

SINGLE TENANT ABSOLUTE NNN INVESTMENT



400 N. Eastern Avenue, Moore, OK 73160



PROPERTY OVERVIEW

Great opportunity to acquire fee simple interest in an absolute NNN, freestanding MOB occupied by Just Kids Pediatrics (JKP) in Moore, OK. JKP signed a 10 year lease in 2022 (8 years remaining) with 2 (5-year) options, demonstrating their commitment to long term tenancy. The lease terms will have 2% annual increases beginning Year 6 of initial term and the annual increases will continue annually throughout both option terms as to allow an investor steady NOI growth and inflation hedge. The lease is absolute NNN with zero landlord responsibilities, making it an ideal management free investment for a passive investor.

JKP was started in 2014 and has grown into a 13 clinic, multi-speciality practice with more than 30 providers. JKP was created by highly educated medical professionals and pediatricians with a core focus on what's best for each individual families needs in all aspects of their primary care and uses the newest technology and state of the art equipment that guarantees accurate results and the best possible care.

PROPERTY SUMMARY

Sale Price:	\$4,200,000
Cap Rate:	6.4%
NOI:	\$268,800
Lot Size:	1.92 Acres
Building Size:	9,600 SF
Building Class:	B
Year Built:	1975
Renovated:	2021
Market:	Oklahoma City
Sub Market:	Moore
Cross Streets:	Eastern Ave. / Main St.
Traffic Count:	14,297

FOR MORE INFORMATION, PLEASE CONTACT:

Chris Anderson, CCIM Principal | P: 405.285.2100 X103 | canderson@grantgroupok.com

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PROPERTY AND SURROUNDING AREA PHOTOS GRANT GROUP

COMMERCIAL REAL ESTATE SERVICES

400 N. Eastern Avenue, Moore, OK 73160



SUBJECT PROPERTY



Fresenius Medical Care (NYSE: FMS) - NEXT DOOR



SUBJECT PROPERTY



Lyons Estates Senior Living facility - ACROSS STREET

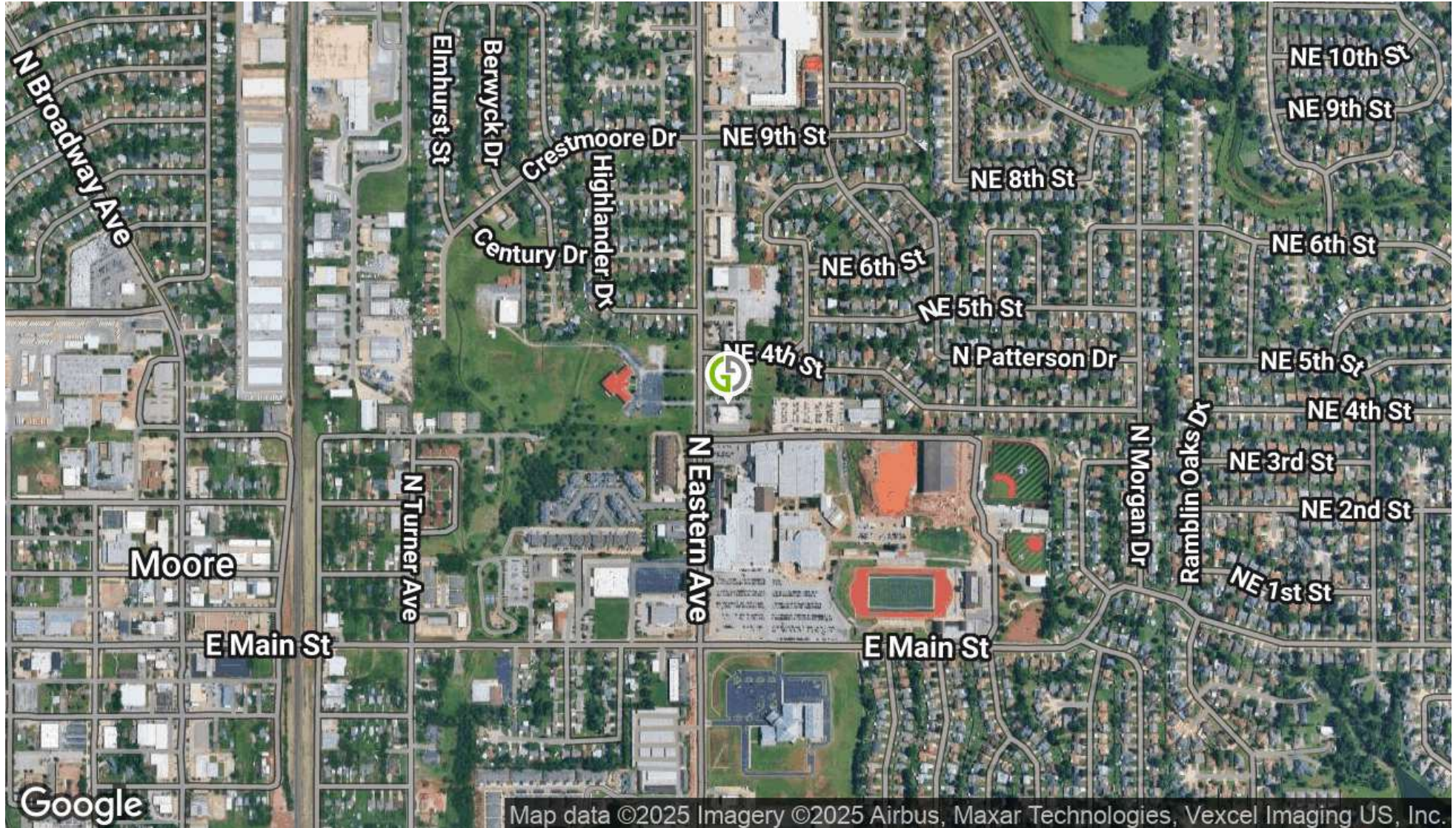
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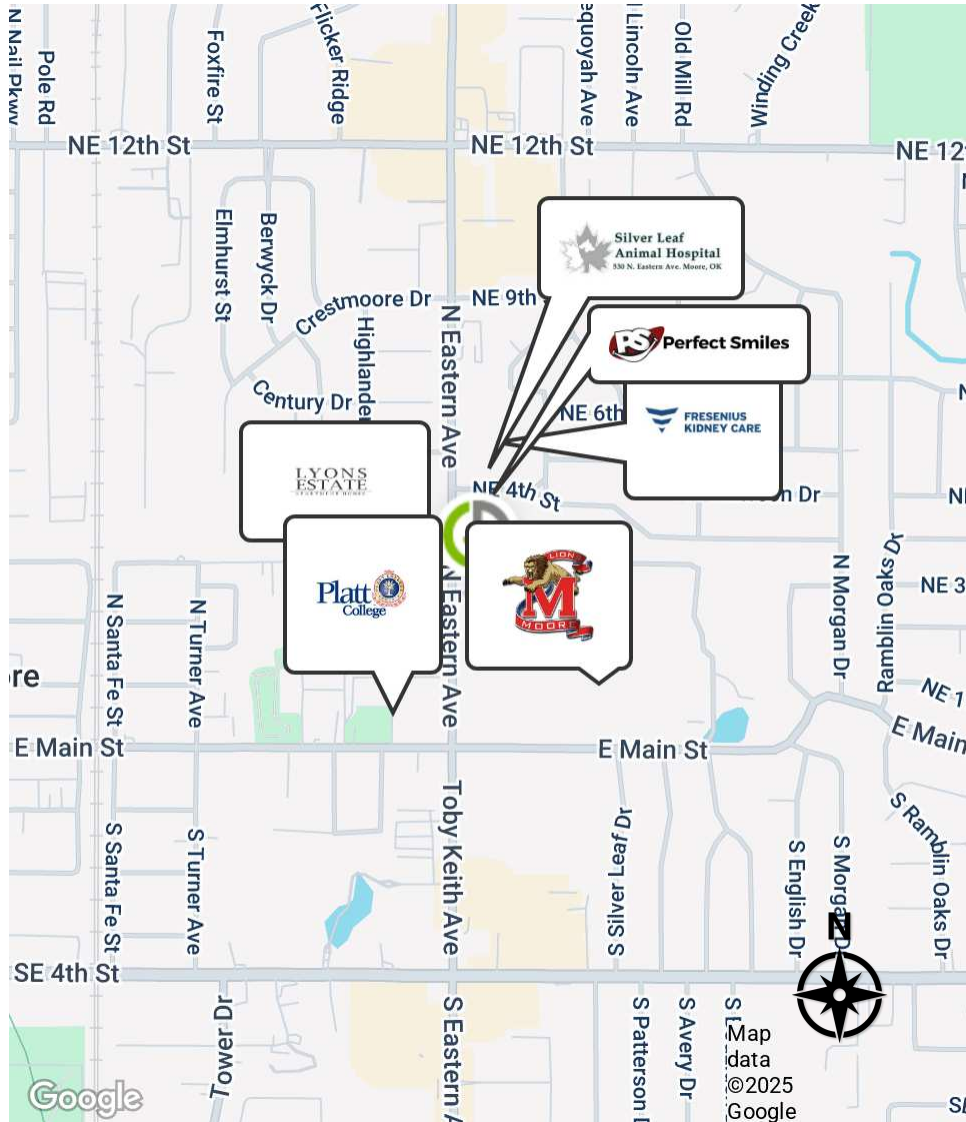
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LOCATION DESCRIPTION

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LOCATION OVERVIEW

Just Kids Pediatrics is located in the heart of Moore on one its busiest 4 lane thoroughfares with traffic counts of 14,297 vpd ('21). Subject Property is surrounded by a multitude of both well kept older and newer construction as well as other MOB's including a new Fresenius Medical Care (NYSE: FMS) directly north and adjacent to the property, Perfect Smiles Family Dentistry, Silver Leaf Animal Hospital, and Lyons Estates Senior Living facility. Directly and adjacent to the south is Moore High School and its newer Performing Arts Center.

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INVESTMENT OVERVIEW

	YEARS 1-5	YEAR 6	YEAR 7
Price	\$4,200,000	\$4,583,000	\$4,583,000
Price per SF	\$438	\$477	\$477
GRM	15.63	16.72	16.39
CAP Rate	6.40%	5.98%	6.10%
Total Return (yr 1)	\$13,929	\$19,305	\$24,789

OPERATING DATA

	YEARS 1-5	YEAR 6	YEAR 7
Gross Income	\$268,800	\$274,176	\$279,660
Net Operating Income	\$268,800	\$274,176	\$279,660

FINANCING DATA

	YEARS 1-5	YEAR 6	YEAR 7
Down Payment	\$533,600	\$916,600	\$916,600
Loan Amount	\$3,666,400	\$3,666,400	\$3,666,400
Debt Service	\$310,960	\$310,960	\$310,960
Debt Service Monthly	\$25,913	\$25,913	\$25,913
Principal Reduction (yr 1)	\$56,089	\$56,089	\$56,089

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DEMOGRAPHICS

400 N. Eastern Avenue, Moore, OK 73160



POPULATION

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

1 MILE

9,416
33.8
33.4
34.7

3 MILES

60,649
33.2
32.3
34.1

5 MILES

127,011
33.2
32.4
34.0

HOUSEHOLDS & INCOME

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

1 MILE

3,623
2.6
\$59,809
\$135,984

3 MILES

22,790
2.7
\$62,396
\$134,794

5 MILES

48,275
2.6
\$62,541
\$140,570

** Demographic data derived from 2020 ACS - US Census*

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ADVISOR PROFILE

400 N. Eastern Avenue, Moore, OK 73160



CHRIS ANDERSON, CCIM

Principal

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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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