

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$5,280,000
Building Size:	12,928 SF
Lot Size:	0.87 Acres
Number of Units:	6
Price / SF:	\$408.42
Cap Rate:	7.75%
NOI:	\$409,272
Year Built:	2022
Renovated:	2025
Zoning:	PUD-813 (Office)
Market:	Oklahoma City
Submarket:	Yukon

### PROPERTY OVERVIEW

This multi-tenant property is located in a desirable and rapidly growing office/retail corridor and offers strong in-place rental income from day one. The building features high-end finishes designed to attract quality tenants, supporting top-of-market rents and long-term, stable growth.

### PROPERTY HIGHLIGHTS

- Covered parking
- Executive lounge with built-in bar
- Private humidior room
- Multiple income producing tenants
- Long term lease in place covering the majority of the property
- High end finishes throughout
- Located in a rapidly developing area
- Vacant space is undergoing a complete office buildout

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## INVESTMENT INFORMATION

### PRO FORMA RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
A1	Tenant 1 (Name Hidden)	917 SF	7.09%	\$31.41	\$28,800	08/01/2025	08/01/2027
A2	Tenant 2 (Name Hidden)	227 SF	1.76%	\$34.36	\$7,800	08/01/2024	06/30/2026
B	Tenant 3 (Name Hidden)	1,627 SF	12.59%	\$45.00	\$73,215	At Closing	10 Years
C	Tenant 4 (Name Hidden)	1,556 SF	12.04%	\$30.77	\$47,872	06/29/2022	06/29/2027
E - Upstairs	Tenant 3 (Name Hidden)	6,446 SF	49.86%	\$45.00	\$290,070	At Closing	10 years
D	Vacant	2,155 SF	16.67%	\$30.00	\$64,650	-	-
<b>TOTALS</b>		<b>12,928 SF</b>	<b>100.01%</b>	<b>\$216.53</b>	<b>\$512,407</b>		
<b>AVERAGES</b>		<b>2,155 SF</b>	<b>16.67%</b>	<b>\$36.09</b>	<b>\$85,401</b>		

## PRO FORMA INCOME & EXPENSES

### INCOME SUMMARY

<b>GROSS INCOME</b>	<b>\$512,407</b>
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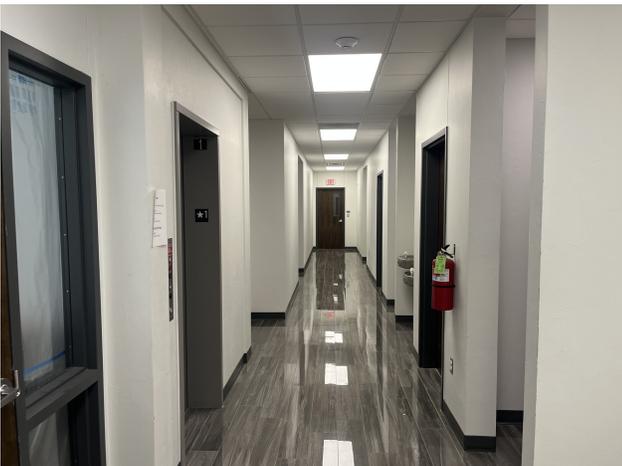
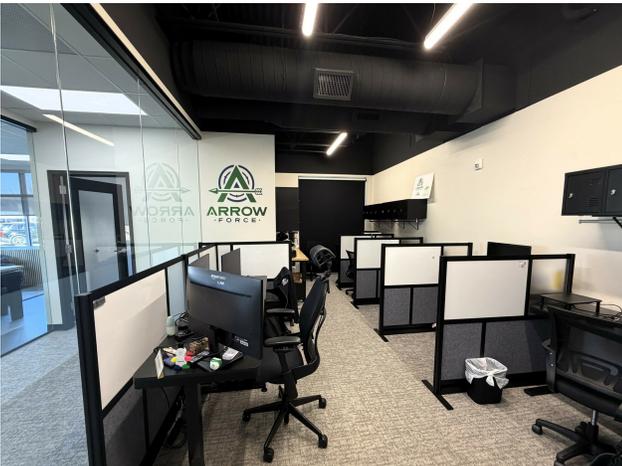
### EXPENSES SUMMARY

Property Taxes	\$48,190
Property Insurance	\$16,160
CAM	\$38,784
<b>OPERATING EXPENSES</b>	<b>\$103,134</b>
<b>NET OPERATING INCOME</b>	<b>\$409,273</b>

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## PHOTOS



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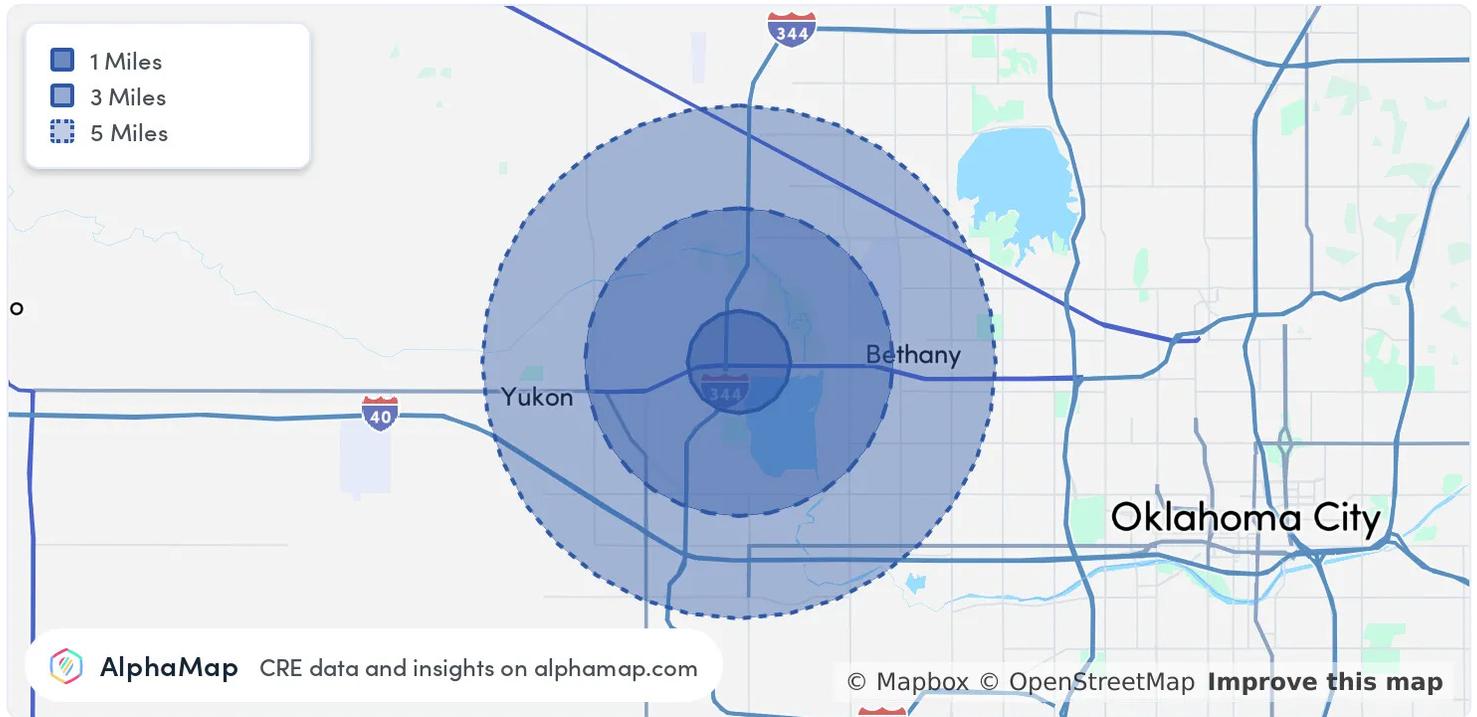
## LOCATION MAP



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## AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,519	40,377	152,179
Average Age	38	39	38
Average Age (Male)	38	37	37
Average Age (Female)	39	40	39

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,787	15,189	58,958
Persons per HH	2.5	2.7	2.6
Average HH Income	\$113,903	\$93,989	\$85,733
Average House Value	\$321,198	\$256,173	\$242,211
Per Capita Income	\$45,561	\$34,810	\$32,974

Map and demographics data derived from AlphaMap

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