

# JUST KIDS PEDIATRICS

2921 Southwest 89th Street, Oklahoma City, OK 73159



## PROPERTY SUMMARY

<b>Sale Price:</b>	\$1,913,000
<b>Cap Rate:</b>	7.0%
<b>NOI:</b>	\$133,952
<b>Lot Size:</b>	0.89 Acres
<b>Building Size:</b>	4,784 SF
<b>Building Class:</b>	B
<b>Year Built:</b>	2003
<b>Renovated:</b>	2020
<b>Market:</b>	Oklahoma City
<b>Cross Streets:</b>	SW 89th & May Ave



## PROPERTY OVERVIEW

ABSOLUTE NET lease with 5 years remaining on the lease. The lease has 2% annual rent increases every November. Just Kids Pediatrics is a strong local group with 12 locations across the State of Oklahoma.

## LOCATION OVERVIEW

Located 1 mile south of I-240 on SW 89th between I-44 and May Ave

FOR MORE INFORMATION, PLEASE CONTACT:

**Chris Anderson, CCIM** Principal | P: 405.285.2100 X103 | [canderson@grantgroupok.com](mailto:canderson@grantgroupok.com)

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## INVESTMENT OVERVIEW

	2026
Price	\$1,913,000
Price per SF	\$400
GRM	14.28
CAP Rate	7%
Cash-on-Cash Return (yr 1)	4.08%
Total Return (yr 1)	\$42,869
Debt Coverage Ratio	1.13

## OPERATING DATA

	2026
Gross Income	\$133,952
No Expenses - NNN Lease	\$0.00
Net Operating Income	\$133,952
Pre-Tax Cash Flow	\$15,627

## FINANCING DATA

	2026
Down Payment	\$382,600
Loan Amount	\$1,530,400
Debt Service	\$118,325
Debt Service Monthly	\$9,860
Principal Reduction (yr 1)	\$27,242

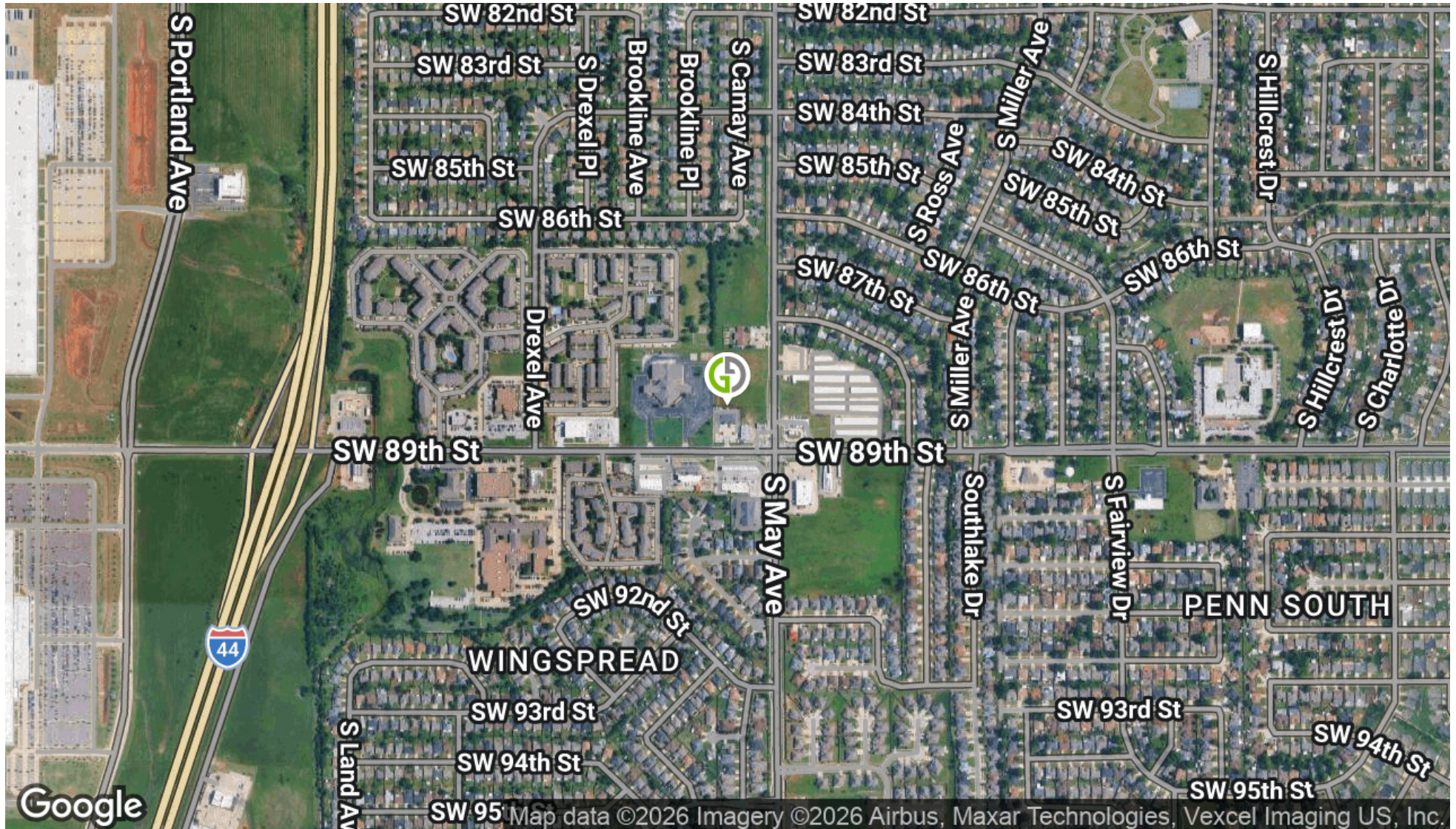
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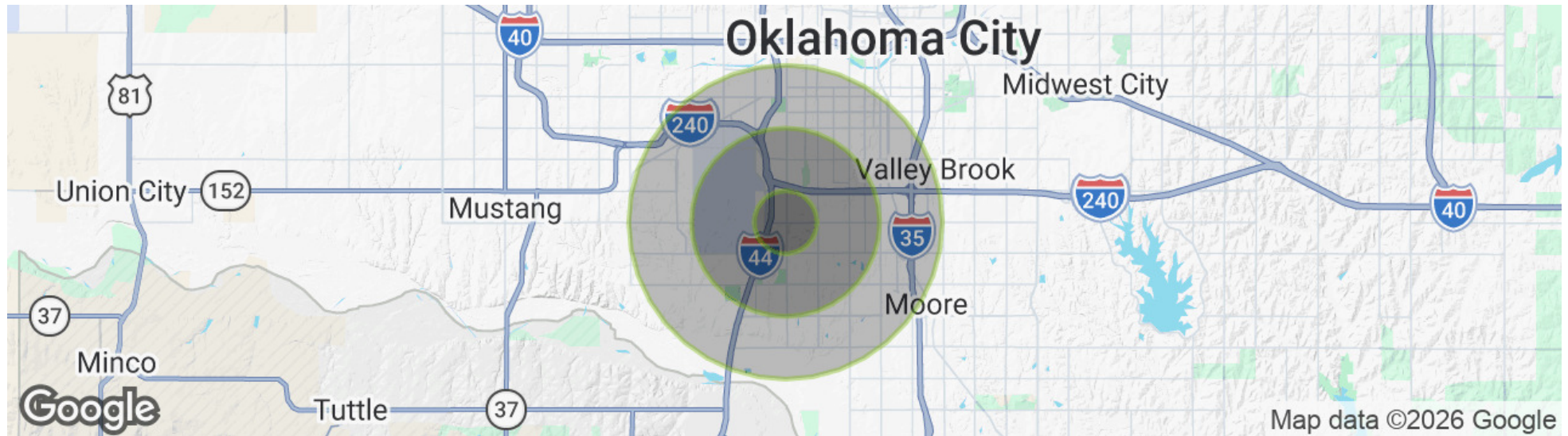
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## POPULATION

Total Population  
Average Age  
Average Age (Male)  
Average Age (Female)

## 1 MILE

13,056  
36.5  
35.0  
38.8

## 3 MILES

78,230  
37.3  
35.2  
39.1

## 5 MILES

181,776  
34.5  
32.9  
36.0

## HOUSEHOLDS & INCOME

Total Households  
# of Persons per HH  
Average HH Income  
Average House Value

## 1 MILE

5,450  
2.4  
\$73,668  
\$161,184

## 3 MILES

31,169  
2.5  
\$75,723  
\$195,487

## 5 MILES

68,543  
2.7  
\$73,784  
\$175,104

2023 American Community Survey (ACS)

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**CHRIS ANDERSON, CCIM**

Principal

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Direct: **405.285.2100 x103** | Cell: **405.408.9098**

## PROFESSIONAL BACKGROUND

Chris Anderson is a principal and one of two managing partners of Grant Group. Chris specializes in the acquisition and disposition of income producing properties with an emphasis on car washes, self storage, multifamily and net leased buildings.

Prior to forming Grant Group, Chris was both a top performing investment advisor for another prominent commercial real estate firm in Oklahoma as well as an associate for a well known real estate investment trust (REIT) that owns and operates over 26,000 apartment units and roughly 2,000,000 SF of retail space stretching from New Jersey to Florida and throughout the central U.S. in states such as Oklahoma, Kansas and Missouri. Chris was responsible for overseeing all aspects of leasing and marketing for the firm's Oklahoma portfolio. He was also an integral part of a small group of individuals that evaluated potential acquisitions for the company.

Chris attended the University of Central Oklahoma where he studied business administration. He holds the very prestigious Certified Commercial Investment Member (CCIM) designation which approximately only 6% of the 150,000 commercial practitioners nationwide hold.

Chris currently serves on the Board of Directors for the Edmond Chamber of Commerce as well as the Edmond Park and Recreation Board.

He is also a member of the National Association of Realtors (NAR), Realtors Commercial Alliance (RCA) and the Commercial Real Estate Council (CREC).

**Grant Group**  
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405.285.2100

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