

**PROPOSAL**

# Swift Collision Sale Leaseback

**20701 EAST 81ST STREET SOUTH**

Broken Arrow, OK 74014

**PRESENTED BY:**

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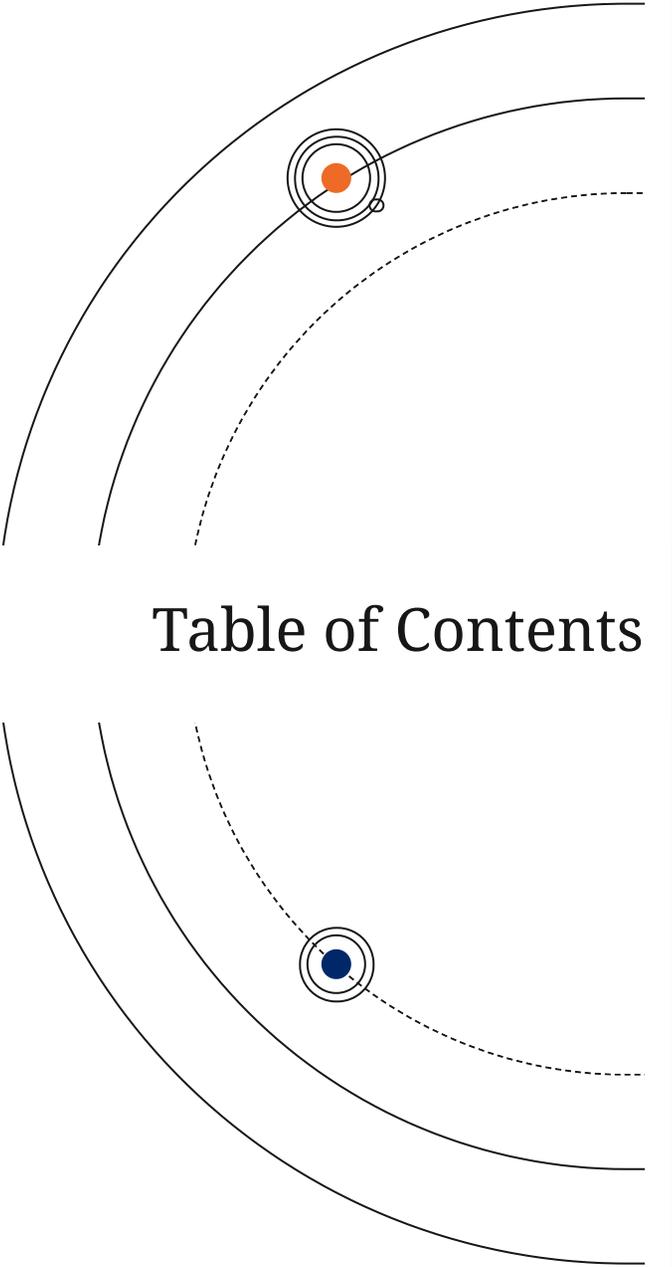
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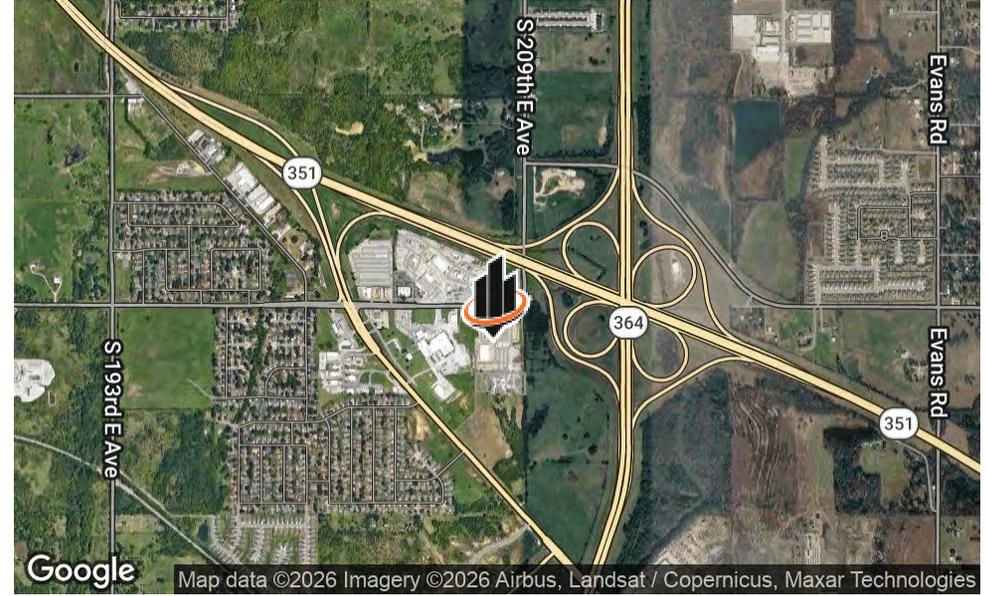
This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



**SECTION 1**  
Property  
Information

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$23,000,000
<b>BUILDING SIZE:</b>	106,523 SF
<b>NOI:</b>	\$1,380,000.00
<b>CAP RATE:</b>	6.0%
<b>LOT SIZE:</b>	8.23 AC
<b>DRIVE IN DOORS:</b>	Main Body - 17 Mechanical - 7 Total - 24
<b>CLEAR HEIGHTS:</b>	28-30 ft

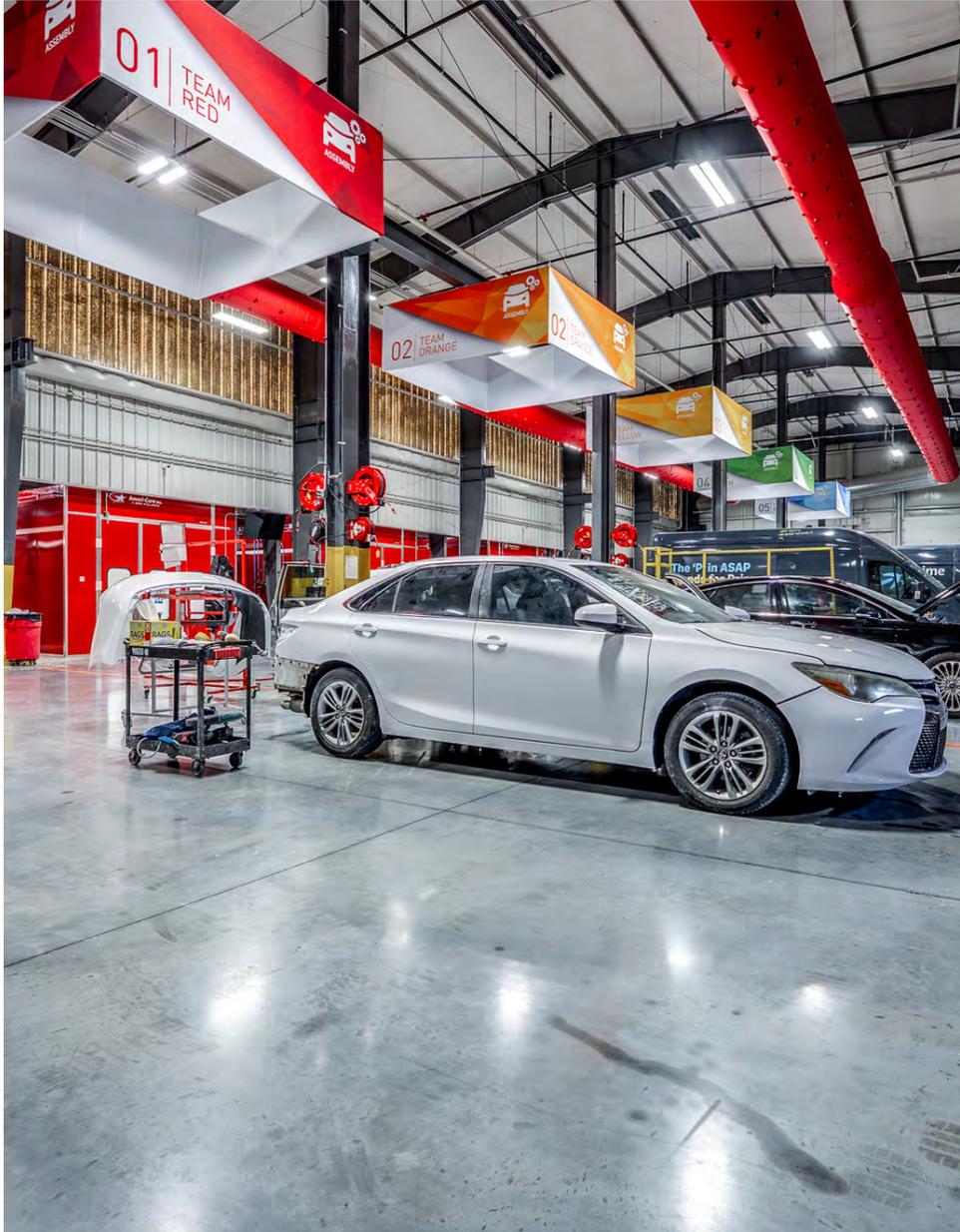
## PROPERTY DESCRIPTION

This offering presents a 106,523 SF sale-leaseback opportunity leased to Swift Collision, a fast-growing and innovative collision repair company with a strong regional presence and expansion plans underway. The tenant has offered to pay \$115,000 per month in absolute NNN rent, providing durable, hands-off cash flow backed by an operating business that is actively investing in its platform.

The property is being marketed at \$23,000,000 and is located at 20701 E 81st Street in Broken Arrow, one of the most desirable and supply-constrained industrial corridors in the Tulsa MSA. The facility features a high-quality, modern build-out specifically designed for collision operations, with brand-new equipment, systems, and infrastructure throughout.

This is a true sale-leaseback with no landlord responsibilities, offering investors long-term income secured by a mission-critical facility that would be costly and difficult to replicate. The combination of a growing tenant, premium build-out, and prime location positions this asset as a compelling opportunity for investors seeking stable yield with upside tied to tenant growth.

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### LOCATION DESCRIPTION

The property is located in Broken Arrow's core industrial corridor, surrounded by active manufacturing and industrial users. The area has strong fundamentals with easy access to major roadways and established logistics infrastructure. Broken Arrow continues to see steady business and population growth, which has driven demand for industrial space and supported aggressive pricing. The location also benefits from a deep local labor pool and proximity to everyday amenities, making it a practical and attractive setting for industrial and manufacturing operations.

## COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- 106,523 SF single-tenant sale-leaseback
- Absolute NNN lease to Swift Collision
- \$115,000/month rent (\$1.38M annually)
- Offered at \$23,000,000
- Mission-critical collision facility with specialized build-out
- Brand-new equipment and improvements
- Prime Broken Arrow location at 20701 E 81st St
- Passive, hands-off income stream
- 100% Climate controlled

## LONG TERM PARTNERSHIP WANTED



### TENANT / PLATFORM OVERVIEW

Swift Collision is building a centralized, industrialized collision repair ecosystem designed to consolidate and modernize a highly fragmented industry. The platform is focused on regional mega-hub production facilities supported by a distributed intake-center (“spoke”) network to drive volume, efficiency, and market presence.

#### Five-Year Expansion & Real Estate Deployment Plan

Over the next five years, Swift plans to develop and operate:

- Six (6) mega hubs ranging from 180,000–300,000 SF each
- Two hundred (200) intake center spokes averaging ~10,000 SF each
- A fully integrated hub-and-spoke logistics and production system

Swift anticipates deploying \$500M+ into property acquisitions during this period and expects to execute sale-leaseback transactions on at least 50% of its owned portfolio (potentially more depending on capital efficiency and speed of expansion). This strategy is intended to create a repeatable acquisition pipeline for aligned real estate partners.

### INSTITUTIONAL SCALE / VALUATION

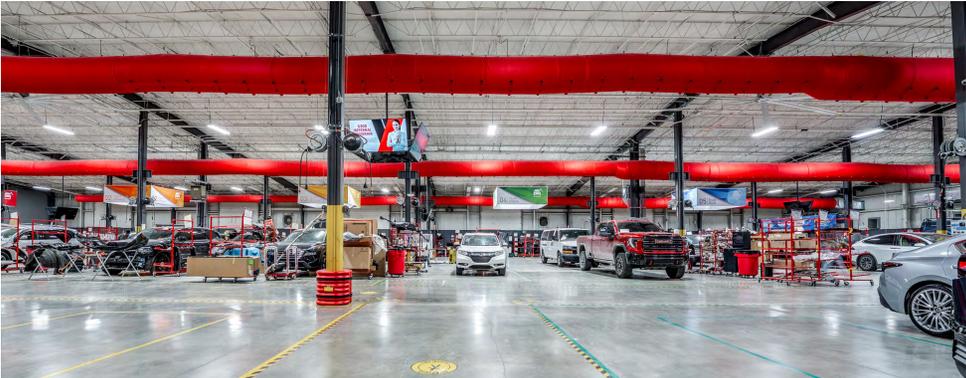
Swift is building a scalable operating platform with centralized production, advanced OEM certifications, digital workflow management, AI-driven production oversight, and future robotics integration. The stated objective is to scale revenue and infrastructure to attract institutional capital at the platform level over time (e.g., private equity recapitalization, strategic consolidation, or public markets).

#### Partner Profile

Swift emphasizes preference for real estate partners aligned with:

- Portfolio-level thinking
- Industrial/commercial asset scalability
- Long-term partnership over one-off transactions
- Early alignment with a growth platform

**ADDITIONAL PHOTOS**

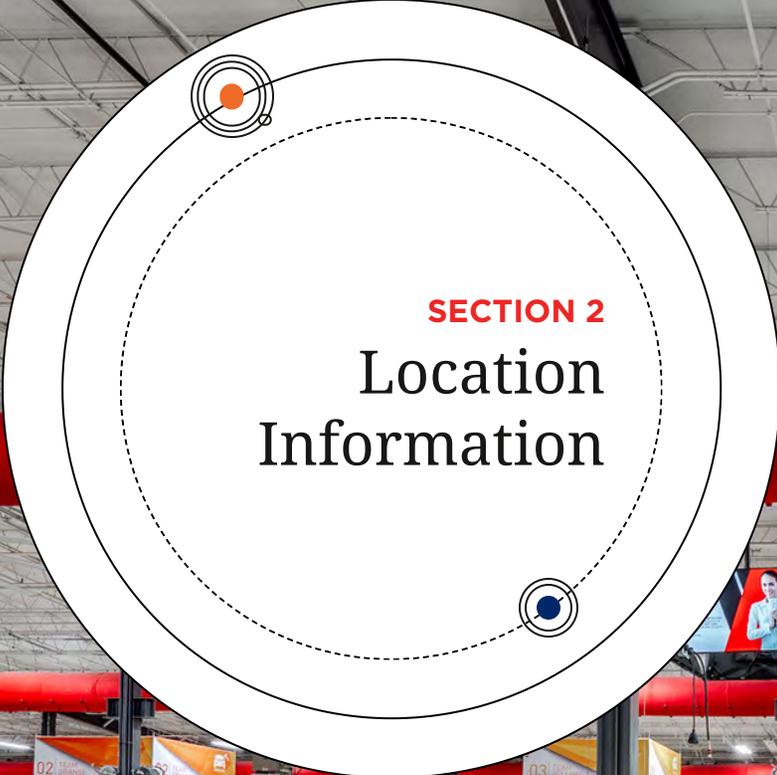


**ADDITIONAL PHOTOS**



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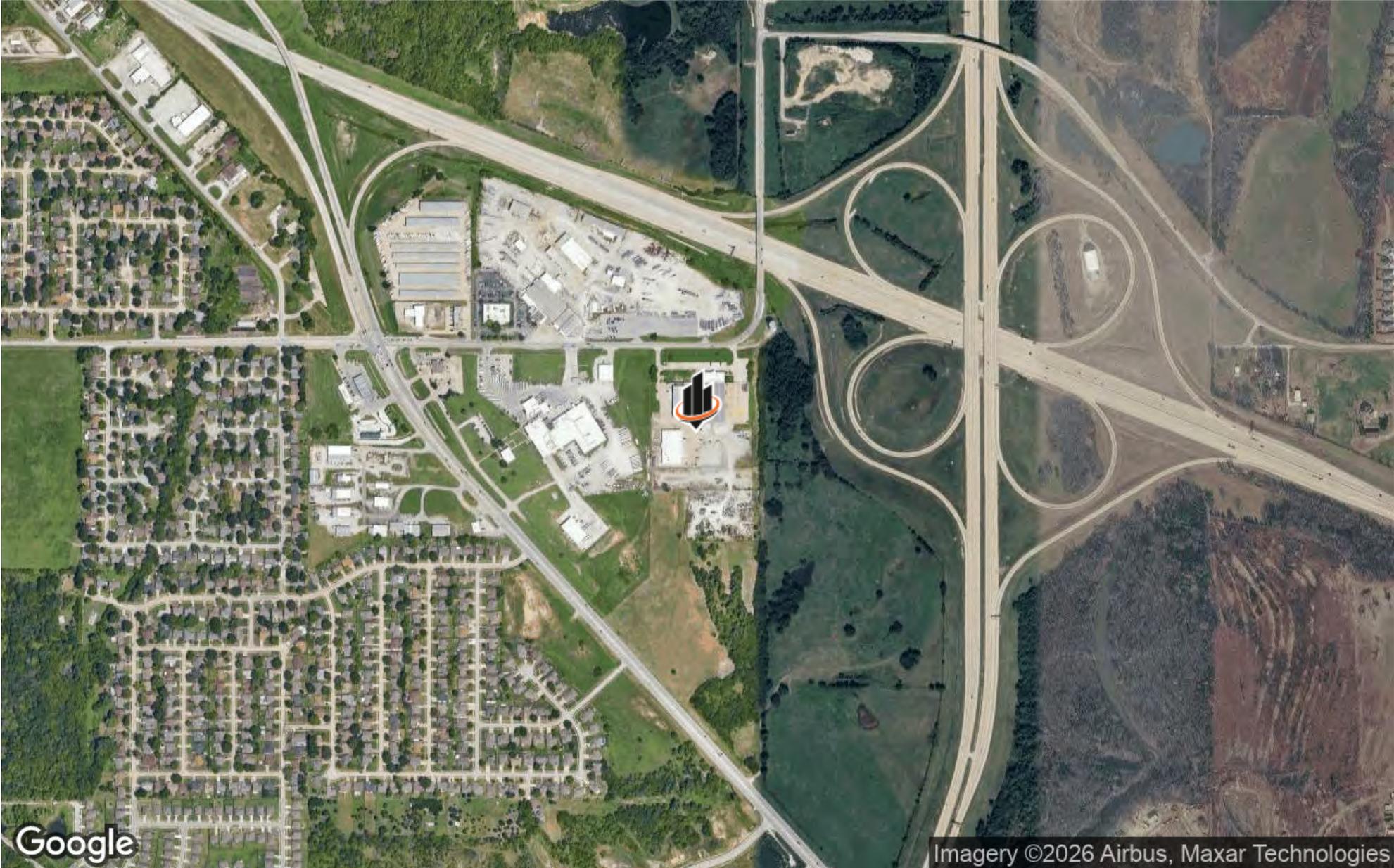




**SECTION 2**  
Location  
Information



**AERIAL MAP**



# FLOOR PLANS



2nd Floor Office Plan

## Functional Areas

UPSTAIRS OFFICE AREA  
8,355 ft<sup>2</sup> (776 M<sup>2</sup>) Under Roof

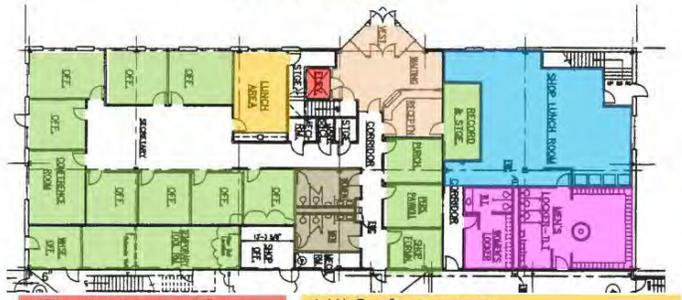


- ❖ Elevator to second floor
- ❖ (22) Private offices
- ❖ (2) Conference rooms
- ❖ (1) Men's and Woman's restroom
- ❖ (1) Library area
- ❖ (1) Computer Network / Phone room
- ❖ (1) Kitchen area

1st Floor Office Plan

## Functional Areas

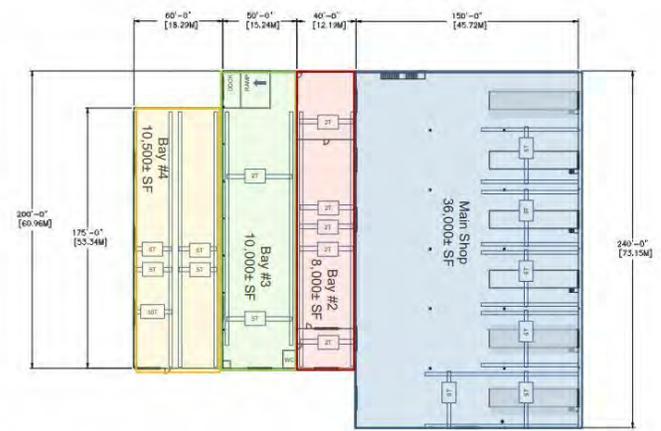
DOWNSTAIRS OFFICE AREA  
8,355 ft<sup>2</sup> (776 M<sup>2</sup>) Under Roof



- ❖ Elevator to second floor
- ❖ (17) Private offices
- ❖ (1) Reception / Waiting area
- ❖ (1) Conference room
- ❖ (1) Men's and Woman's restroom office
- ❖ (1) Men's and Woman's locker room shop
- ❖ (1) Large Lunch Room

Main Shop Floor Plan

## Production Areas





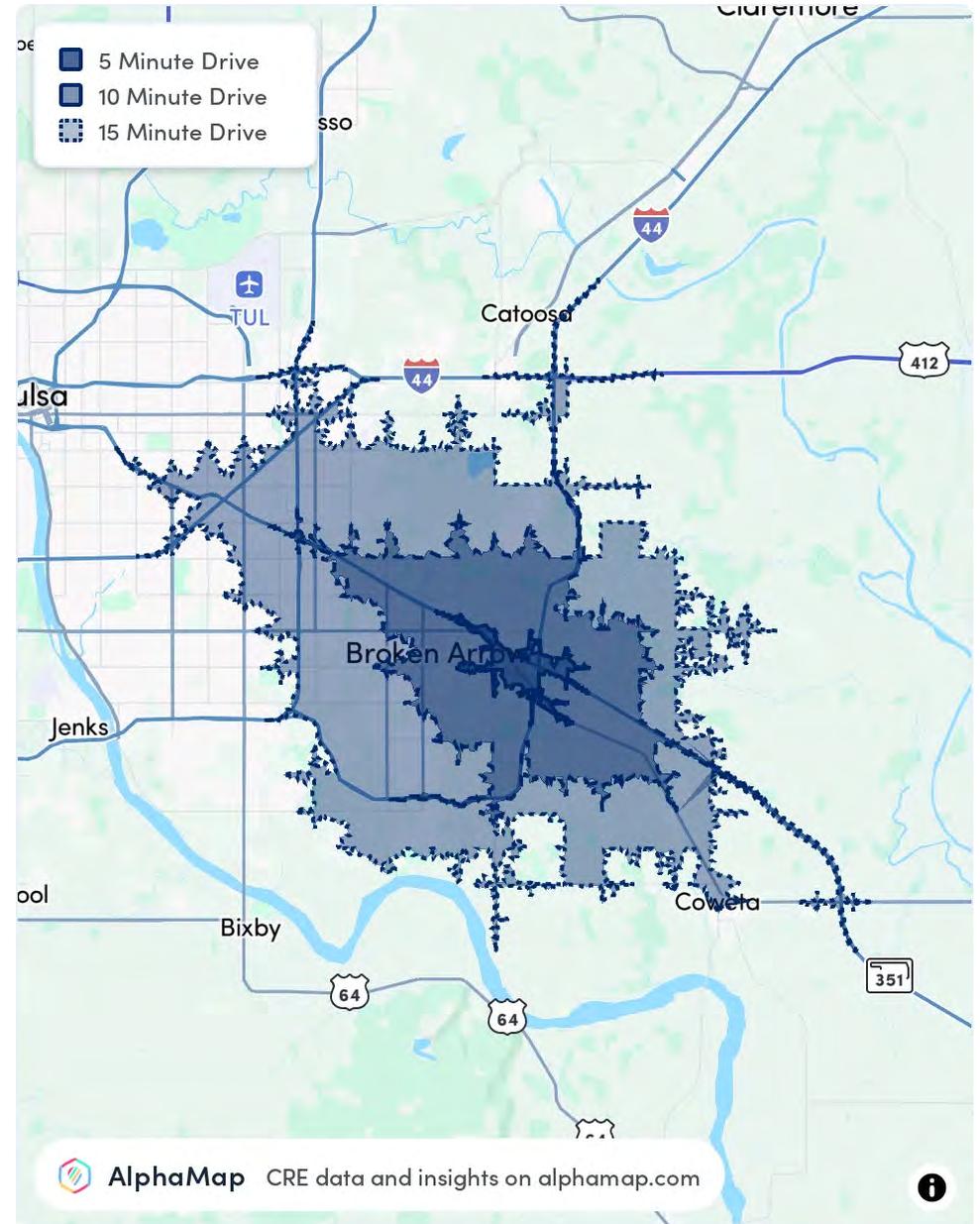
**SECTION 3**  
**Demographics**

# AREA ANALYTICS

## HOUSEHOLD & INCOME    5 MINUTES    10 MINUTES    15 MINUTES

	5 MINUTES	10 MINUTES	15 MINUTES
TOTAL HOUSEHOLDS	786	22,254	85,555
PERSONS PER HH	2.7	2.6	2.7
AVERAGE HH INCOME	\$101,260	\$99,415	\$92,743
AVERAGE HOUSE VALUE	\$224,771	\$257,950	\$240,652
PER CAPITA INCOME	\$37,503	\$38,236	\$34,349

Map and demographics data derived from AlphaMap





**SECTION 4**  
Advisor Bios



**ADVISOR BIO 1**



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