

Teakwood Portfolio

3200,3202,3206,3208 and 3224 Teakwood
Lane, Edmond, OK 73013



Marcus & Millichap

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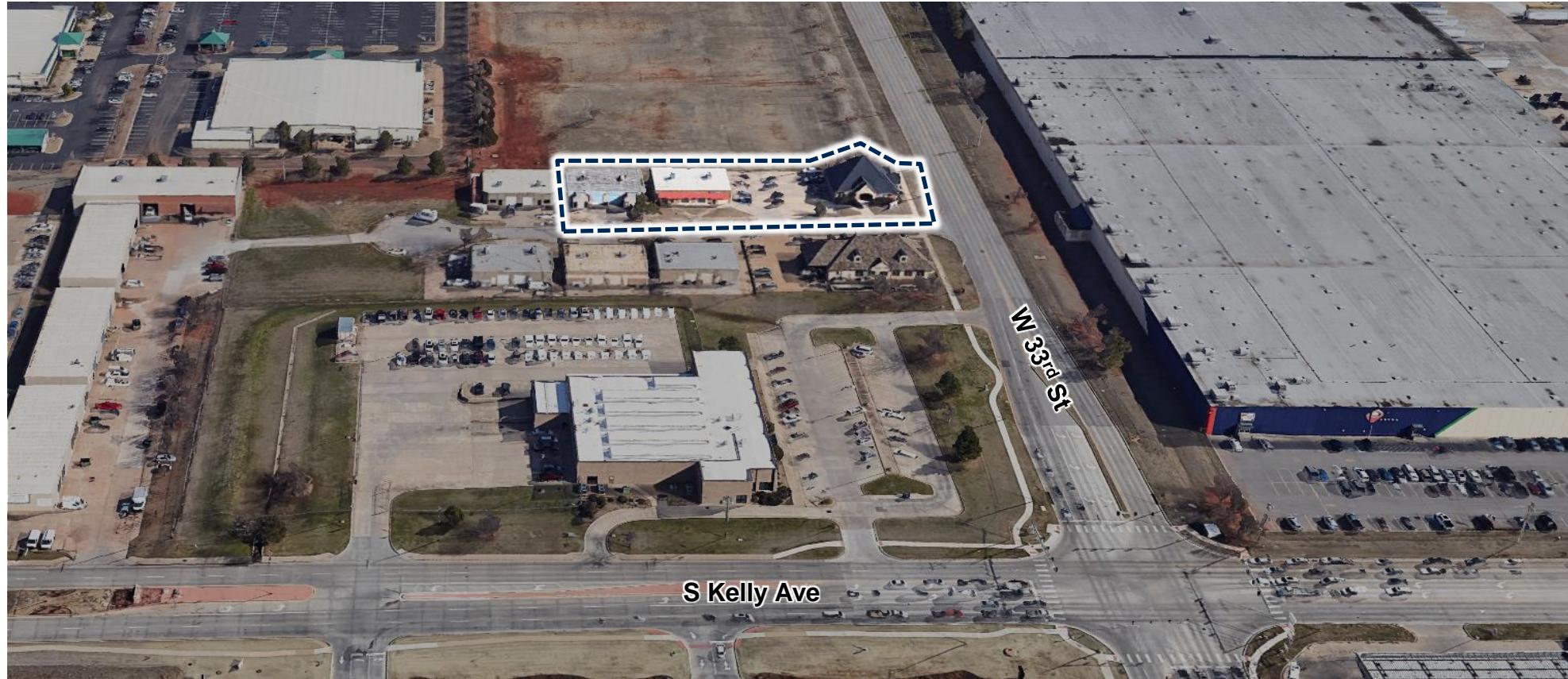
FINANCIALS

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THE OFFERING // Teakwood Portfolio

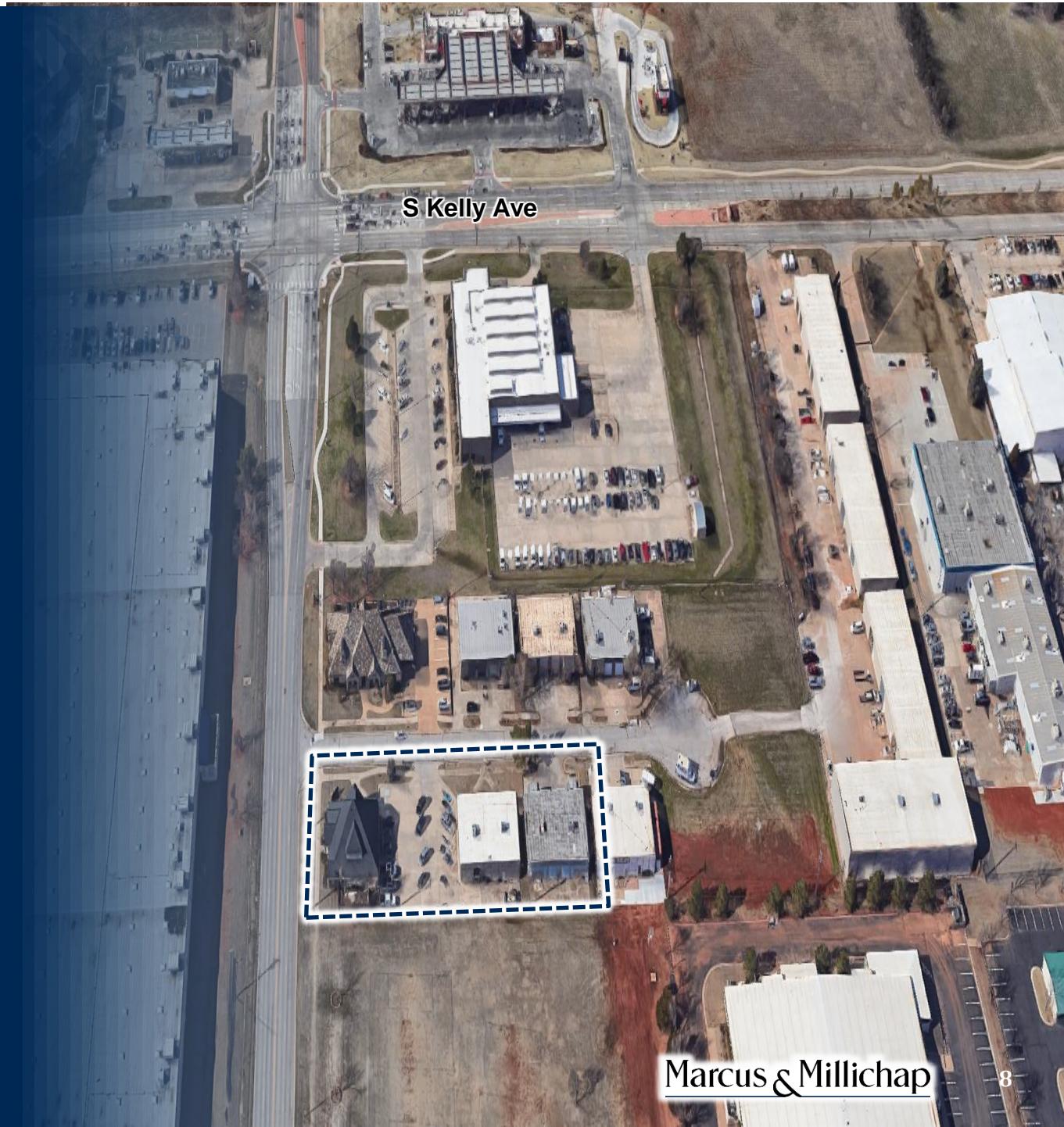
Marcus & Millichap is pleased to present the opportunity to acquire the fee simple interest in Teakwood Portfolio (the “Offering” or the “Portfolio”), is a combination of three office/retail properties situated in Edmond, OK. Strategically located at Teakwood Lane in Edmond, OK 73013, the property benefits from direct access to **U.S. Route 77 (35,000+ VPD)** and the **Kilpatrick Turnpike (60,000+ VPD)**, providing excellent regional connectivity throughout the Oklahoma City metro. Currently the property is 100.0% leased. The asset offers investors durable in-place cash flow and exposure to a growing suburban market.

The **Teakwood Portfolio** is anchored by a diverse mix of service-oriented tenants, including **Allstate Insurance** – Monica Baker Agency, a long-standing national insurance provider with deep community ties, and **Little Guys Movers**, a reputable moving company with a strong regional and national presence. This tenant mix offers long-term stability and is supported by essential service industries with consistent demand. The Offering represents a compelling opportunity to acquire a fully stabilized asset with established cash flow in a high-visibility, high-traffic corridor of Edmond, OK.



INVESTMENT HIGHLIGHTS // Teakwood Portfolio

- + **Unique Real Estate Asset** – Strategically located in the growing community of Edmond, OK, with direct access to U.S. Route 77 and the Kilpatrick Turnpike, offering strong connectivity across the Oklahoma City metro.
- + **Anchored by Reputable Tenants** – Featuring a stable mix of service-oriented tenants, including nationally recognized Allstate Insurance – Monica Baker Agency and regional operator Little Guys Movers, providing income predictability and local market resilience.
- + **Strong Vehicle Per Day Traffic** – Over **60,000 vehicles per day** on the Kilpatrick Turnpike and **35,000+** on U.S. Route 77, ensuring sustained visibility and consumer exposure.
- + **Resilient Asset Class** – Service-based tenants demonstrate consistent demand across economic cycles, supporting long-term occupancy and dependable rent growth.
- + **Established Income Streams** – Stabilized NOI of \$99,843 offers reliable cash flow for investors.



TENANT PROFILES // Teakwood Portfolio



All State Insurance

Property	3208
In-Place Rent \$ / Year	\$10,320

- + Serving the Edmond community since 2007, Monica Baker's Allstate agency has built a reputation for personalized service and community involvement.
- + Backed by Allstate Corporation — a Fortune 100 company with over **\$142 billion in total assets** (2023) and an "A+" (Superior) rating for financial strength by **AM Best**, reflecting a strong claims-paying ability and long-term operational resilience.
- + Allstate ranked #84 on the Fortune 500 list in 2023 and generated over **\$56 billion in total revenue**, solidifying the brand's position as one of America's most financially sound and recognizable insurance companies



Little Guys Movers

Property	3224
In-Place Rent \$ / Year	\$6,960

- + Founded in 1992, Little Guys Movers is a privately owned moving company with a strong presence across multiple states, including Texas, Oklahoma, Colorado, Kentucky, Tennessee, Arkansas, Florida, and North Carolina. The Edmond branch contributes to the company's extensive network, offering both residential and commercial moving services.
- + The company boasts an estimated annual revenue of \$59.5 million, with an average revenue per employee of \$360,800. This financial robustness underscores their operational efficiency and market competitiveness.
- + Little Guys Movers emphasizes quality training and excellent communication with customers, aiming to redefine the standard perception of the moving process. Their commitment to customer satisfaction is evident in their numerous five-star reviews and repeat clientele.



TENANT SUMMARY // Teakwood Portfolio



Tenant	Property	\$ / Month	\$ / Year	End Date
Low Voltage, Jackson Bell	3200	\$1,200	\$14,400	31-Jul-25
Inferno Fire Storm Suppression	3202	\$1,750	\$21,000	31-Jul-28
Total Leased		\$2,950	\$35,400	

TENANT SUMMARY // Teakwood Portfolio



Tenant	Property	\$ / Month	\$ / Year	End Date
Massage, Wilson Fang	3206	\$1,300	\$15,600	31-Aug-27
AllState Insurance, Monica Baker	3208	\$860	\$10,320	28-Feb-26
Financial Sv, Michelle Thomason	3208	\$470	\$5,640	30-Apr-26
SEC Production, Don Boyd	3208	\$360	\$4,320	28-Feb-26
Salon, Brandy Yarber	3208	\$430	\$5,160	30-Apr-26
Marisol Rodrigues	3208	\$300	\$3,600	30-Apr-26
Chi - Massage	3208	\$350	\$4,200	28-Feb-26
Total Leased		\$4,040	\$48,840	

TENANT SUMMARY // Teakwood Portfolio



Tenant	Property	\$ / Month	\$ / Year	End Date
Home Builder, Denise Patterson	3224	\$550	\$6,600	01-Apr-26
Wedding Planner, Ariana Simms	3224	\$450	\$5,400	31-Mar-26
Little Guys Movers	3224	\$580	\$6,960	30-Apr-26
RE/Mortgage Broker, Matthew Simms	3224	\$445	\$5,340	28-Feb-25
Nails, Aime Quintana	3224	\$450	\$5,400	28-Feb-25
Estician, Linda McGuire	3224	\$1,250	\$15,000	30-Apr-28
Barber, Ervin McNeely	3224	\$700	\$8,400	M-o-M
Total Leased		\$4,425	\$53,100	

LOCATION// Teakwood Portfolio



FINANCIALS – YEAR ONE NOI // Teakwood Portfolio

Year	2025
Occupancy	100.0%
INCOME	
Rental Income	
Property 3200 & 3202	35,400
Property 3206 & 3208	48,840
Property 3224	53,100
Total Rental Income	\$137,340
Effective Gross Revenue	\$137,340
OPERATING EXPENSES	
Utilities	9,840
Taxes	15,163
Insurance	7,000
Repairs	5,494
Management Fee	-
Total Operating Expenses	\$37,497
Net Operating Income	\$99,843

PRICING // Teakwood Portfolio



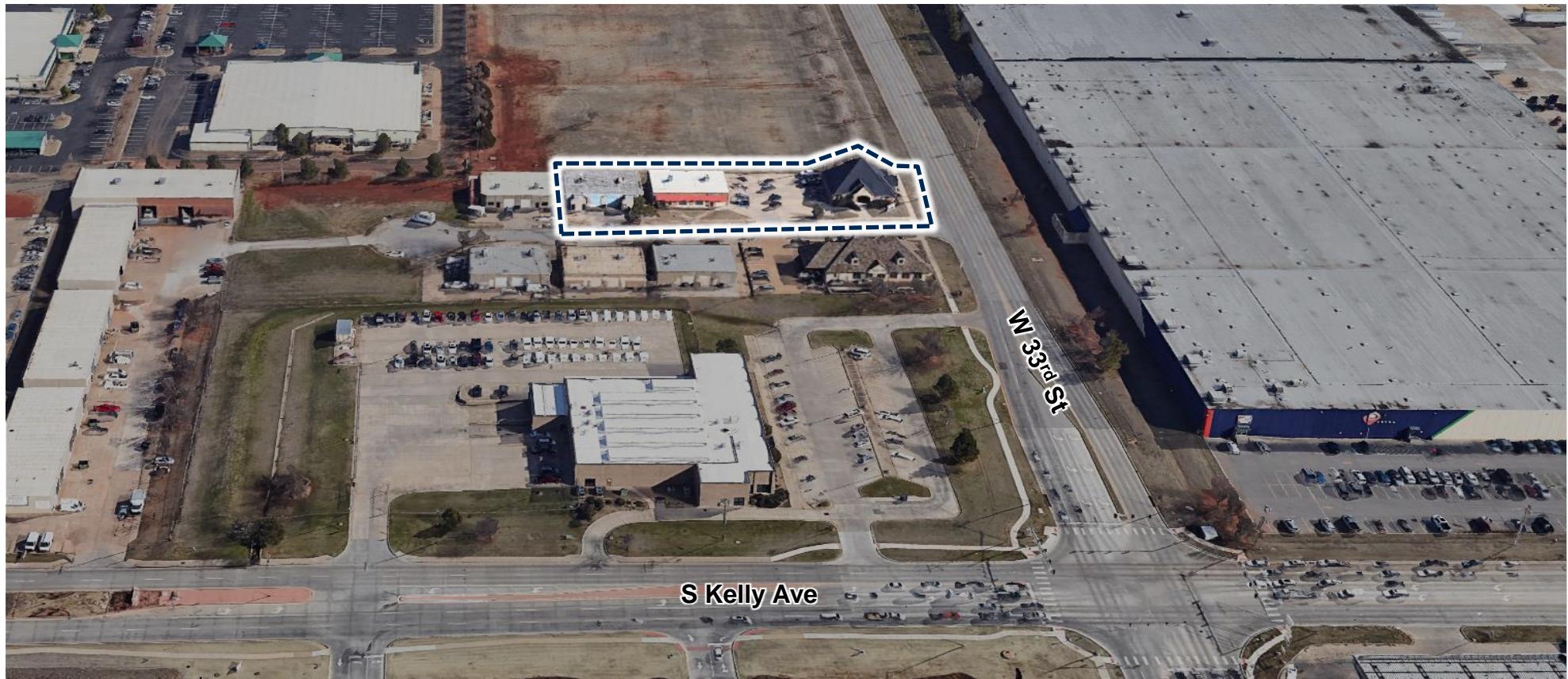
Listing Price
\$1,400,000



of Properties
3



35,000+ VPD on
Route 77



SECTION 2

Market Overview

DEMOGRAPHICS

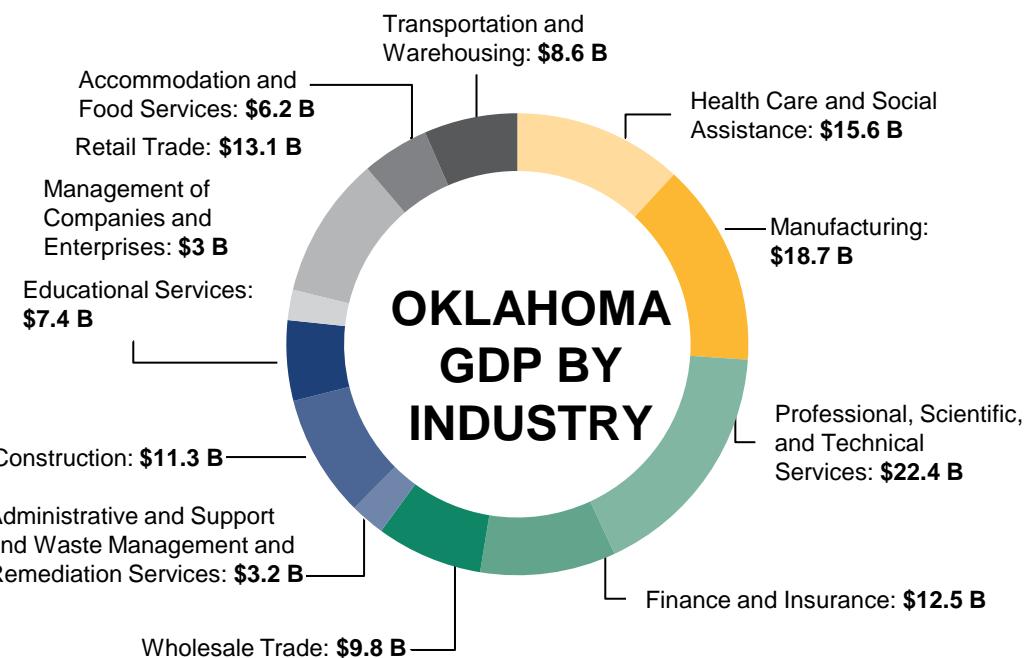
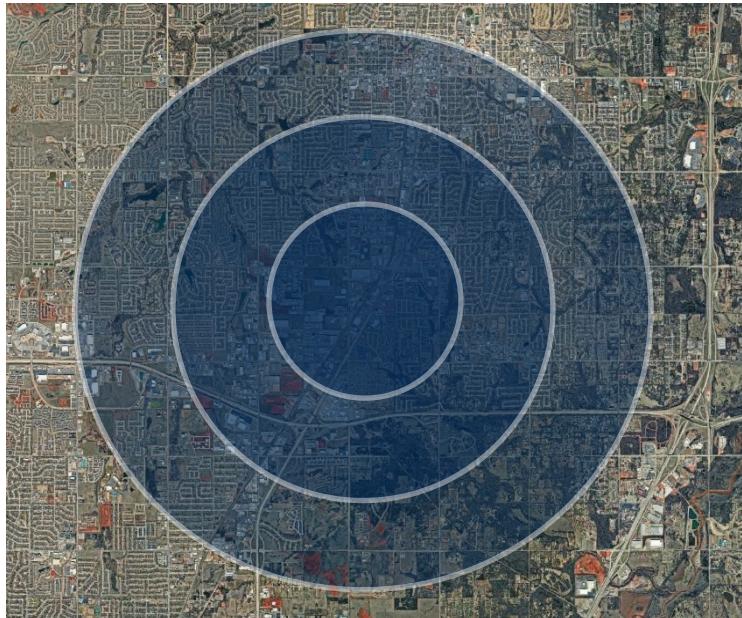
MARKET OVERVIEW

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DEMOGRAPHICS // Teakwood Portfolio

OKLAHOMA OVERVIEW

Oklahoma City, with a metropolitan population of over 1.4 million, is one of the fastest-growing economic hubs in the South-Central U.S. The region boasts a Gross Metropolitan Product exceeding \$90 billion, driven by key sectors such as energy, aerospace, healthcare, and logistics. Oklahoma City is home to several Fortune 500 companies, including Devon Energy and OGE Energy Corp., and benefits from a low cost of living, a pro-business environment, and continued population growth. Its central location and transportation infrastructure make it a vital logistics and distribution hub, while its economic resilience and business-friendly climate ensure continued momentum and stability.

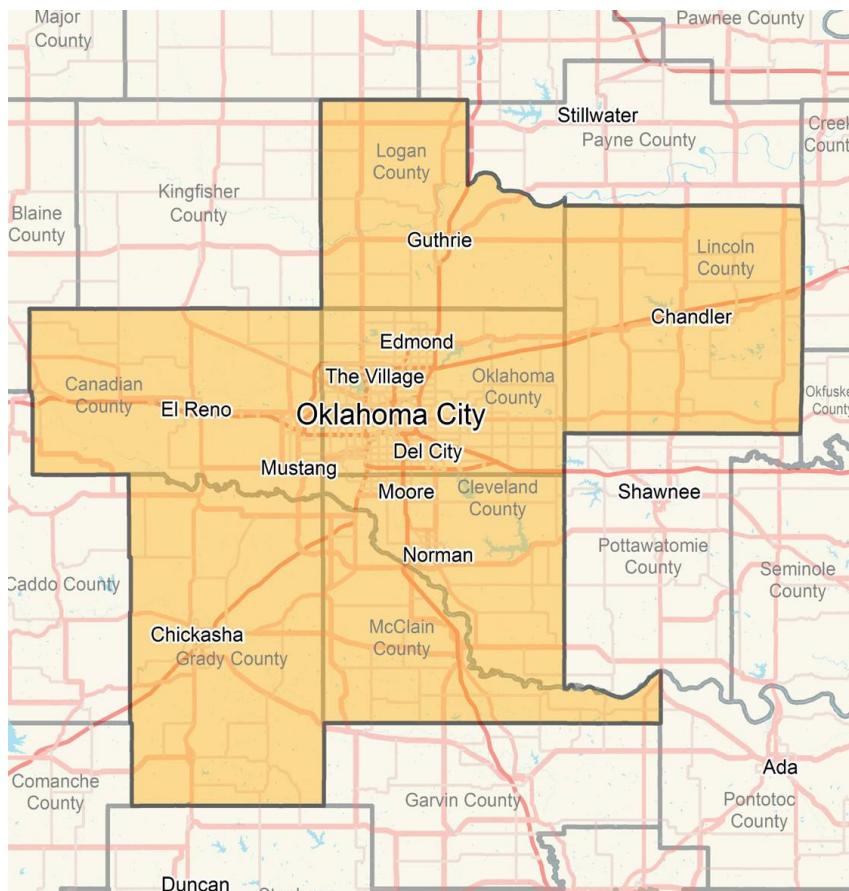


	1 Mile	3 Miles	5 Miles
2029 Projection	9,040	60,530	171,900
2024 Estimate	9,300	61,200	175,000
HOUSEHOLD INCOME			
Median	\$63,580	\$68,900	\$65,200
HOUSEHOLDS			
2028 Projection	3,560	23,100	69,000
2023 Estimate	3,710	23,800	71,200
HOUSING			
Median Year Built	1985	1988	1991
Median Home Value	\$412,000	\$389,000	\$375,000

DEMOGRAPHICS // Teakwood Portfolio

OKLAHOMA CITY

Home to the state's capital, the Oklahoma City metro is situated in the central portion of the state and is composed of seven counties: Oklahoma, Grady, Canadian, Cleveland, Lincoln, Comanche and Garvin. The metro is expected to add 49,000 people over the next five years, resulting in the addition of 22,000 households. Three cities have local populations exceeding 95,000, including Oklahoma City, Norman and Edmond. The metro is home to the Oklahoma City Thunder NBA team and the University of Oklahoma in Norman.



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



GROWING ENERGY AND ALTERNATIVE ENERGY INDUSTRY

The region is home to prominent companies in the energy industry and ranks among the nation's top 10 in compressed natural gas and wind energy.



DIVERSE EMPLOYMENT OPPORTUNITIES

Oklahoma City's economic base is diversifying beyond energy and government. The medical and information technology sectors are generating new jobs.



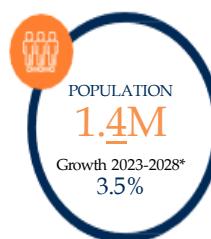
POPULATION GAINS

Over the next five years, population growth is expected to outpace the national rate, enhancing demand for health care and education, as well as housing and retail.

ECONOMY

- The energy industry continues to be a major economic driver. Chesapeake Energy Corporation and Devon Energy are based locally. Other large regional employers in the energy sector include OG&E Energy and Continental Resources.
- A large number of jobs are attributed to the government segment. Employers include the State of Oklahoma, Tinker Air Force Base and the FAA Mike Monroney Aeronautical Center.
- Other major employers in the metro include MSDG Elizabethtown, LLC, INTEGRIS Health Edmond Hospital, the University of Oklahoma, World Trading Company, Inc., Artemis Management, LLC and Firehouse Subs, Inc.

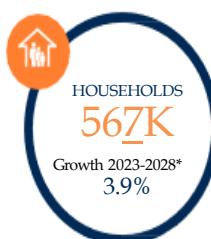
DEMOGRAPHICS



POPULATION

1.4M

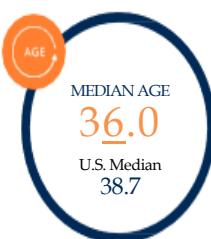
Growth 2023-2028*
3.5%



HOUSEHOLDS

567K

Growth 2023-2028*
3.9%



MEDIAN AGE

36.0

U.S. Median
38.7



MEDIAN HOUSEHOLD INCOME

\$61,200

U.S. Median
\$68,500

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