

800 NE 63rd Street - Red Tree Center

Pro-Forma - Rent Roll May 2024

Tenants	Unit	Status	Start date	End date	Type	Rent
Better Days Home Buyers,LLC James Jackson	800 NE 63rd - COM - 100A	Active	4/30/2021	8/31/2024	Fixed	\$ 350.00
Leftside Productions Devin Long	800 NE 63rd - COM - 100B	Active	8/1/2021	8/31/2024	FixedWithRollover	\$ 350.00
Weinrich Enterprise LLC Tyler Weinrich	800 NE 63rd - COM - 100C	Active	8/11/2021	7/31/2024	FixedWithRollover	\$ 350.00
Leftside Productions Devin Long	800 NE 63rd - COM - 100D	Active	2/9/2019	2/28/2025	FixedWithRollover	\$ 350.00
Sir D'Angelo Lawrence	800 NE 63rd - COM - 101A	Active	3/25/2021	3/31/2025	FixedWithRollover	\$ 350.00
Weinrich Enterprise LLC Tyler Weinrich	800 NE 63rd - COM - 101B	Active	8/11/2021	7/31/2024	FixedWithRollover	\$ 350.00
Brewer Properties, LLC Clint Brewer	800 NE 63rd - COM - 101C	Active	6/1/2017	6/30/2024	FixedWithRollover	\$ 300.00
OKC Apple Homes Leslie Cooper	800 NE 63rd - COM - 200	Active	3/1/2018		AtWill	\$ 250.00
Van Investments, LLC Liz Poteet	800 NE 63rd - COM - 200A	Active	5/3/2018		AtWill	\$ 250.00
Van Investments/Redbud Conference	800 NE 63rd - COM - 200B	N/A				\$ -
Redbud Advisors LLC	800 NE 63rd - COM - 201A	Active	6/1/2019		AtWill	\$ 250.00
Redbud Advisors LLC	800 NE 63rd - COM - 201B	Active	6/1/2019		AtWill	\$ 250.00
Redbud Advisors LLC	800 NE 63rd - COM - 201C	Active	6/1/2019		AtWill	\$ 250.00
P3 Accounting LLC	800 NE 63rd - COM - 201D	Active	6/1/2019		AtWill	\$ 250.00
Steven VanCauwenbergh	800 NE 63rd - COM - 201G	Active	5/1/2018		AtWill	\$ 200.00
Empower Seniors Michael Hixson	800 NE 63rd - COM - 210	Active	5/2/2018	4/30/2025	FixedWithRollover	\$ 1,200.00
Thomas Barnett LLC	800 NE 63rd - COM - 300	Active	6/3/2023	5/31/2024	FixedWithRollover	\$ 500.00
3DToursOK Lukas Zupan	800 NE 63rd - COM - 301	Active	9/5/2023	9/30/2024	FixedWithRollover	\$ 350.00
George Shaw Energas/ AT Gas Gathering Company	800 NE 63rd - COM - 302	Active	1/1/2019		AtWill	\$ 450.00
Vacant	800 NE 63rd - COM - 303					\$ 500.00
Donequea Farmer Shea Neqs	800 NE 63rd - COM - 304	Active	2/1/2022		AtWill	\$ 600.00
Justin Hammons 4 Points Counseling Services	800 NE 63rd - COM - 305	Active	10/30/2023	4/30/2025	FixedWithRollover	\$ 500.00
Here We Go Home Team LLC Jason Grotelueschen	800 NE 63rd - COM - 306	Active	8/1/2019	7/31/2024	FixedWithRollover	\$ 350.00
Expert Services Shane Richardson	800 NE 63rd - COM - 307	Active	3/1/2020		AtWill	\$ 500.00
Lotus Salon Temeka Whitfield	800 NE 63rd - COM - 308	Active	9/1/2022	8/31/2024	FixedWithRollover	\$ 400.00
Linda Bardin	800 NE 63rd - COM - 309	Active	9/10/2018	8/31/2024	FixedWithRollover	\$ 450.00
					Monthly Gross	\$ 9,900.00
					Annum Gross	\$ 118,800.00



Randy Vaillancourt, Managing Broker
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Income and Expense Pro-Forma

800 NE 63rd

11,373 Square Feet

Per Annum Income and Expense Estimates

Current Rent Roll - Rental Income:	\$	118,800.00
Other Income:		\$0.00
Gross Potential Income:		\$118,800.00
Non-Reimbursable Operating Expenses:		(\$57,913.29)
Annum Capital Reserve:		(\$5,940.00)
Net Operating Income:		\$54,946.71

Expenses Actual 2023

Maintenance	\$24,760.00
Insurance	\$9,417.04
Utilities	\$16,507.65
Real Estate Taxes	\$7,228.60
Other	
	<u>\$57,913.29</u>

Cap-Rate	List Price	Price PSF
7.58%	\$725,000.00	\$63.75

The pro-forma analysis does not take into account:

- (1) No engineering inspection
- (2) No assumption made for initial lease-up cost/time
- (3) The size may not be accurate
- (4) No time value analysis for income performed
- (5) Environmental, ADA, or other potential buyer cost adjustments
- (6) No assumption made for credit loss vacancy



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Red Tree Center**Income and Expense Pro Forma- 10 Year**

YEAR	1	2	3	4	5	6	7	8	9	10	Totals
LEASE INCOME											
11,373 Rent Roll Gross Income	\$118,800	\$124,146	\$129,733	\$135,571	\$141,671	\$148,046	\$154,709	\$161,670	\$168,946	\$176,548	\$1,459,839
Other Income											
11,373	\$118,800	\$124,146	\$129,733	\$135,571	\$141,671	\$148,046	\$154,709	\$161,670	\$168,946	\$176,548	\$1,459,839
OPEX & CAPITAL COSTS											
Maintenance	\$24,760	\$25,379	\$26,013	\$26,664	\$27,330	\$28,014	\$28,714	\$29,432	\$30,168	\$30,922	\$277,396
Recoverable OPEX	(\$24,760)	(\$25,379)	(\$26,013)	(\$26,664)	(\$27,330)	(\$28,014)	(\$28,714)	(\$29,432)	(\$30,168)	(\$30,922)	(\$277,396)
Insurance	\$9,417	\$9,652	\$9,894	\$10,141	\$10,395	\$10,655	\$10,921	\$11,194	\$11,474	\$11,761	\$105,503
Recoverable OPEX	(\$9,417)	(\$9,652)	(\$9,894)	(\$10,141)	(\$10,395)	(\$10,655)	(\$10,921)	(\$11,194)	(\$11,474)	(\$11,761)	(\$105,503)
Utilities	\$16,508	\$16,920	\$17,343	\$17,777	\$18,221	\$18,677	\$19,144	\$19,622	\$20,113	\$20,616	\$184,942
Recoverable OPEX	(\$16,508)	(\$16,920)	(\$17,343)	(\$17,777)	(\$18,221)	(\$18,677)	(\$19,144)	(\$19,622)	(\$20,113)	(\$20,616)	(\$184,942)
Real Estate Taxes	\$7,229	\$7,409	\$7,595	\$7,784	\$7,979	\$8,178	\$8,383	\$8,593	\$8,807	\$9,028	\$80,985
Recoverable OPEX	(\$7,229)	(\$7,409)	(\$7,595)	(\$7,784)	(\$7,979)	(\$8,178)	(\$8,383)	(\$8,593)	(\$8,807)	(\$9,028)	(\$80,985)
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Recoverable OPEX	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Reserve	\$5,940	\$6,089	\$6,241	\$6,397	\$6,557	\$6,721	\$6,889	\$7,061	\$7,237	\$7,418	\$66,548
Recoverable OPEX	(\$5,940)	(\$6,089)	(\$6,241)	(\$6,397)	(\$6,557)	(\$6,721)	(\$6,889)	(\$7,061)	(\$7,237)	(\$7,418)	(\$66,548)
Scheduled Tenant Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Scheduled Commissions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Unrecoverable OPEX/CAP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME	\$118,800	\$124,146	\$129,733	\$135,571	\$141,671	\$148,046	\$154,709	\$161,670	\$168,946	\$176,548	\$1,459,839



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