

Dirty Dawg Car Wash

10950 E 116th St N, Owasso, OK 74055



PROPERTY OVERVIEW

Extremely nice wash consisting of 5 self serve bays and 1 touch free automatic. This wash was completely renovated in 2022 and has been very well maintained. Great turn key business opportunity.

LOCATION OVERVIEW

Located just west of N. Garnett on the south side of E. 116th St N.

PROPERTY SUMMARY

Sale Price:	\$850,000
Cap Rate:	17.8%
NOI:	\$151,312
Lot Size:	1.04 Acres
Building Size:	3,101 SF
Year Built:	2001
Renovated:	2022
Zoning:	IL
Market:	TULSA
Sub Market:	OWASSO
Cross Streets:	E. 116TH ST North & N. Garnett Rd.

FOR MORE INFORMATION, PLEASE CONTACT:

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

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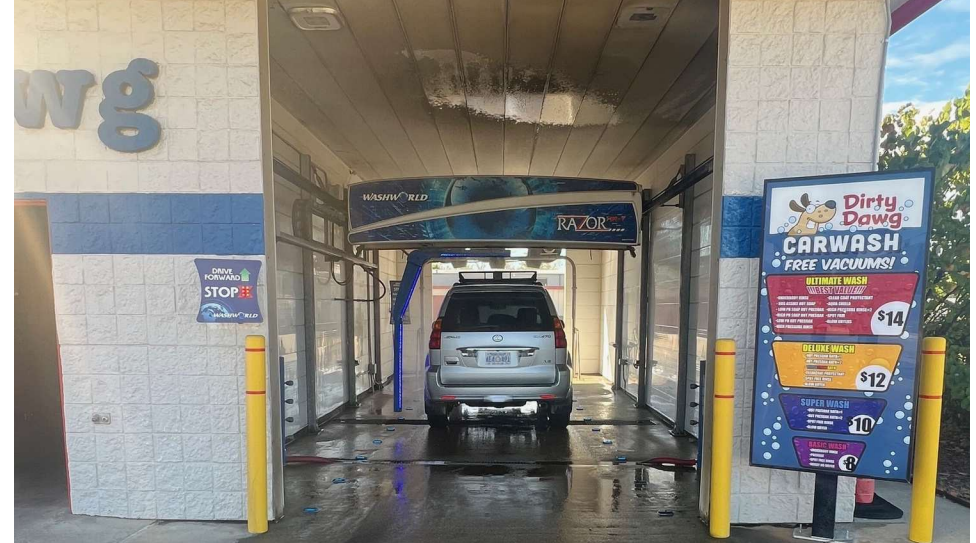
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INCOME SUMMARY

JAN - DEC 2023

GROSS INCOME

\$220,860

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\$220,860

EXPENSES SUMMARY

JAN - DEC 2023

WATER

\$22,775

GAS

\$2,948

ELECTRIC

\$6,340

INTERNET

\$626

CC FEES

\$6,540

TRASH

\$1,771

SOAP

\$12,384

INSURANCE

\$6,441

MAINTENANCE/SUPPLIES

\$4,417

PROPERTY TAXES

\$4,190

SECURITY CAMERAS

\$1,115

OPERATING EXPENSES

\$69,548

NET OPERATING INCOME

\$151,312

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INVESTMENT OVERVIEW

	JAN - DEC 2023
Price	\$850,000
Price per SF	\$274
CAP Rate	17.80%
Cash-on-Cash Return (yr 1)	51.79%
Total Return (yr 1)	\$104,225
Debt Coverage Ratio	2.39

OPERATING DATA

	JAN - DEC 2023
Total Scheduled Income	\$220,860
Gross Income	\$220,860
Operating Expenses	\$69,548
Net Operating Income	\$151,312
Pre-Tax Cash Flow	\$88,048

FINANCING DATA

	JAN - DEC 2023
Down Payment	\$170,000
Loan Amount	\$680,000
Debt Service	\$63,264
Debt Service Monthly	\$5,272
Principal Reduction (yr 1)	\$16,176

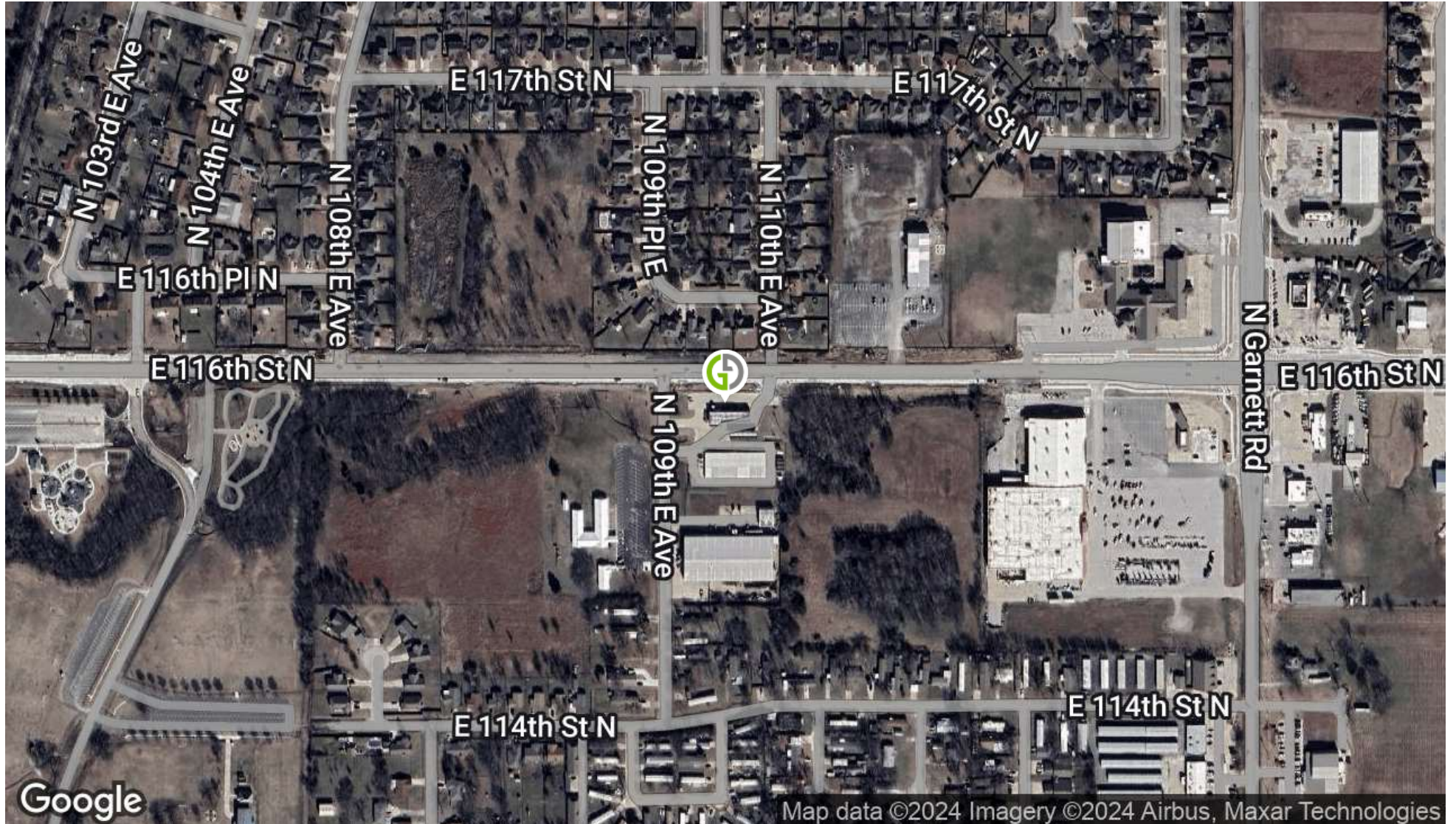
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,379	32,762	67,260
Average Age	36	37	38
Average Age (Male)	35	36	37
Average Age (Female)	37	39	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,233	12,003	24,896
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$101,119	\$101,623	\$104,742
Average House Value	\$231,887	\$263,726	\$281,452

Demographics data derived from AlphaMap

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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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