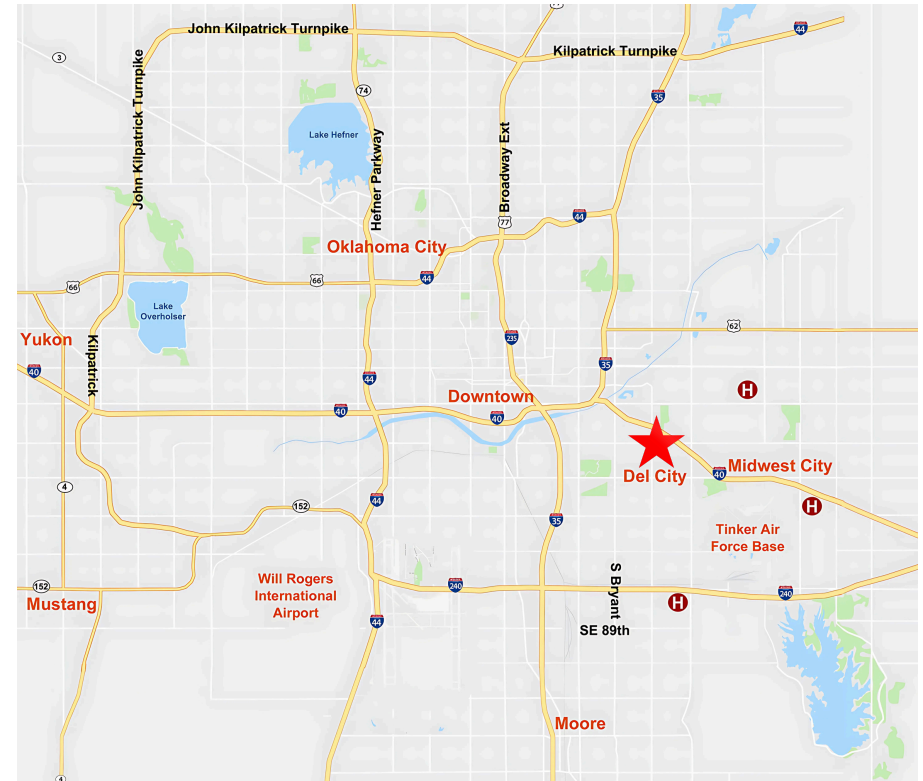
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Del City, OK

Del City combines small-town character with the convenience of a central metro location. Just minutes from downtown Oklahoma City, the community offers strong connectivity and a welcoming environment for residents, businesses, and visitors alike. The property is situated less than a mile from Rose State College, a regional institution that brings thousands of students, faculty, and visitors to the area, creating steady demand and adding to the city's energy and growth.

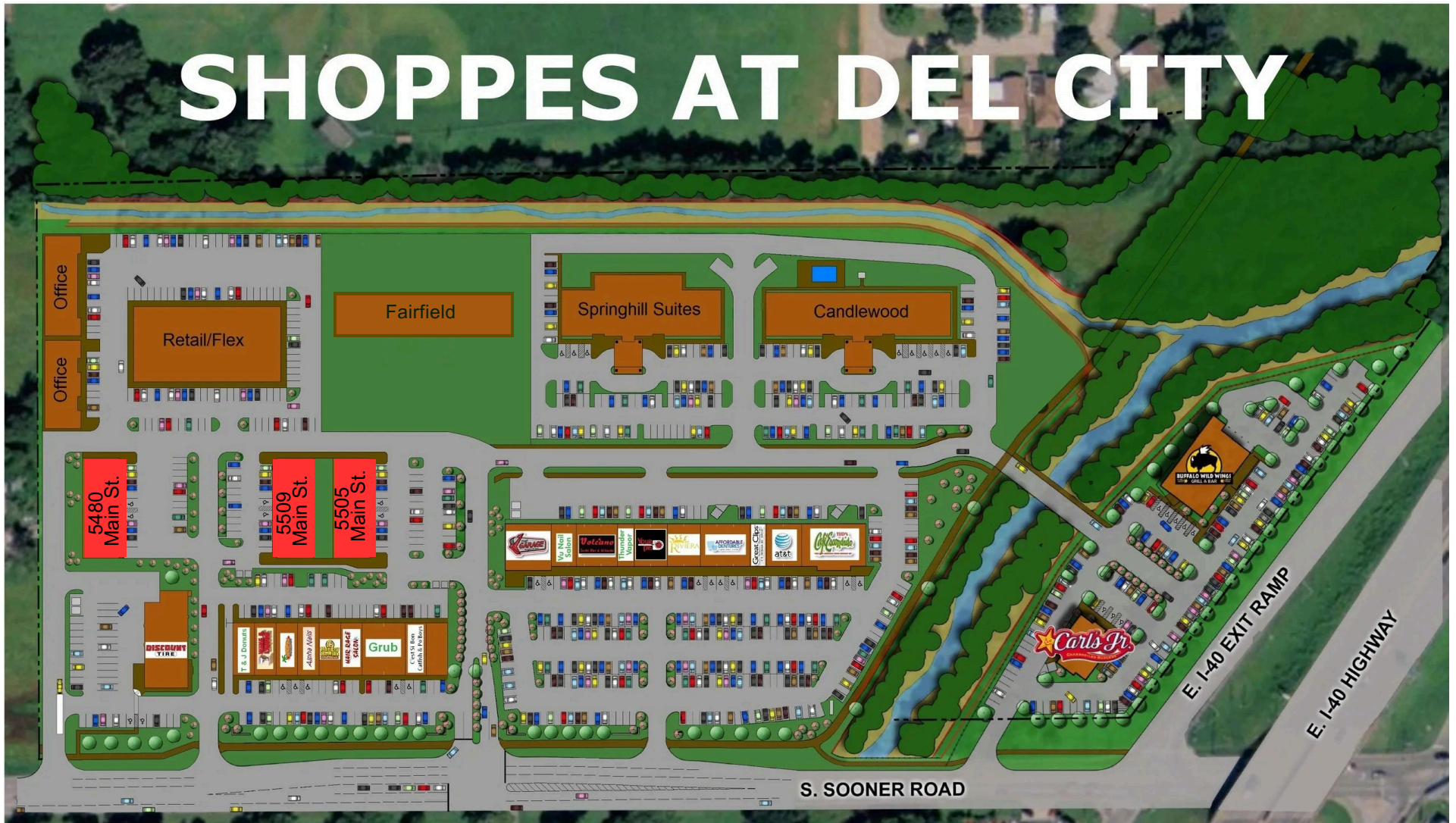
Its location directly off Interstate 40 provides unmatched access to downtown Oklahoma City, Tinker Air Force Base—one of the state's largest and most stable employers—and the broader metro, making it highly accessible for both tenants and clients.

Surrounded by established neighborhoods, expanding retail, dining, and parks, Del City continues to attract new investment while maintaining the reliability of a long-standing community. This balance of stability, connectivity, and ongoing development positions the area as a strong market for long-term growth and a compelling opportunity for investors.



Location

5480 Main Street, 5505/5509 Main Street, Del City, OK 73115



Financial Information

Del City, OK



Del City Office Suites

The following economic analysis is based on existing occupancy rates, rental rates and pro forma operating expenses. All information provided herein was obtained from sources deemed as reliable; however Wiggin Properties, LLC. is not responsible for mistakes, errors, or omissions.

Economic Valuation

	<u>6,100</u> <u>5480 Main St.</u> <u>I-40 CS</u>	<u>12,200</u> <u>5505/5509 Main St.</u> <u>Del City OS</u>	<u>18,300</u> <u>2024</u> <u>Actual</u>	<u>Year 1</u> <u>In-Place Pro Forma</u>	
INCOME:					
Potential Rental Income	\$99,840	\$197,340	\$297,180	\$297,180	\$16.24
CAM Reimbursements	\$4,992	\$9,867	\$14,859	\$14,859	\$0.81
Other Income (Security Deposits)	\$1,795	\$3,500	\$5,295	\$5,295	\$0.29
POTENTIAL GROSS INCOME	\$106,627	\$210,707	\$317,334	\$317,334	\$17.34
Vacancy/Credit Loss	\$0	\$0	\$0	\$15,867	-5.00%
EFFECTIVE GROSS INCOME	\$106,627	\$210,707	\$317,334	\$301,467	\$16.47
LESS: Operating Expenses					
Property Taxes	\$10,631	\$20,464	\$31,095	\$31,095	\$1.70
Repairs & Maintenance	\$1,200	\$1,500	\$2,700	\$5,000	\$0.27
Utilities (CAM - Water, Electric, Security)	\$4,400	\$6,300	\$10,700	\$10,700	\$0.33
Landscaping	\$2,000	\$4,000	\$6,000	\$6,000	\$0.58
Management Fee	\$0	\$0	\$0	\$9,846	3.50%
Insurance	\$3,510	\$7,020	\$10,530	\$10,530	\$0.58
Other	\$0	\$300	\$300	\$1,500	\$0.08
Total Operating Expenses	\$21,741	\$39,584	\$61,325	\$74,671	\$4.08
NET OPERATING INCOME	\$84,886	\$171,123	\$256,009	\$226,797	\$12.39
Asking Price			\$3,150,000	\$3,150,000	
Cap Rate			8.13%	7.20%	
Price Per Square Foot			\$172.13	\$172.13	

Financial Information

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Rent Roll

5480 Main Street

Unit	Tenant	Rentable Sq. Ft.	Pro Rata Share	Lease From	Lease To	Monthly Base Rent	Annual Base Rent	Annual Base Rent PSF
100	Frieda Freeman - Cooper Mental Health	1,650	27.05%	10/15/2024	10/31/2027	\$2,245.00	\$26,940.00	\$16.33
101	Dreadladi, LLC	700	11.48%	5/1/2023	4/30/2027	\$995.00	\$11,940.00	\$17.06
102	Royal Treatment Hair Restoration	700	11.48%	2/5/2025	1/31/2027	\$945.00	\$11,340.00	\$16.20
103	DeAngelo Payne	700	11.48%	4/1/2019	2/28/2026	\$945.00	\$11,340.00	\$16.20
104	J220 Salon & Spa	700	11.48%	5/1/2024	4/30/2026	\$945.00	\$11,340.00	\$16.20
105	Elegant Hair Salon	1,650	27.05%	4/1/2025	3/31/2027	\$2,245.00	\$26,940.00	\$16.33
TOTAL/AVG.		6,100				\$8,320.00	\$99,840.00	\$16.37

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Rent Roll

5505 Main Street

Unit	Tenant	Rentable Sq. Ft.	Pro Rata Share	Lease From	Lease To	Monthly Base Rent	Annual Base Rent	Annual Base Rent PSF
100	Pinnacle Counseling	1,650	27.05%	7/1/2021	6/30/2026	\$2,245.00	\$26,940.00	\$16.33
101	Classic Beauty Salon	700	11.48%	10/20/2014	2/28/2026	\$945.00	\$11,340.00	\$16.20
102	Hairspdevine, LLC	700	11.48%	3/10/2025	2/28/2027	\$945.00	\$11,340.00	\$16.20
103	Right Shyne Grillz	700	11.48%	7/15/2021	2/28/2026	\$945.00	\$11,340.00	\$16.20
104	Unlimited Looks Salon	700	11.48%	5/7/2020	2/28/2027	\$945.00	\$11,340.00	\$16.20
105	Indulgence Hair Studios	1,650	27.05%	3/5/2025	2/28/2028	\$2,245.00	\$26,940.00	\$16.33
TOTAL/AVG.		6,100				\$8,270.00	\$99,240.00	\$16.27

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Rent Roll

5509 Main Street

Unit	Tenant	Rentable Sq. Ft.	Pro Rata Share	Lease From	Lease To	Monthly Base Rent	Annual Base Rent	Annual Base Rent PSF
100	9K Hair Studio	1,650	27.05%	1/1/2023	12/31/2025	\$2,245.00	\$26,940.00	\$16.33
101	Final Touch Hair Salon	700	11.48%	10/4/2021	2/28/2026	\$945.00	\$11,340.00	\$16.20
102	Intentional Paths to Recovery	700	11.48%	5/5/2024	4/30/2026	\$897.50	\$10,770.00	\$15.39
103	Intentional Paths to Recovery	700	11.48%	5/5/2024	4/30/2026	\$897.50	\$10,770.00	\$15.39
104	Embellished Aesthetics Studio	700	11.48%	5/20/2024	5/31/2026	\$945.00	\$11,340.00	\$16.20
105	9K Hair Studio, LLC	1,650	27.05%	9/1/2021	12/31/2025	\$2,245.00	\$26,940.00	\$16.33
TOTAL/AVG.		6,100				\$8,175.00	\$98,100.00	\$16.08

Contact Information

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WIGGIN
PROPERTIES, LLC

CONTACT US

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