

FOR SALE

100% OCCUPIED
RETAIL CENTER
FOR SALE

900 E. PROSPECT, PONCA CITY, OK 74601



BANTA
Property Group

BANTA PROPERTY GROUP, LLC

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OFFERING SUMMARY

Sale Price:	\$1,675,000
Building Size:	12,160 SF
Lot Size:	1.13 Acres
Price / SF:	\$137.75
Cap Rate:	7.44%
NOI:	\$124,645
Year Built:	1985

PROPERTY OVERVIEW

This 100 percent (100%) occupied retail center has 12,160 square feet with a stabilized tenant base. Some of the tenants are paying below market rents so there exists an opportunity to raise rents upon lease renewal. The majority of the tenants have occupied their spaces for over 10 years. The property offers a good mix of tenants with both national and local retailers in place.

The property fronts East Prospect Street and is adjacent to Aldi. The property is on a heavily traveled retail corridor and is surrounded by national retailers including a Walmart Supercenter, Atwoods, Tractor Supply, Chili's, Hobby Lobby, Burger King and Schlottzsky's.

PROPERTY HIGHLIGHTS

- 100 percent (100%) occupied
- Stabilized tenant base
- Heavily traveled retail corridor



RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
600	Vapor 100	2,710 SF	22.29%	\$9.96	\$27,000	7/1/2019	2/28/2027
800	Ponca Smiles	1,850 SF	15.21%	\$12.00	\$22,200	9/1/2011	2/28/2027
900	Edward Jones	1,520 SF	12.50%	\$10.74	\$16,320	7/14/1999	10/31/2025
1000	Check 'N Go	1,520 SF	12.50%	\$12.00	\$18,240	5/1/2003	2/28/2025
1100	K&K Nail Salon	1,520 SF	12.50%	\$12.63	\$19,200	6/1/2014	8/31/2028
1200	Genesis Hair Salon	1,520 SF	12.50%	\$12.00	\$18,240	1/1/2014	3/31/2027
1300	Subway	1,520 SF	12.50%	\$14.00	\$21,285	4/28/1989	12/31/2027
TOTALS		12,160 SF	100%	\$83.33	\$142,485		

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