

225 S. Knoblock Stillwater, OK

2023 UPDATES:

- New TPO roof with Iso board – Total cost: \$253,000
- New placement of HVAC units on roof. Just overall clean up and organization of conduit and refrigerant lines.

2024 UPDATES:

- 2,950 sq. ft. remodel converting space to office space and re-alignment of HVAC equipment into those individual spaces.
- 7,000 sq. ft. of hardwood floor refinished and base shoe completed for a new finished look. All of the upstairs updates cost approximately \$80,000. Receipts provided upon request.

2025 UPDATES:

- Downstairs (east side) was completed gutted and refinished - 3,500 sq. ft.
- Added two new bathrooms and dedicating new Commercial heat pumps to those areas. Total downstairs remodel over \$200,000.

RENT ROLL:

- 1) \$3,650/ month 5 year Lease EFF. 02/2024 3426 sq. ft.
- 2) \$750/month 5 Year Lease EFF. 9/2024 600 sq. ft.
- 3) \$1,156/month 3 Year Lease EFF. 04/2025 841sq. ft.
- 4) \$5,306/month 3 Year Lease EFF. 02/2024 3352 sq. ft
- 5) \$900/month 3 Year Lease EFF 02/2024 600 sq. ft.
- 6) \$2,250/month 3 Year Lease EFF 04/2025 1500 sq. ft.
- 7) 2,500/month 3 Year Lease EFF 06/2025 1500 sq. ft.

Total Rent:

\$16,512/month

\$198,144/year