

SOUTH NORMAN INDUSTRIAL

4210 Classen Cir, Norman, OK 73071



PROPERTY OVERVIEW

Property currently consists of 3 Industrial buildings totaling 37,178 SF. Also included in the sale is approximately 1.5 acres of land with frontage on Highway 77. The Seller has another 24,000SF planned to be added on that 1.5 acres bringing the potential total property size to over 61,000SF.

LOCATION OVERVIEW

Located on the south side of Norman about 1 mile south of Highway 9.

PROPERTY SUMMARY

| | |
|-----------------------|---------------|
| Sale Price: | \$3,500,000 |
| Cap Rate: | 7.53% |
| NOI: | \$263,417 |
| Lot Size: | 5.9 Acres |
| Building Size: | 37,178 SF |
| Year Built: | 2019 |
| Market: | Oklahoma City |
| Sub Market: | Norman |

FOR MORE INFORMATION, PLEASE CONTACT:

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

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INVESTMENT OVERVIEW

Price
Price per SF
GRM
CAP Rate
Cash-on-Cash Return (yr 1)
Debt Coverage Ratio

| | PROFORMA | CURRENT |
|----------------------------|-------------|-------------|
| Price | \$3,500,000 | \$3,500,000 |
| Price per SF | \$94 | \$94 |
| GRM | 8.56 | 10.72 |
| CAP Rate | 7.53% | 6.71% |
| Cash-on-Cash Return (yr 1) | 4.26% | -0.49% |
| Debt Coverage Ratio | 1.11 | 0.99 |

OPERATING DATA

Gross Scheduled Income
Vacancy Cost
Gross Income
Operating Expenses
Net Operating Income
Pre-Tax Cash Flow

| | PROFORMA | CURRENT |
|------------------------|-----------|-----------|
| Gross Scheduled Income | \$408,958 | \$326,516 |
| Vacancy Cost | \$40,896 | - |
| Gross Income | \$368,062 | \$326,516 |
| Operating Expenses | \$104,645 | \$91,618 |
| Net Operating Income | \$263,417 | \$234,898 |
| Pre-Tax Cash Flow | \$25,588 | -\$2,931 |

FINANCING DATA

Down Payment
Loan Amount
Debt Service
Debt Service Monthly

| | PROFORMA | CURRENT |
|----------------------|-------------|-------------|
| Down Payment | \$600,000 | \$600,000 |
| Loan Amount | \$2,900,000 | \$2,900,000 |
| Debt Service | \$237,829 | \$237,829 |
| Debt Service Monthly | \$19,819 | \$19,819 |

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| INCOME SUMMARY | PROFORMA | CURRENT |
|-----------------------------|------------------|------------------|
| GROSS POTENTIAL | \$408,958 | \$326,516 |
| Vacancy Cost | (\$40,896) | \$0 |
| GROSS INCOME | \$368,062 | \$326,516 |
| EXPENSES SUMMARY | PROFORMA | CURRENT |
| INSURANCE | \$38,000 | \$38,000 |
| LANDSCAPE | \$6,000 | \$6,000 |
| MAINTENANCE & REPAIRS | \$6,785 | \$6,785 |
| PROPERTY TAX | \$46,230 | \$33,203 |
| UTILITIES | \$7,630 | \$7,630 |
| OPERATING EXPENSES | \$104,645 | \$91,618 |
| NET OPERATING INCOME | \$263,417 | \$234,898 |

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| SUITE | TENANT NAME | SIZE SF | % OF BUILDING | PRICE / SF / YEAR | ANNUAL RENT | LEASE END |
|----------------|------------------------|----------|---------------|-------------------|-------------|------------|
| 4210 - 100-116 | ARBUCKLE ORGANIC FARMS | 9,153 SF | 24.62% | \$10.00 | \$91,530 | 08/31/2027 |
| 4212 - 108 | VACANT | 2,475 SF | 6.66% | \$11.00 | \$27,225 | - |
| 4212 - 100 | ESSENTIAL ORGANIC | 4,800 SF | 12.91% | \$10.50 | \$50,400 | 01/31/2027 |
| 4212 - 112 | K & M COATINGS | 2,555 SF | 6.87% | \$11.00 | \$28,104 | 09/30/2025 |
| 4212 - 116 | VACANT | 2,840 SF | 7.64% | \$11.00 | \$31,240 | - |
| 4212 - 120 | PRESSURE EXTRACT | 2,975 SF | 8% | \$9.50 | \$28,263 | 07/31/2025 |
| 4216 - 100 | 46 FARMS | 3,537 SF | 9.51% | \$9.50 | \$33,600 | 10/31/2026 |
| 4216 - 108 | 46 FARMS | 3,536 SF | 9.51% | \$11.00 | \$38,896 | 09/30/2029 |
| 4216 - 116-124 | MONTERAY | 5,307 SF | 14.27% | \$10.50 | \$55,724 | 03/31/2025 |

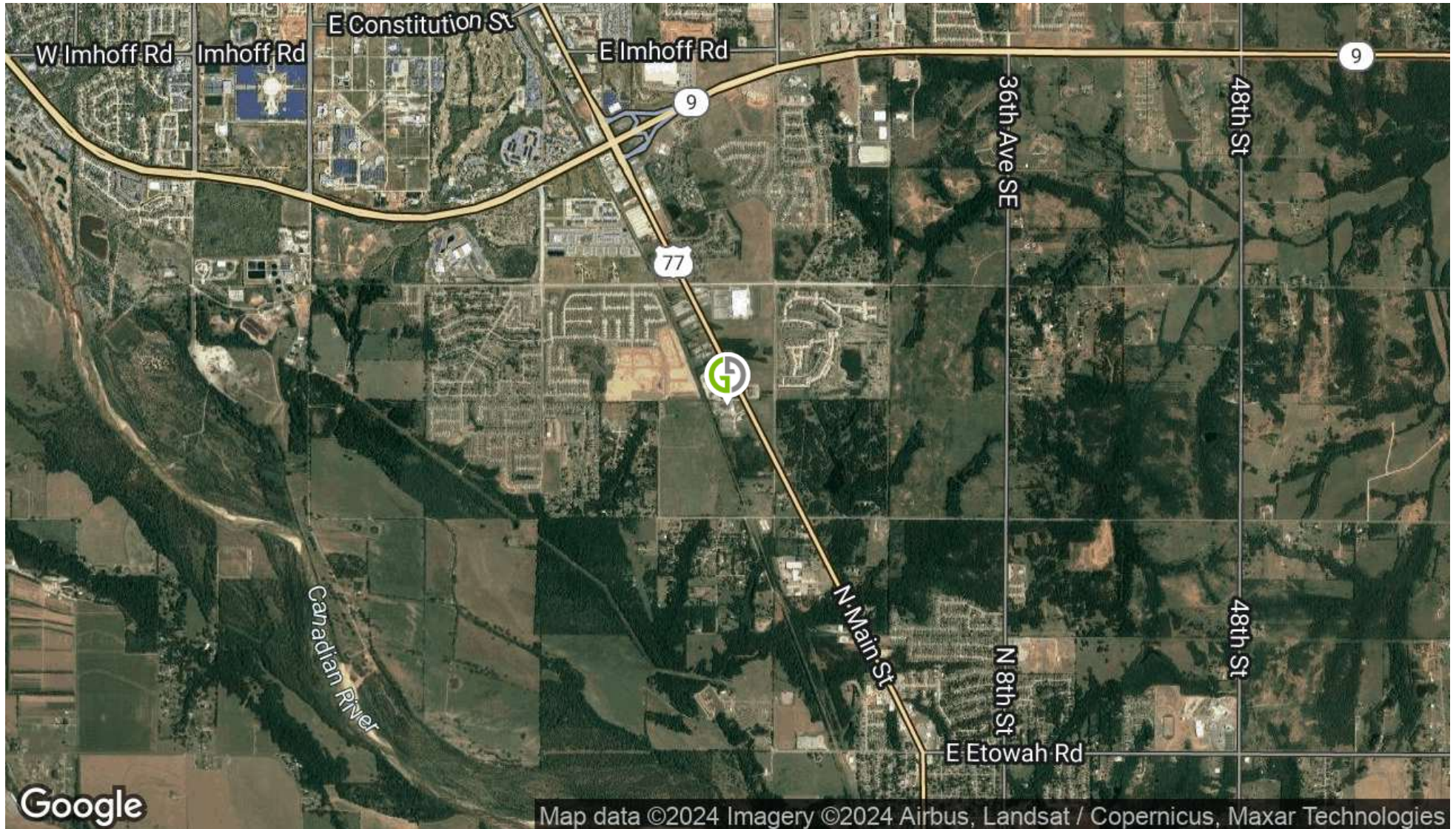
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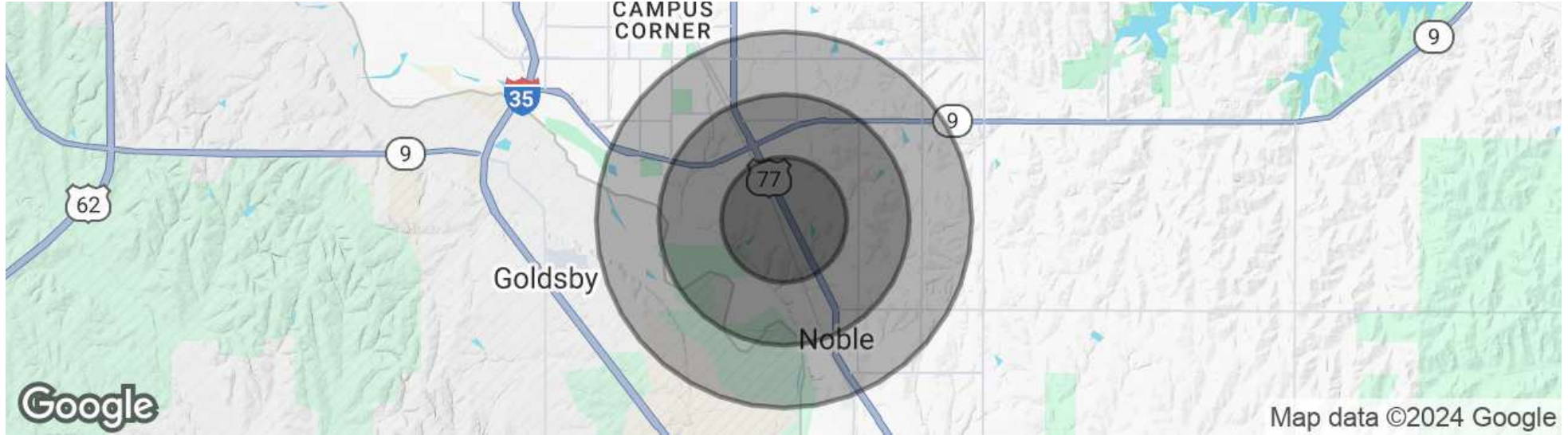
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POPULATION

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

1 MILE

3,541
26.6
26.7
28.1

2 MILES

13,459
28.0
28.4
30.7

3 MILES

34,391
28.0
27.7
29.7

HOUSEHOLDS & INCOME

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

1 MILE

1,654
2.1
\$52,133
\$127,346

2 MILES

5,964
2.3
\$54,898
\$132,502

3 MILES

14,814
2.3
\$52,967
\$131,086

2020 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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