



Offering Memorandum



The Sun Building

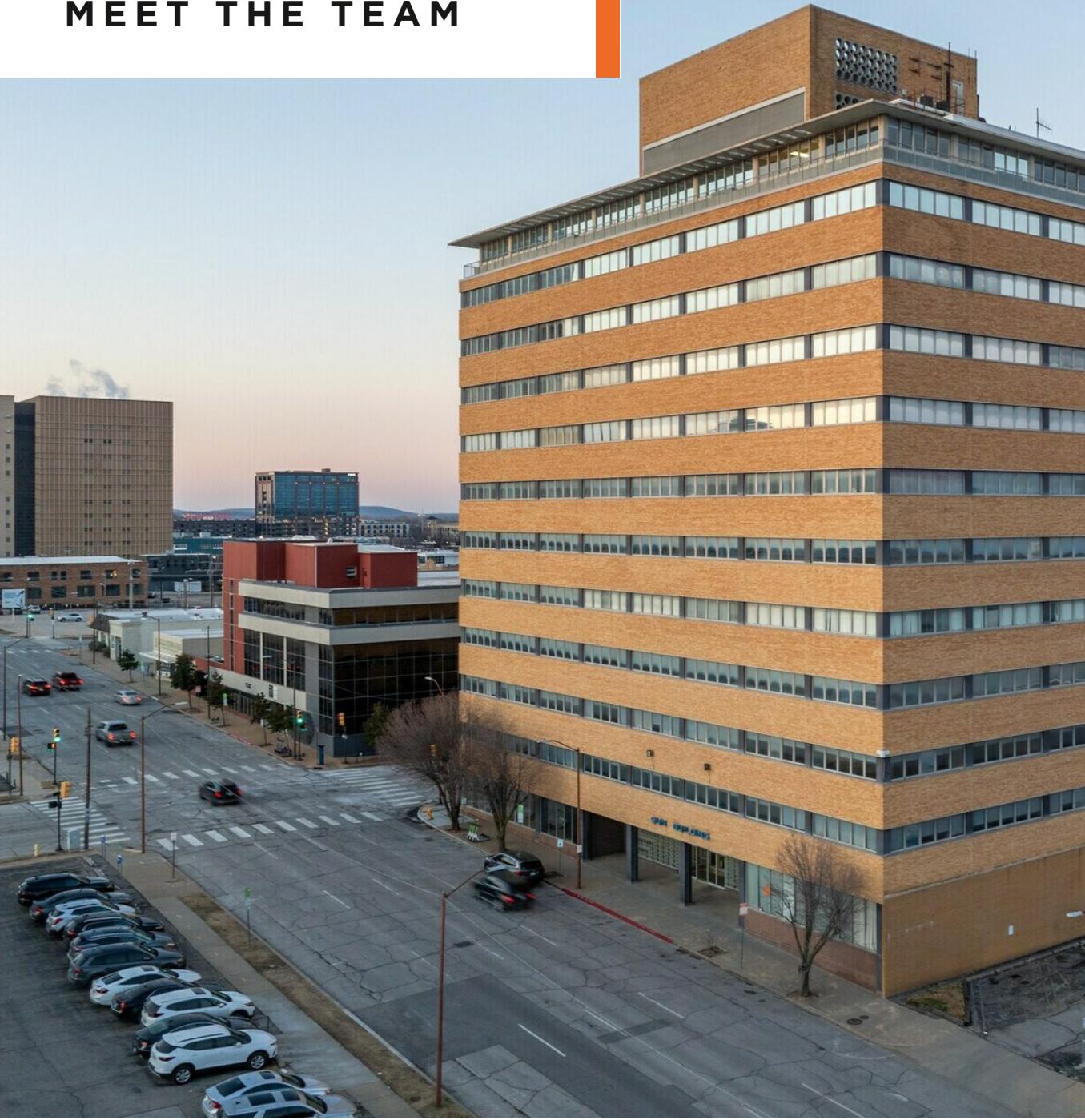
907 S DETROIT AVE, TULSA, OK 74120

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MEET THE TEAM



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Property Information



PROPERTY SUMMARY

THE SUN BUILDING

907 S DETROIT AVE
TULSA, OK 74120

OFFERING SUMMARY

SALE PRICE:	\$14,500,000
BUILDING SIZE:	249,346 SF
AVAILABLE SF:	35,565 SF
LOT SIZE:	.48
PRICE / SF:	\$58.15
CAP RATE:	8.79%

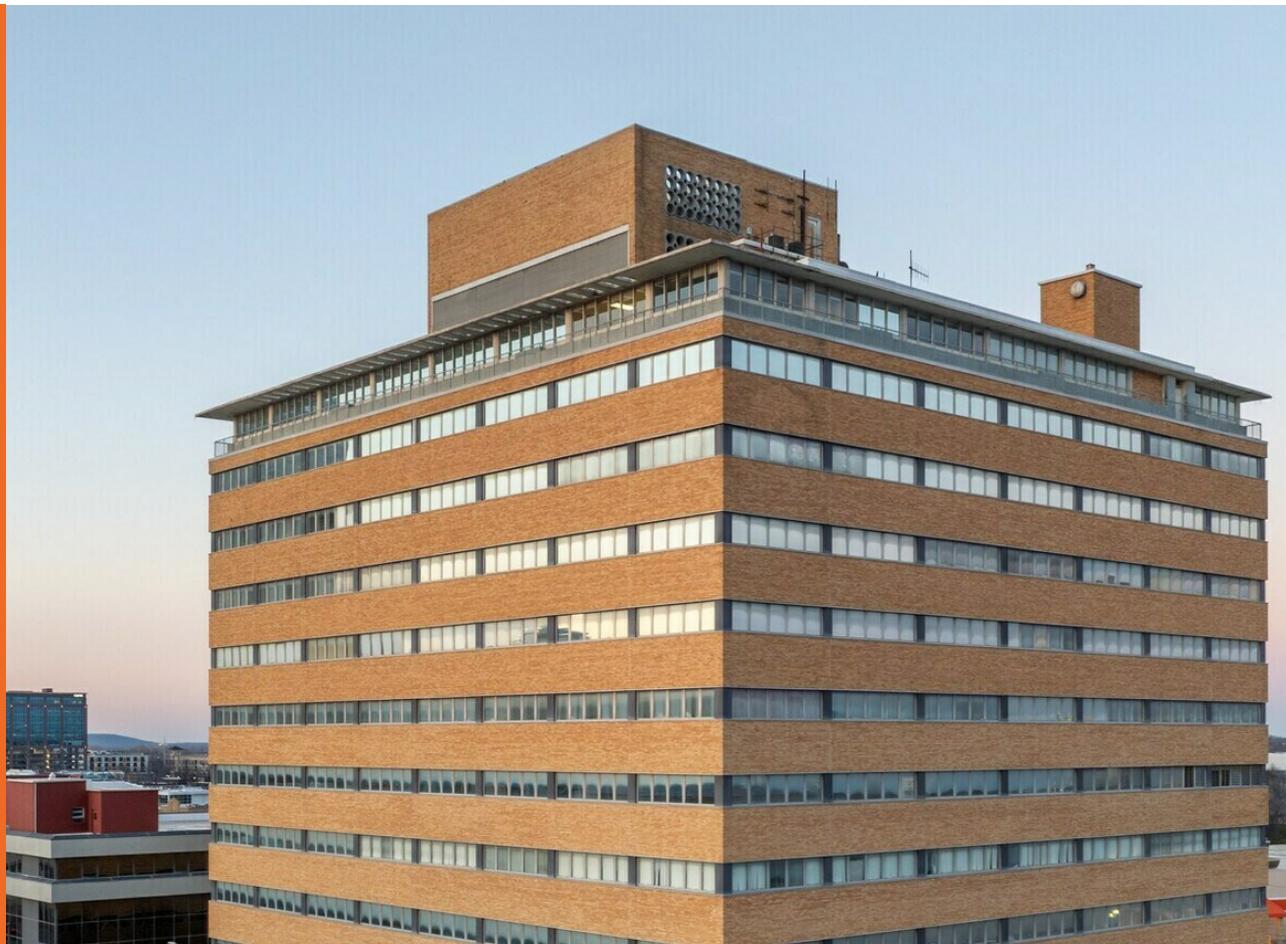
PROPERTY SUMMARY

The Sun Building is a 14-story, 249,346 SF office tower located in the core of Downtown Tulsa. The property offers an attractive combination of stable in-place income and upside potential through additional lease-up and light repositioning. Generating approximately \$1.275 million in annual NOI, the asset is being considered for sale at \$14.5 million, representing an 8.8% cap rate and an exceptional \$58 per square foot basis, well below replacement cost. The building features efficient floorplates, strong natural light, and established tenants providing consistent cash flow. Positioned within Tulsa's central business district, the property benefits from excellent visibility, accessibility, and proximity to major downtown employers, retail, and entertainment. This opportunity offers investors a compelling in-place yield with potential for further value creation in one of the Midwest's most accessible and improving urban office markets.



PROPERTY PHOTOS





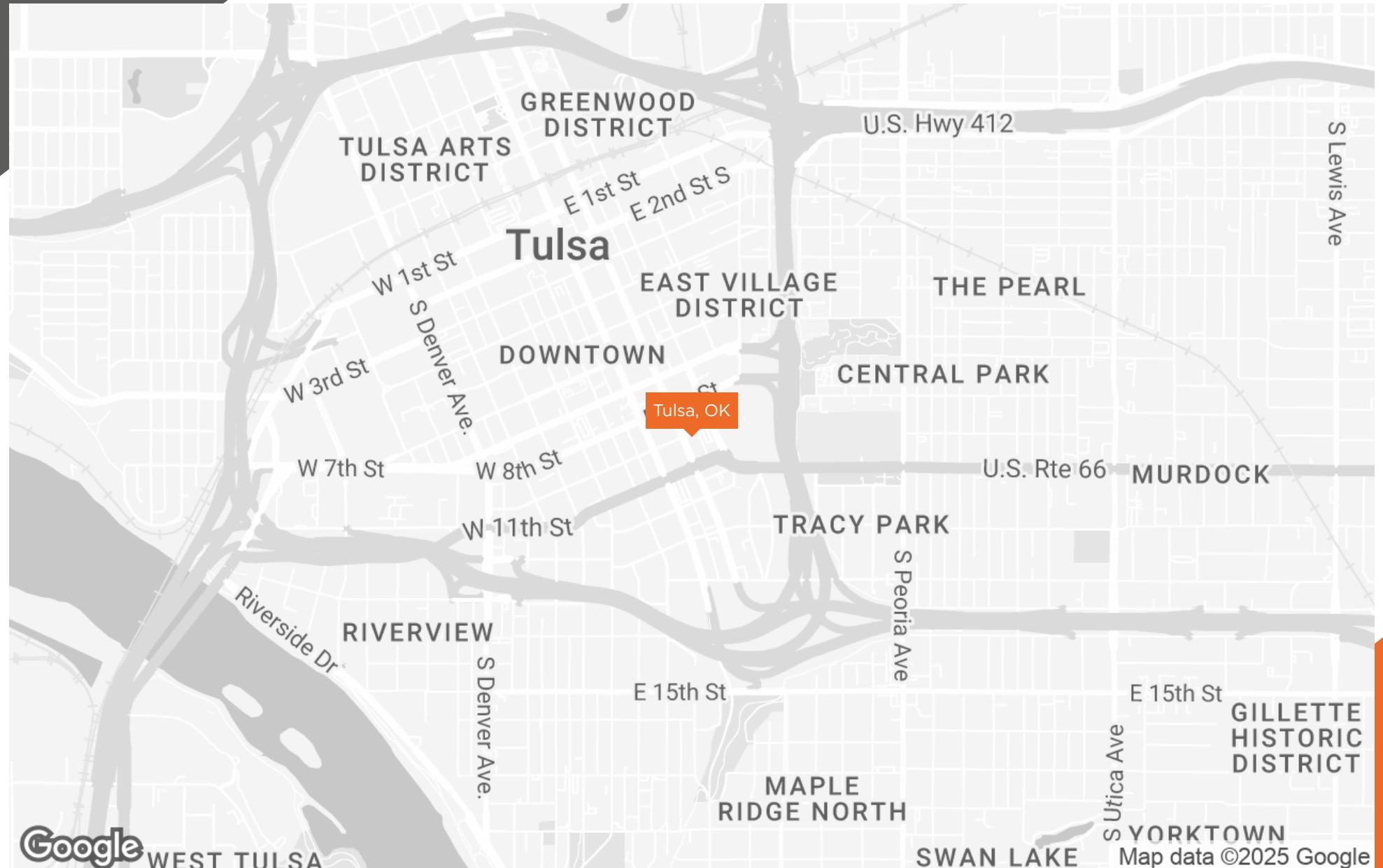
Location Information

LOCATION DESCRIPTION

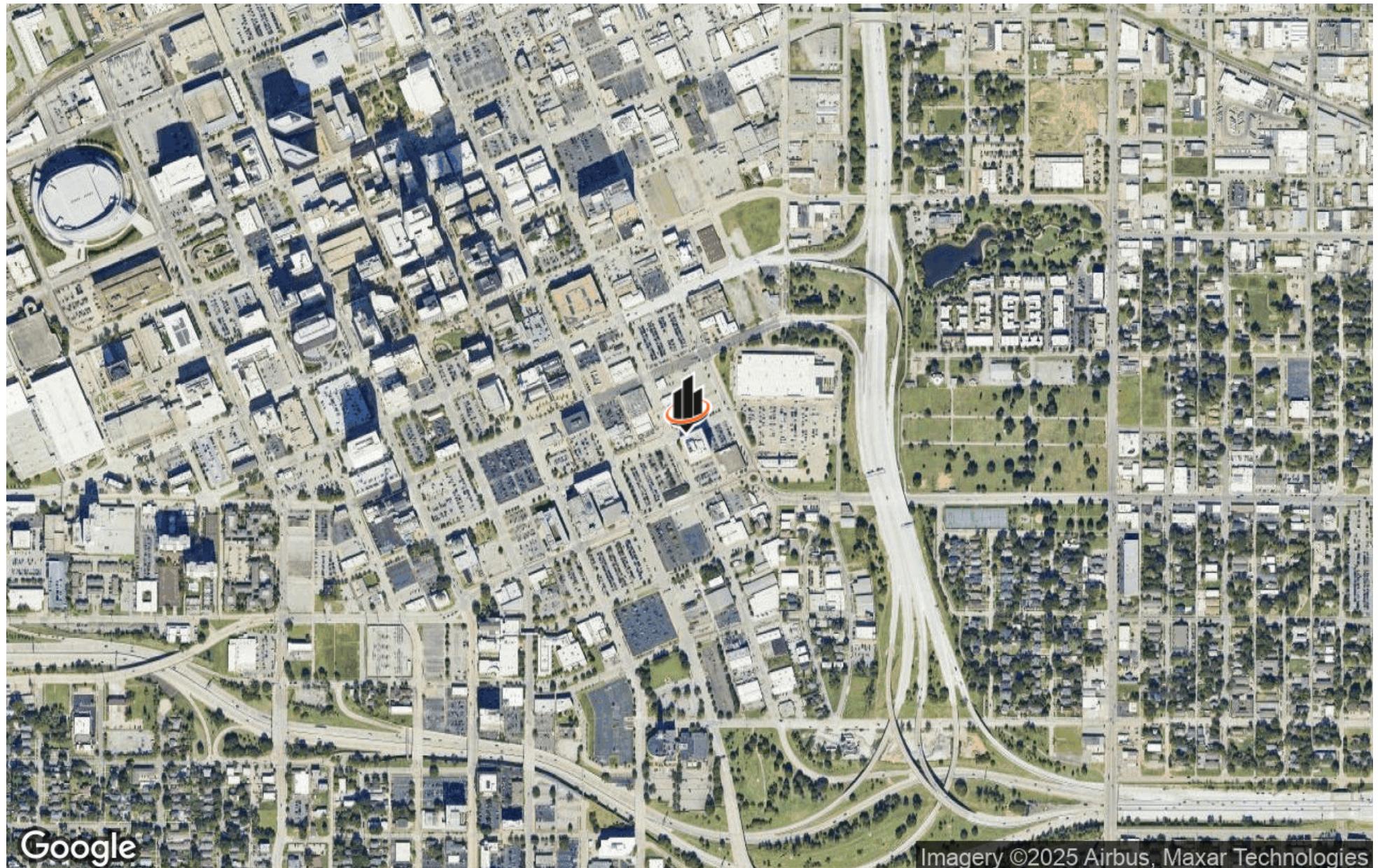
The Sun Building is strategically positioned in the heart of Downtown Tulsa's Central Business District, offering unmatched proximity to the city's key commercial, cultural, and civic destinations. The property's location provides superior visibility and accessibility within one of Oklahoma's most dynamic and historically significant urban cores. Downtown Tulsa has experienced a resurgence over the past decade, supported by sustained public and private investment, adaptive reuse of historic assets, and the continued diversification of the local economy. Major employers in energy, finance, technology, and professional services anchor the district, while a growing concentration of residential, retail, and entertainment amenities has transformed the area into a true live-work-play environment. The Sun Building benefits from immediate access to US-75, I-244, and the Broken Arrow Expressway, providing seamless connectivity throughout the metro area and beyond. Tenants enjoy walkable proximity to prominent downtown landmarks, including the BOK Center, ONEOK Field, and the Deco District's restaurants, hotels, and boutique retail. The property is also within minutes of Tulsa's Arts District, Arena District, and East Village, areas that continue to attract redevelopment momentum and rising tenant demand. At its current basis, the asset sits squarely within a transitional urban submarket where replacement costs have surged and available large-block office inventory remains limited. This positioning allows investors to capitalize on downtown Tulsa's ongoing evolution while benefiting from strong accessibility, an established business environment, and future upside potential as the city's economic and cultural growth continues.

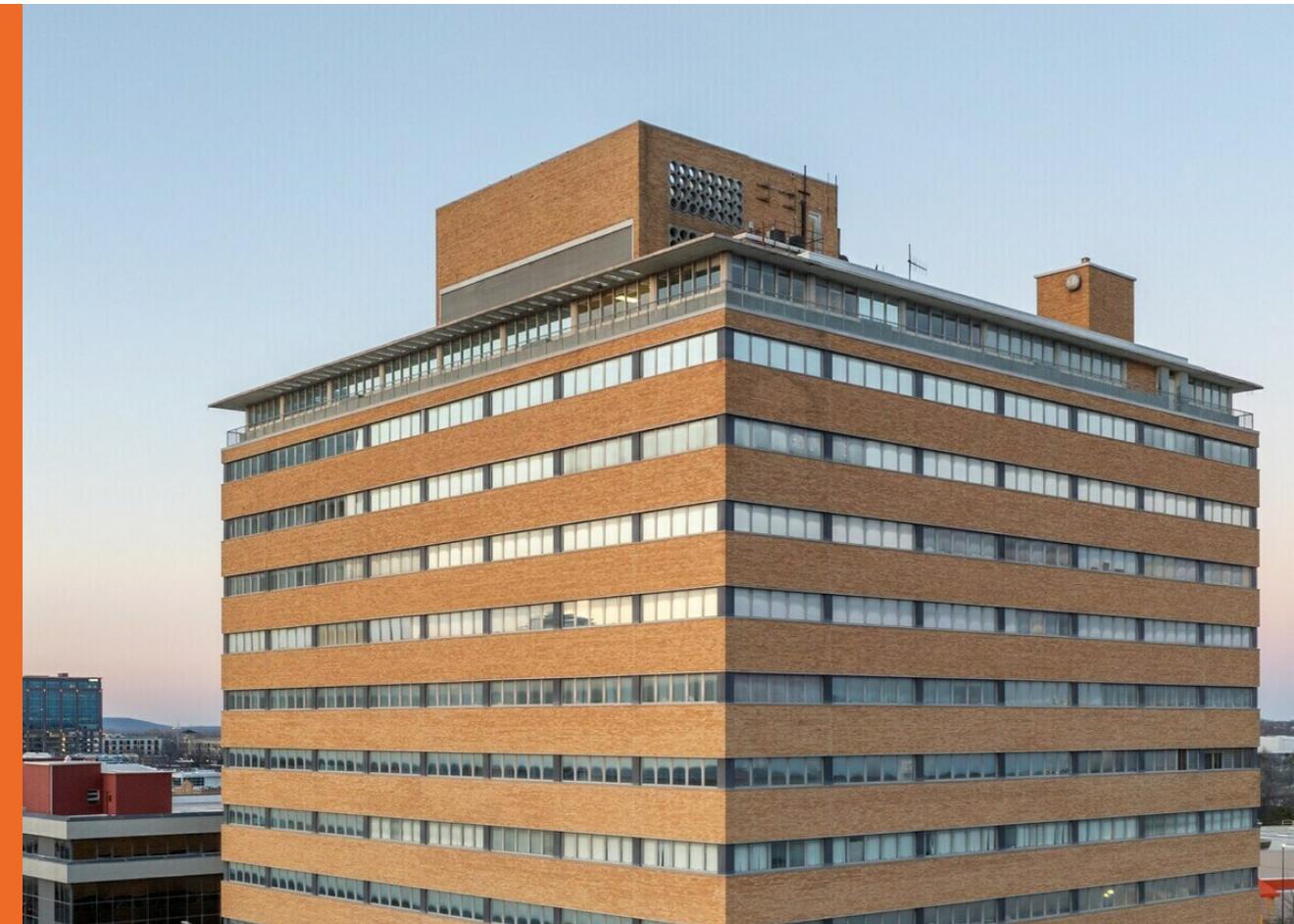


REGIONAL MAP

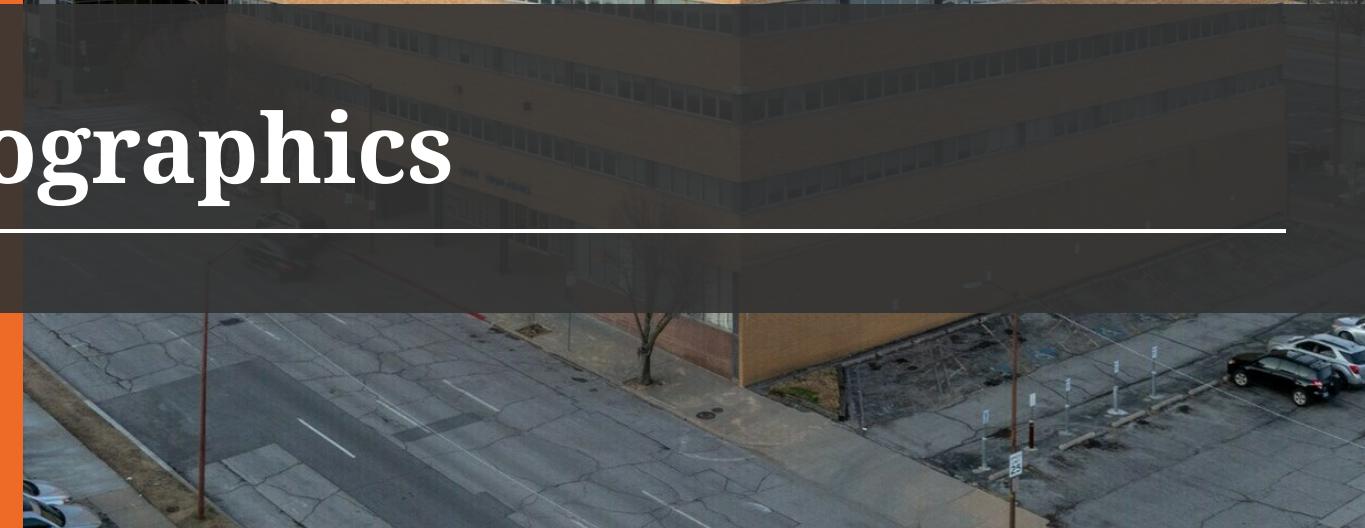


AERIAL MAP





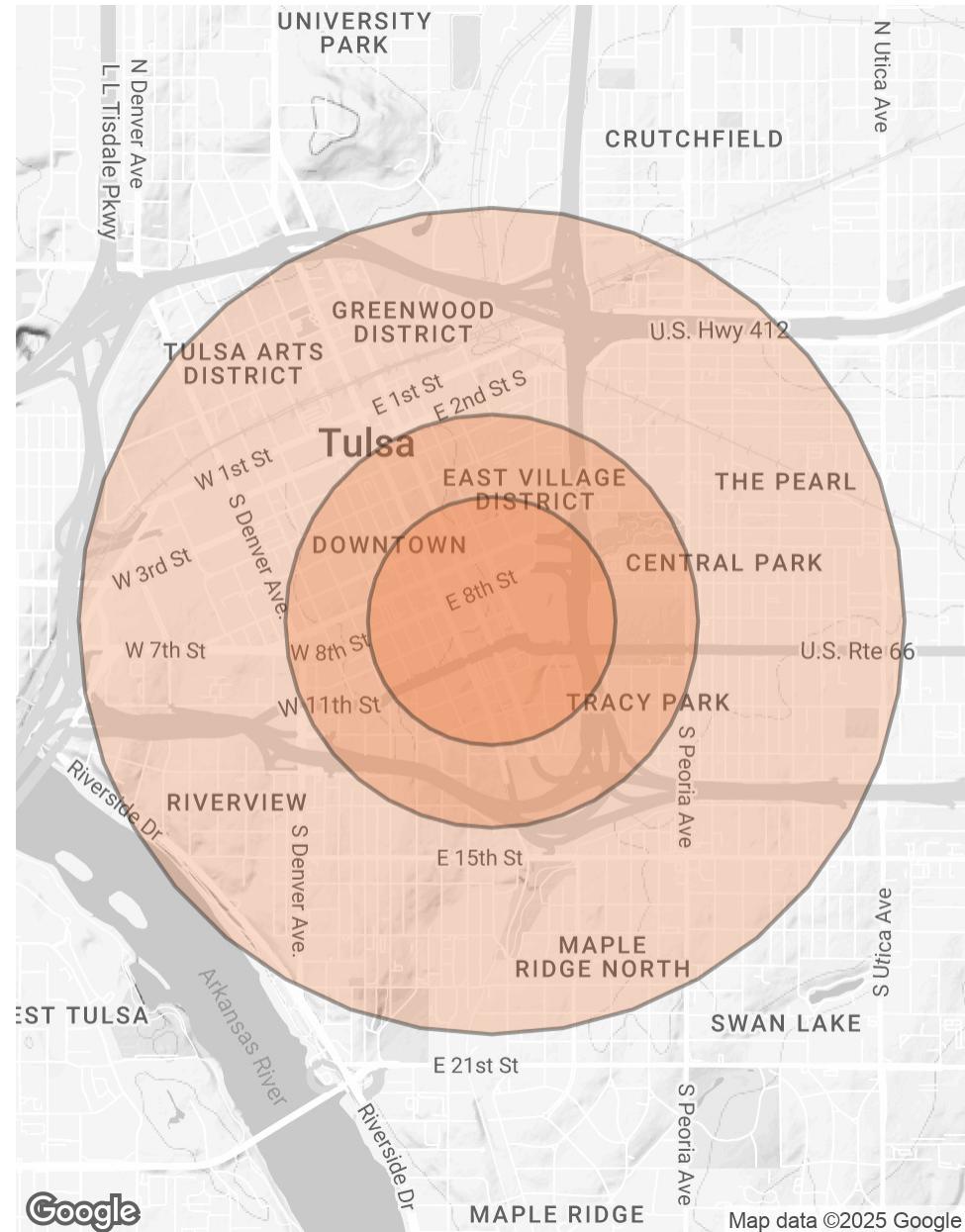
Demographics



DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	138	1,331	9,598
AVERAGE AGE	38	39	41
AVERAGE AGE (MALE)	39	40	42
AVERAGE AGE (FEMALE)	36	38	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	92	822	5,410
# OF PERSONS PER HH	1.5	1.6	1.8
AVERAGE HH INCOME	\$89,817	\$84,768	\$84,327
AVERAGE HOUSE VALUE	\$384,205	\$388,632	\$359,378

Demographics data derived from AlphaMap



Map data ©2025 Google

Property Analysis



STRENGTH

- Prime Central Business District Location
- Below Replacement Cost Acquisition
- Stabilized Income Stream with Upside
- Strong Market Fundamentals
- Favorable Yield Metrics



WEAKNESS



- Office Sector Headwinds
- Vacancy Exposure
- Rollover Concentration
- Capital Improvement Needs
- Financing Environment.

OPPORTUNITY



- Repositioning & Lease-Up Potential
- Attractive Basis for Value Creation
- Favorable Yield Spread
- Capital Market Flexibility
- Downtown Revitalization Tailwinds

THREAT



- Macroeconomic Volatility
- Tenant Retention Challenges
- Competitive Supply
- Operational Cost Increases
- Liquidity Constraints.

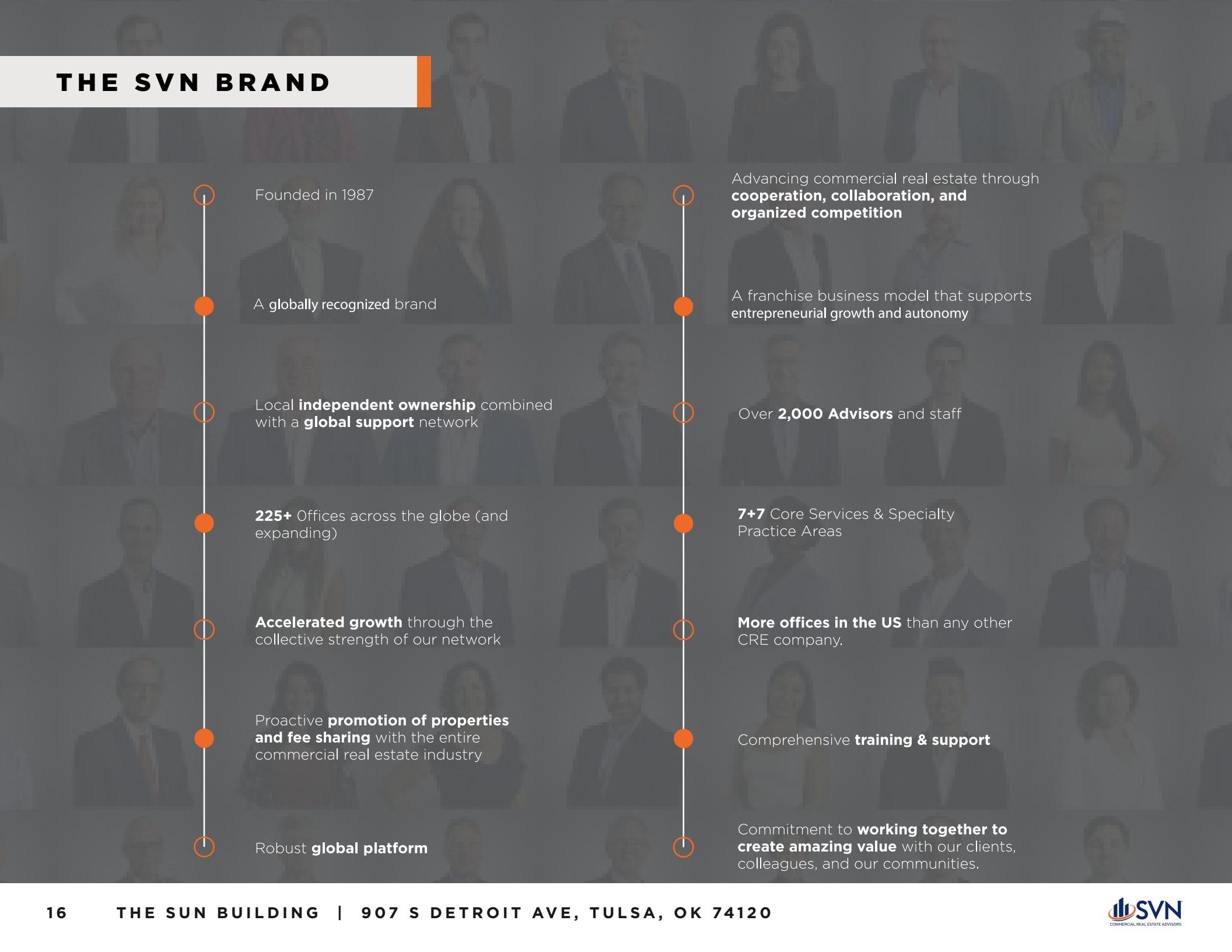
Property Information	
SALE PRICE	\$14,500,000
PRICE/SF	\$58.15
BUILDING SIZE	249,346 SF
CAP RATE	8.79%
YEAR BUILT	1954

Proposed Financing On Sale	
% DOWN	%25
DOWN PAYMENT	\$3,625,000
LOAN AMOUNT	\$10,875,000
INTEREST RATE	6.5%
LENGTH OF LOAN	25 Years
MONTHLY PAYMENT	\$73,330
ANNUAL DEBT SERVICE	\$879,960
DEBT COVERAGE RATIO	1.45
PRO FORMA DCR	1.70

Proposed Returns	
NET OPERATING INCOME	\$1,275,000
LESS: LOAN PAYMENT	\$879,960
BEFORE TAX CASH FLOW	\$395,040
CASH-ON-CASH RETURN	\$174,000
PRINCIPAL REDUCTION YR 1	\$174,000
TOTAL YEAR 1 RETURN	\$569,040

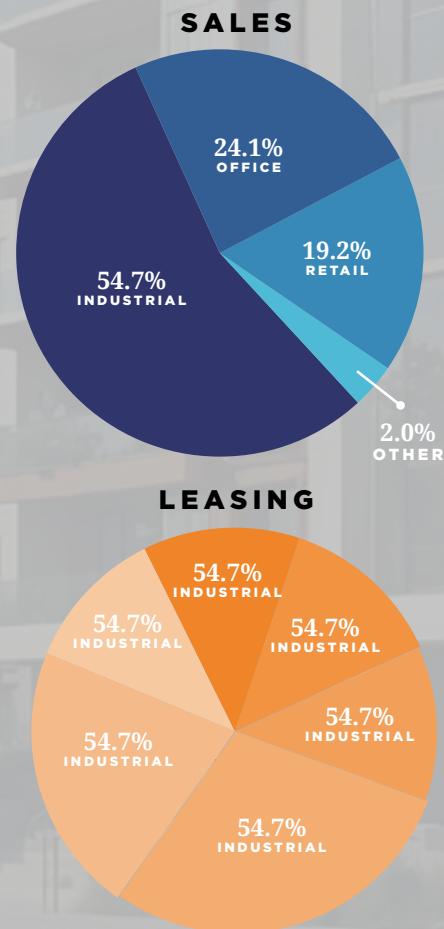
Cap Rates	
8.79%	10.34%

THE SVN BRAND

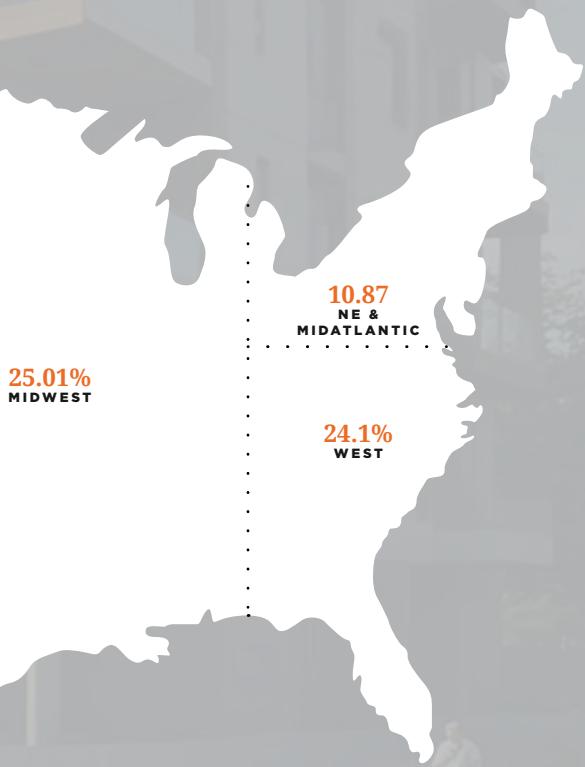


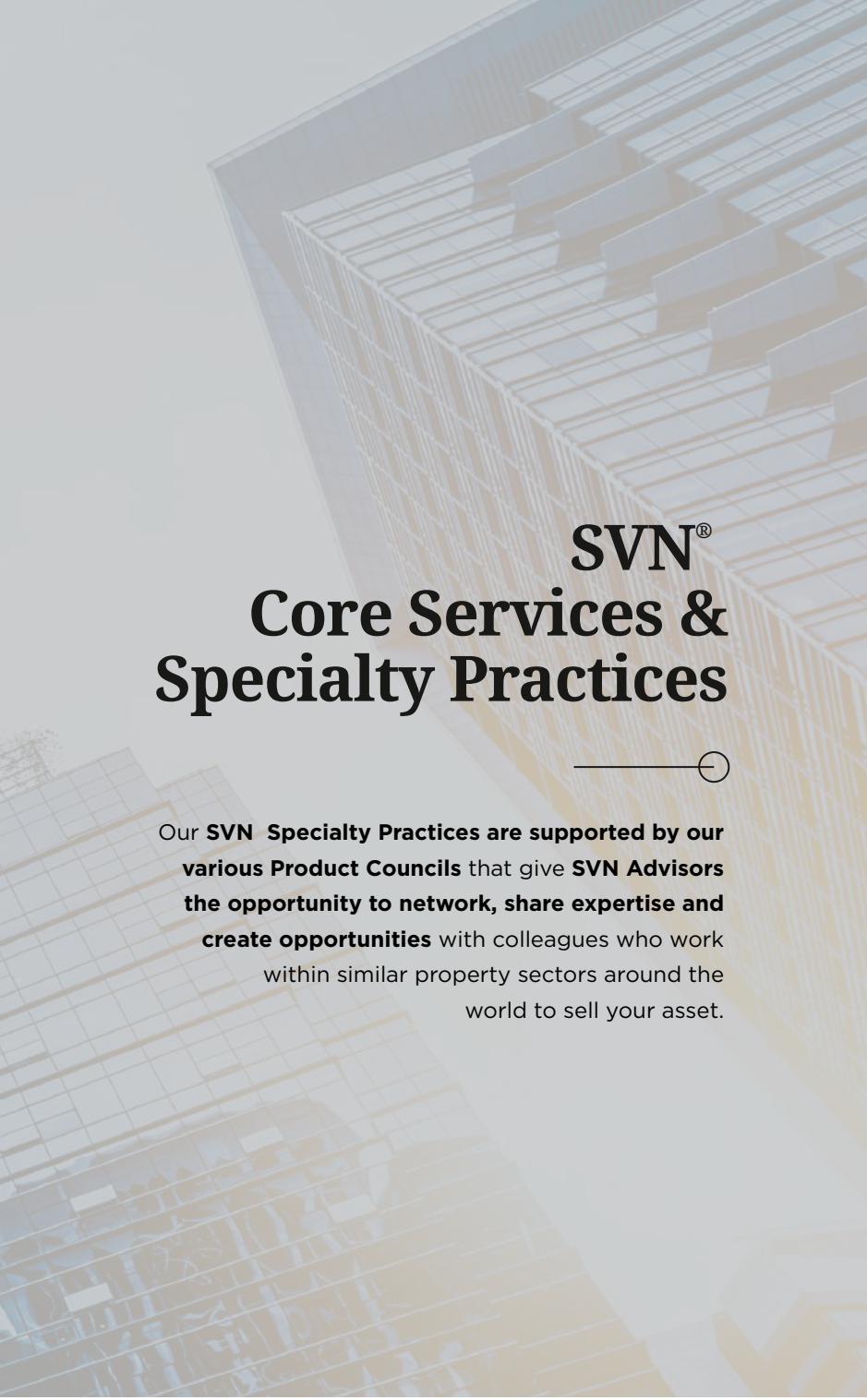
- Founded in 1987
- A globally recognized brand
- Local **independent ownership** combined with a **global support** network
- 225+** Offices across the globe (and expanding)
- Accelerated growth** through the collective strength of our network
- Proactive **promotion of properties and fee sharing** with the entire commercial real estate industry
- Robust **global platform**
- Advancing commercial real estate through **cooperation, collaboration, and organized competition**
- A franchise business model that supports entrepreneurial growth and autonomy
- Over **2,000 Advisors** and staff
- 7+7** Core Services & Specialty Practice Areas
- More offices in the US** than any other CRE company.
- Comprehensive **training & support**
- Commitment to **working together to create amazing value** with our clients, colleagues, and our communities.

SVN was founded on the belief that **proactively cooperating and collaborating** with the global commercial real estate community is the right thing to do for our clients and the best way to ensure **maximum value** for a property. When a client chooses SVN, they **mobilize the entire SVN organization** of experts and all our trusted relationships to act on their behalf. We **share data, knowledge, and opportunities** with the entire brokerage community. This model ensures gives our offices and Advisors an **opportunity for exponential growth** and **unmatched earning potential**. This belief in a **Shared Value Network®** is what forms the foundation of the SVN Difference.



TRANSACTION VOLUME
UNITED STATES NATIONAL DISTRIBUTION





SVN® Core Services & Specialty Practices

Our **SVN Specialty Practices** are supported by our various **Product Councils** that give **SVN Advisors** the opportunity to network, share expertise and create opportunities with colleagues who work within similar property sectors around the world to sell your asset.

SPECIALTY PRACTICES

- SPECIAL PURPOSE
- HOSPITALITY
- INDUSTRIAL
- LAND
- MULTIFAMILY
- OFFICE
- RETAIL

CORE SERVICES

- SALES
- LEASING
- PROPERTY MANAGEMENT
- CORPORATE SERVICES
- ACCELERATED SALES
- CAPITAL MARKETS
- TENANT REPRESENTATION

MARKETING PLATFORM



- ✓ PROPERTY SIGNAGE
- ✓ PROPERTY POSTCARDS
- ✓ REGIONAL EMAIL BLAST
- ✓ CRE FEATURED PROPERTY BLAST
- ✓ SVN NATIONAL BLAST EMAIL
- ✓ BUILDOUT PROPERTY & MARKETING PLATFORM
- ✓ DIRECT EMAIL, MAIL & PHONE CALLS
- ✓ MARKETING & SOCIAL MEDIA TEMPLATES
- ✓ SOCIAL MEDIA & PROMOTION
- ✓ INTERACTIVE APPS
- ✓ WEEKLY FEATURED PROPERTIES

PROPERTY MANAGEMENT

SVN is a **full-service commercial real estate firm** helping investors and property owners **grow their portfolios**. Our Advisors leverage the **strength and expertise of a network** of SVN professionals across the US and the world to assist you with buying, selling, and managing your investment real estate property.

As experts in your local market, our **leasing, capital markets, and property management** services make your ownership experience simpler, more productive, and more profitable.

We address each client's individual needs and build a **property-specific strategy**, harnessing the power of **collaboration to drive success**.

LEASE ADMINISTRATION



REPAIRS & MAINTENANCE



COLLECTIONS & BILL PAYMENTS



TENANT RELATIONS & OVERSIGHT



Property Management Services

Our Commercial Property Management Services are designed to take the stress out of property ownership. We manage everything from **lease administration and maintenance to collections and tenant relations**, ensuring your property runs smoothly. Our team is dedicated to providing a **seamless and positive experience** for both you and your tenants, allowing you to **focus on what matters most—your investment**.

PROPERTY MANAGEMENT



At SVN, we redefine commercial property management by offering a **comprehensive, asset-focused approach** that ensures your investments not only perform but **thrive**. Our mission is to provide **unparalleled service** through an integrated suite of offerings, encompassing **brokerage, leasing, maintenance**, and strategic asset management.

FINANCIAL TRANSPARENCY

Transparency is at the core of our financial management practices. We provide detailed, real-time financial reporting, enabling you to make informed decisions. Our strategic financial services include budgeting, expense tracking, and revenue optimization, ensuring your investments achieve their full potential.

TECHNOLOGY-DRIVEN

SVN harnesses cutting-edge technologies to enhance efficiency and engagement. Our online portals offer real-time access to property data, maintenance requests, and financial reports, keeping you informed and in control.

HOLISTIC ASSET MANAGEMENT

SVN isn't just a property management firm; we are your strategic partner in asset management. Our services are designed to maximize your property's value and performance. We combine industry expertise, innovative technologies, and a deep understanding of market dynamics to deliver customized solutions tailored to your investment goals.

FULL SERVICE

Our end-to-end services streamline operations and enhance property value. From leasing and tenant relations to maintenance and financial oversight, we cover all aspects of property management, allowing you to focus on expanding your portfolio.

PROACTIVE MAINTENANCE

Our proactive approach to property management ensures potential issues are swiftly identified and addressed, saving you money and preventing costly repairs. Through regular evaluations, stringent safety protocols, and strategic capital expenditure plans, we protect your assets, ensuring they remain in excellent condition.

SUSTAINABLE AND INNOVATIVE

We are committed to sustainable practices and innovative solutions that not only enhance property value but also reduce environmental impact. Our green initiatives and energy-efficient practices offer significant cost savings and reflect our dedication to responsible asset management.

EXPERTISE ACROSS SECTORS

Specializing in office, retail, and medical spaces, SVN leverages its extensive knowledge and experience to manage diverse commercial properties. Our team of seasoned professionals stays ahead of industry trends, ensuring your assets are always competitive and compliant.



VALUE PROPOSITION

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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Collective Strength, Accelerated Growth

5553 S. PEORIA AVE.
STE 115
TULSA, OK 74105



SVNOAKREALTY.COM