

FOR SALE

# VALUE ADD GSA USCIS OKC FIELD OFFICE

4400 SW 44th St, Oklahoma City, OK 73119



**Chris Castro**

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PIVOT

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1214 NW Hudson, Suite 213  
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# PROPERTY INFORMATION



# PROPERTY SUMMARY



## OFFERING SUMMARY

Sale Price:	\$7,750,000
Number of Units:	4
Lot Size:	273,737 SF
Building Size:	52,592 SF
NOI:	\$599,327.00
Cap Rate:	7.73%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	5	22	900
Total Population	14	68	2,606
Average HH Income	\$55,886	\$55,729	\$55,976





## PROPERTY DESCRIPTION

Introducing a prime opportunity for GSA investors – a commanding 52,592 SF building nestled in the thriving Oklahoma City area. Built in 1999, this well-appointed property offers modern facilities and ample space to accommodate a range of operations. Zoned I-2, the versatile layout and strategic location provide an ideal framework for a variety of business endeavors. With a strong foundation and extensive potential, this property presents a compelling investment prospect for discerning investors seeking a strategic foothold in the vibrant Oklahoma City market.

## LOCATION DESCRIPTION

Excellent opportunity to own a GSA in OKC with a strong track record. Discover the bustling commercial landscape surrounding the location in Oklahoma City. Situated in the heart of the city, the area is teeming with a wide array of dining, shopping, and entertainment options. Just a short distance away, investors will find the thriving Oklahoma River and the popular Wheeler District, providing an inviting atmosphere for businesses and employees alike. With convenient access to major highways and key business districts, this GSA offers an unparalleled opportunity for an office or office building investment. Experience the dynamic energy and flourishing business community that makes this area a prime destination for commercial real estate investment.



BUILDING INFORMATION

NOI	\$599,327.00
Cap Rate	7.73%
Building Class	B
Occupancy %	82.29%
Tenancy	Multiple
Number of Floors	2
Year Built	1999
Number of Buildings	1

PROPERTY HIGHLIGHTS

- 52,592 SF building with 4 units
- Constructed in 1999
- Zoned I-2 for diverse use
- Excellent Oklahoma City location, close to the airport
- 82.29% occupancy
- Modern facilities and amenities
- Versatile layout for various operations
- Well-maintained and move-in ready
- Strong GSA investment potential in thriving market
- Recent re-sealing and striping of the parking lot.





# FINANCIAL ANALYSIS



INVESTMENT OVERVIEW

Price	\$7,750,000
Price per SF	\$147
Price per Unit	\$1,937,500
GRM	8.16
CAP Rate	7.73%
Cash-on-Cash Return (yr 1)	7.73%
Total Return (yr 1)	\$599,327

OPERATING DATA

Gross Scheduled Income	\$949,648
Total Scheduled Income	\$949,648
Gross Income	\$949,648
Operating Expenses	\$350,321
Net Operating Income	\$599,327
Pre-Tax Cash Flow	\$599,327





# RENT ROLL

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
-	USCIS Building	20,640 SF	39.25%	\$41.10	\$848,351	8/6/2021	8/5/2028
-	CSI Crown Inc.	17,000 SF	32.32%	\$6.88	\$117,008	8/1/2003	10/15/2027
-	Vacant 2nd floor	5,592 SF	10.63%	\$18.00	\$100,656	-	-
-	Vacant 1st floor	9,360 SF	17.80%	\$18.00	\$168,480	-	-
TOTALS		52,592 SF	100%	\$83.99	\$1,234,495		
AVERAGES		13,148 SF	25%	\$21.00	\$308,624		





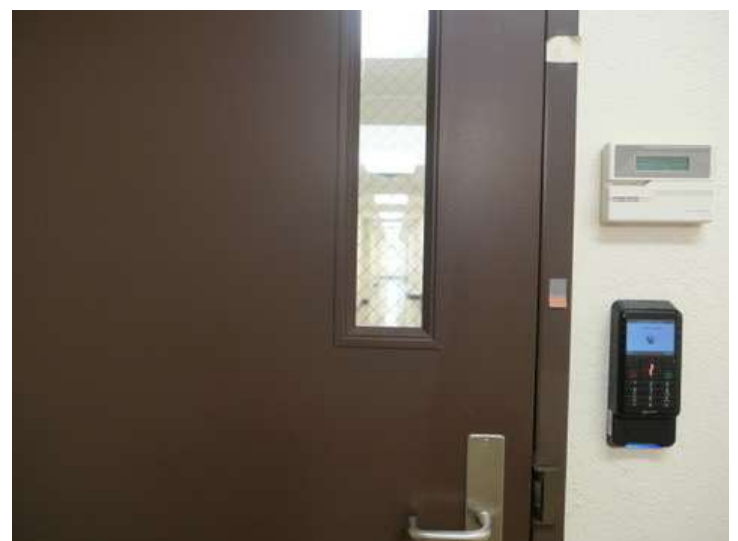
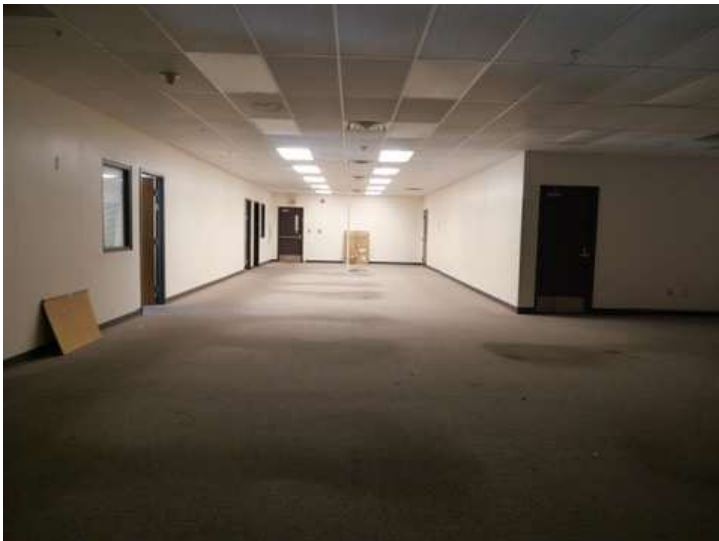
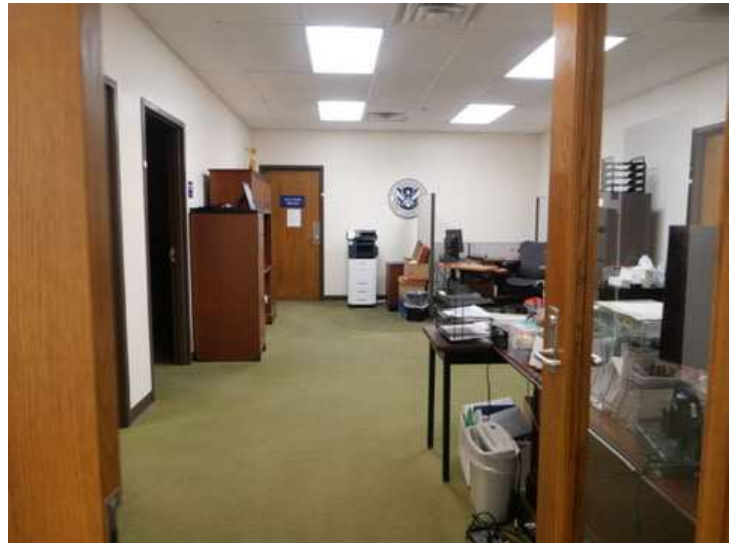
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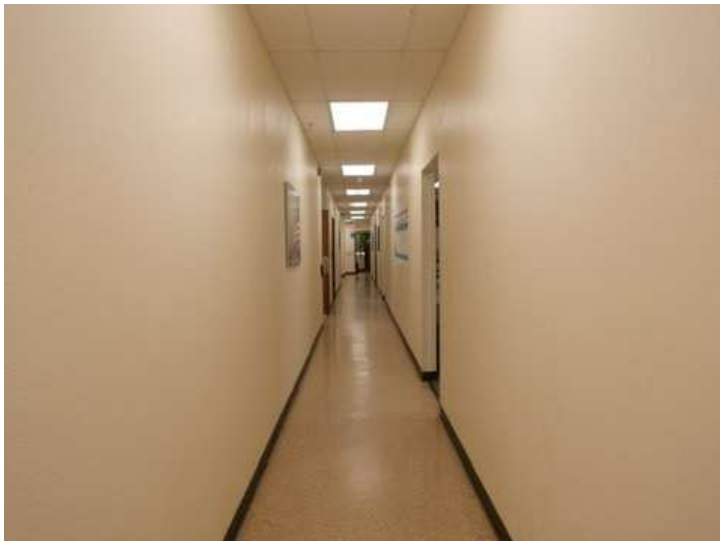




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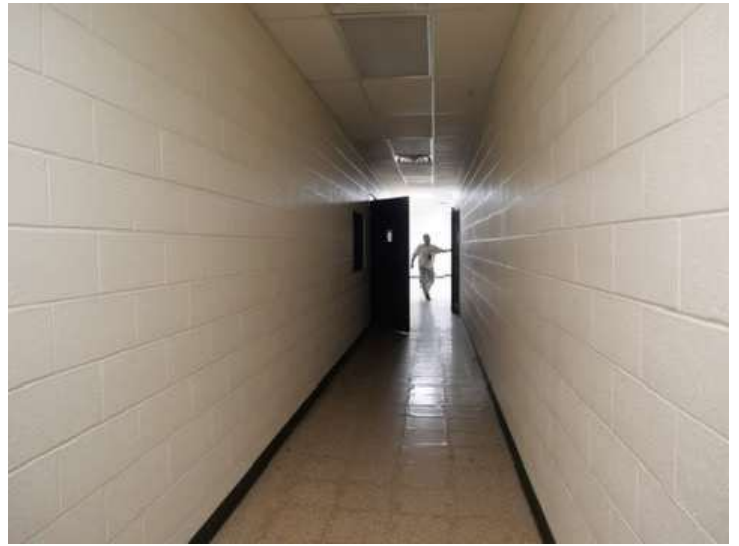
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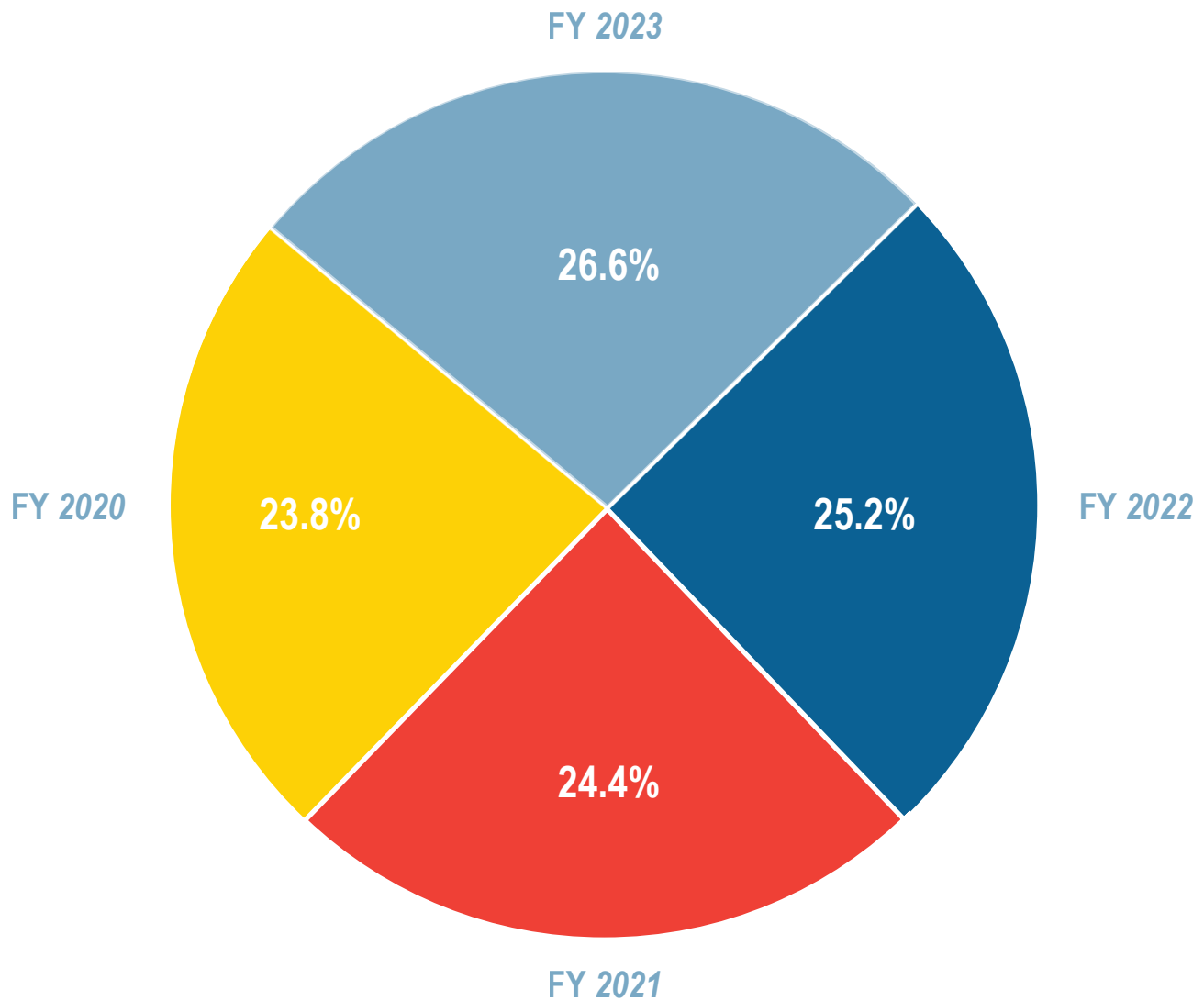


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## USCIS BUDGET ALLOCATION OVER RECENT FISCAL YEARS (IN BILLIONS)



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### Tim Strange, CCIM, SIOR, CPM

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## SUMMARY OF INS (IMMIGRATION AND NATURALIZATION SERVICE) IN THE U.S.



U.S. Citizenship  
and Immigration  
Services

The United States Citizenship and Immigration Services (USCIS), formerly part of the Immigration and Naturalization Service (INS), is the federal agency responsible for administering the nation's immigration system. It processes various immigration-related applications, including naturalization, permanent residence, asylum, and refugee status. USCIS is part of the Department of Homeland Security (DHS) and operates independently from immigration enforcement agencies like ICE (Immigration and Customs Enforcement).

## BUDGET OVERVIEW

USCIS is unique in that it is primarily funded through user fees. These fees account for about 97% of its budget, deposited into the Immigration Examinations Fee Account (IEFA). In FY 2020, USCIS had a budget of approximately \$4.85 billion, with only a small portion coming from congressional appropriations.

For the fiscal years 2021-2023, the budget allocation has increased steadily. In FY 2022, USCIS's budget was \$4.96 billion, and in FY 2023, it rose to \$5.41 billion. These increases are driven by growing operational demands, such as reducing backlogs and improving infrastructure.

## ORGANIZATIONAL GOALS AND PRIORITIES

USCIS focuses on enhancing the U.S. legal immigration system, investing in its workforce, and improving the efficiency of its operations. These goals align with broader DHS objectives to ensure security and uphold the integrity of the immigration system.

## ADDITIONAL INFORMATION

USCIS is also involved in various strategic initiatives, such as modernizing its infrastructure, reducing application backlogs, and improving customer service through digital platforms. It employs over 19,000 personnel across 223 offices worldwide.

### Chris Castro

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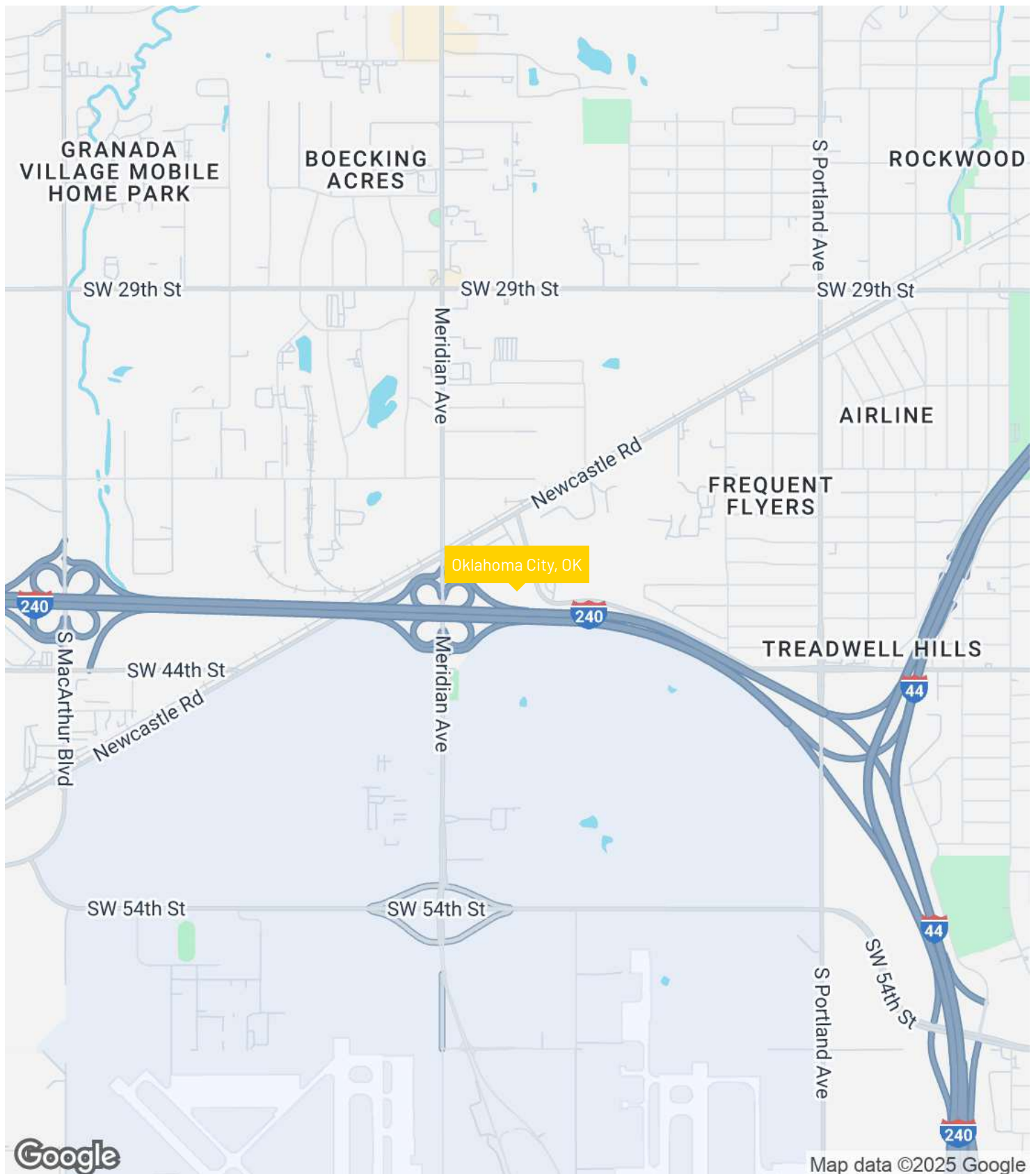
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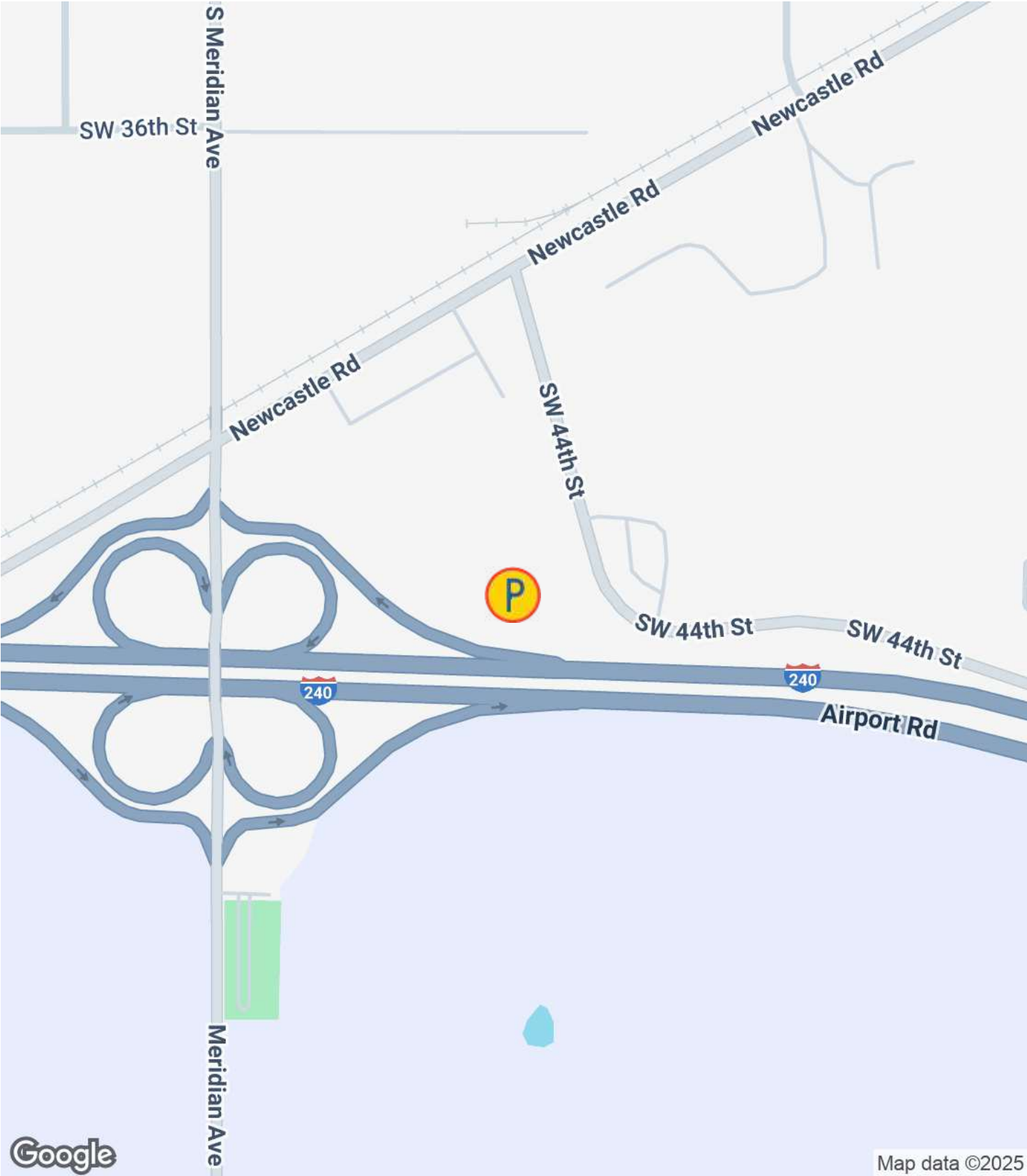
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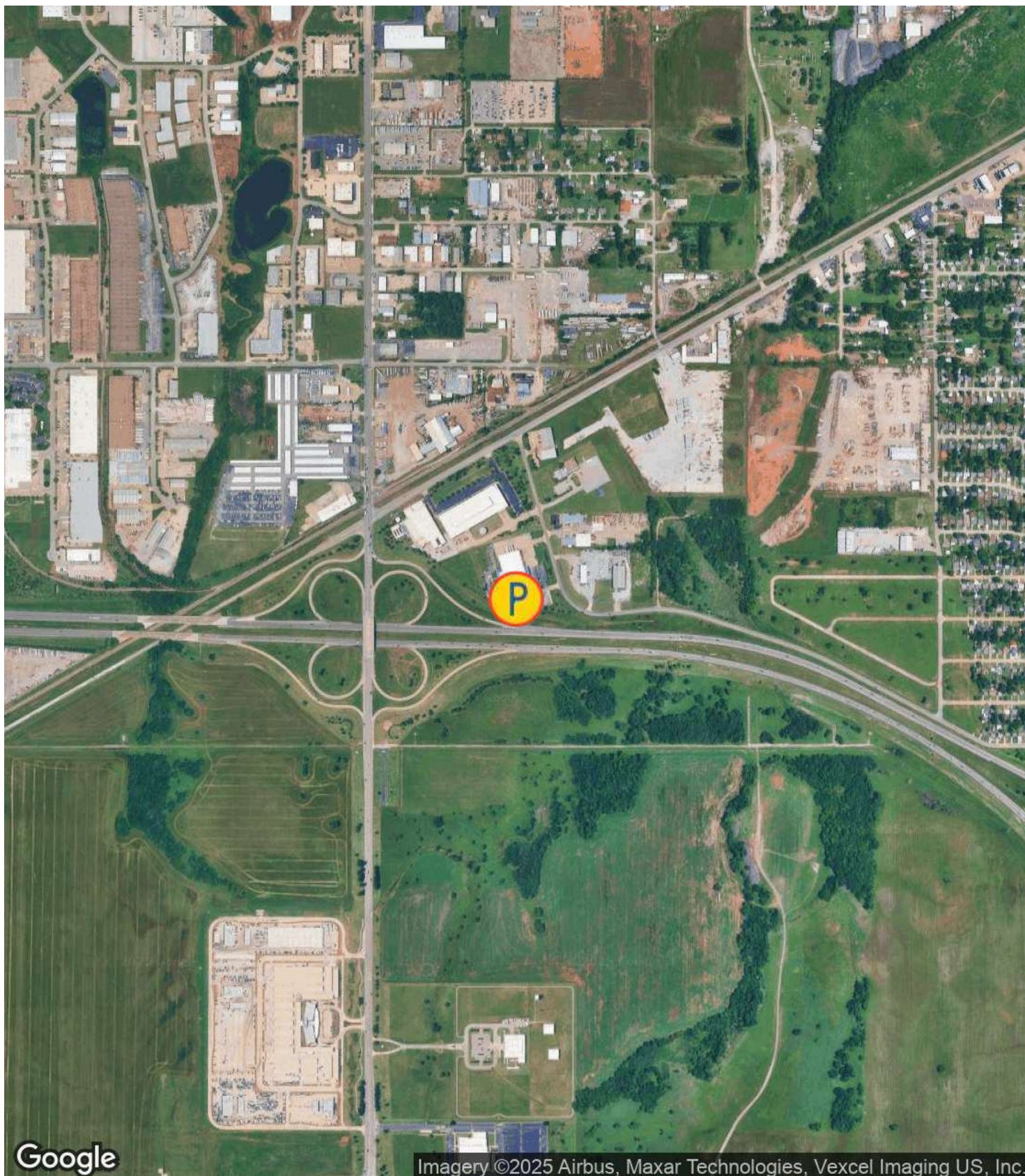
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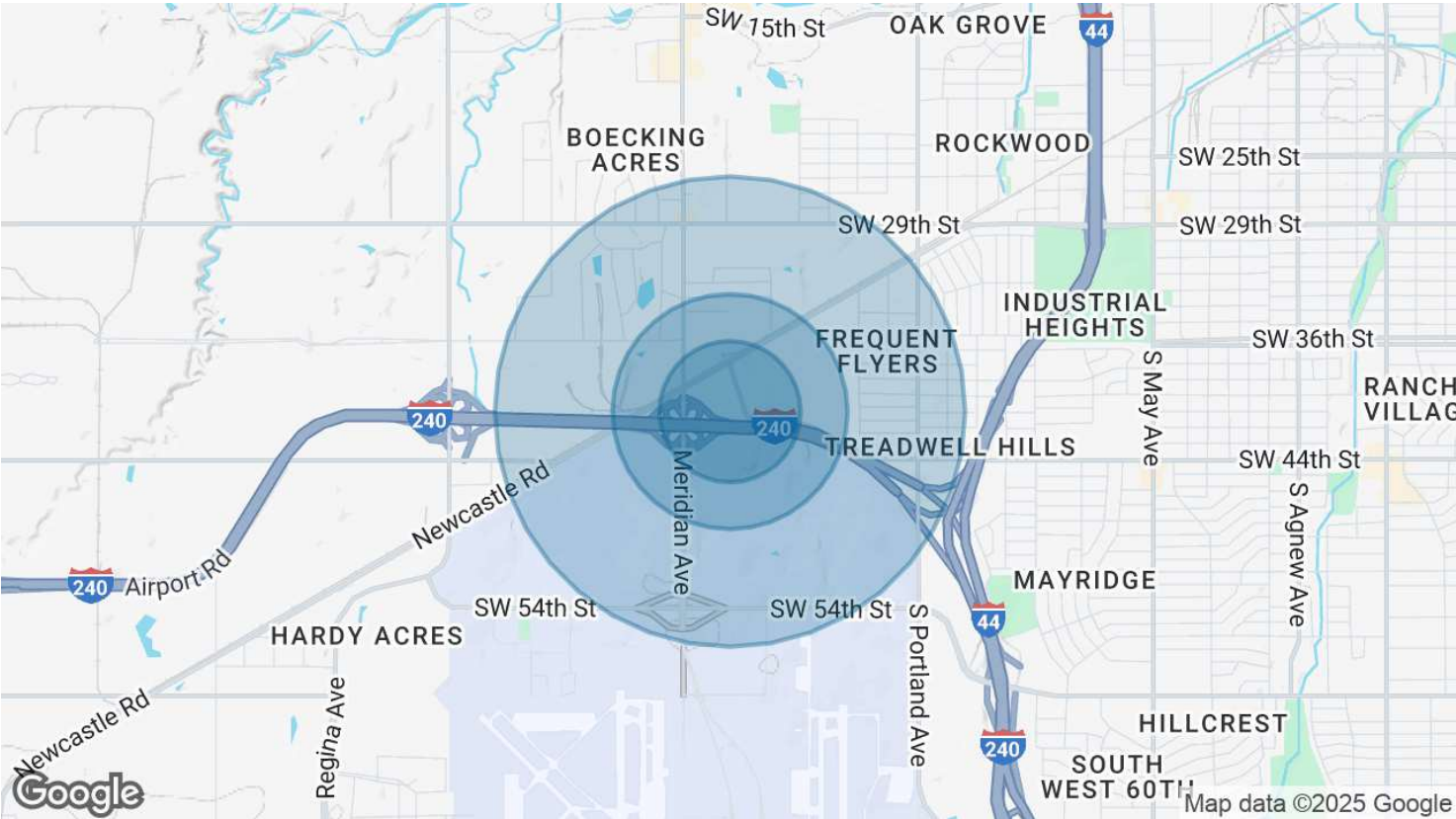








# DEMOGRAPHICS



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	14	68	2,606
Average Age	34	35	34
Average Age (Male)	35	35	34
Average Age (Female)	34	34	34

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	5	22	900
# of Persons per HH	2.8	3.1	2.9
Average HH Income	\$55,886	\$55,729	\$55,976
Average House Value	\$101,870	\$97,148	\$91,511

Demographics data derived from AlphaMap



# ADVISOR BIOS



**TIM STRANGE, CCIM, SIOR, CPM**

President

tim@pivotproject.com

Direct: **405.413.8467**

OK #070810

## PROFESSIONAL BACKGROUND

Tim Strange, CCIM, SIOR, is the President and Managing Broker of Pivot Real Estate Brokerage. As a highly successful commercial real estate broker, developer, and property owner, Tim has been involved in more than \$1.2 billion in leasing and sales transactions. In brokerage, Tim puts the interests of his clients first, working collaboratively with the entire brokerage community to maximize value and opportunities for his clients. A major focus has been on federal government leased properties to the Government Services Administration (GSA) and Veteran's Affairs (VA). He also has worked with a wide range of clients, including sellers and buyers of commercial real estate, landlords, and tenants.

Through Rose Rock Development Partners, the firm that he co-founded, Tim is committed to projects that promote human flourishing, create value for stakeholders, and have an enduring impact on the communities he serves. He has been involved in the renovation and conversion of historic buildings to apartments and in new construction of commercial and multi-family properties. Tim works with landowners and municipalities who want to see their property developed, and also acquires properties to add value through re-purposing or improving their operational results. To date, Tim's (re)-developments completed, under construction or currently in his development pipeline exceed \$400 million.

## EDUCATION

Southern Methodist University, BS in mechanical engineering

## MEMBERSHIPS

Member of CCIM, SIOR, CPM, CREC and the Economics Club of OKC  
Past president of Oklahoma CCIM, Oklahoma SIOR and Oklahoma CREC  
Former director of Oklahoma City Chamber of Commerce and  
Former director of Central Oklahoma Transportation & Parking Authority  
Former program co-chair of LOYAL of Leadership Oklahoma City  
Former board member Leadership Oklahoma City  
Former board member Last Frontier Council of Boy Scouts of America and an Eagle Scout  
Member, Crossings Community Church Choir

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CHRIS CASTRO

Associate - Office

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OK #184432

PROFESSIONAL BACKGROUND

Chris Castro is a dynamic and dedicated commercial real estate broker based in the bustling heart of Oklahoma City. Specializing in office leasing, Chris offers a unique blend of expertise and local market knowledge to meet the diverse needs of his clients. With three years of experience under his belt, he has quickly made a name for himself as a reliable and innovative professional in the commercial real estate sphere.

Bilingual and articulate, Chris can seamlessly navigate transactions and negotiations in both English and Spanish, ensuring clear and efficient communication with a broad range of clients. His background in graphic design and marketing provides him with a creative edge, allowing him to present properties in the best light and devise marketing strategies that stand out in a competitive market.

Chris's approach is deeply rooted in understanding the specific needs and goals of his clients. Whether you're a startup looking for your first office space or a multinational corporation seeking to expand your footprint, Chris is committed to finding the perfect solution for your business. His hands-on experience, coupled with his dedication to staying abreast of market trends, makes him an invaluable asset to anyone navigating the Oklahoma City office leasing market. Reach out to Chris Castro for a partner who is as invested in your success as you are.

EDUCATION

University of Oklahoma, 1999-2004  
BS in Visual Communication

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