

EXECUTIVE SUMMARY



OFFERING SUMMARY

Building Size:	6,800 SF
Available SF:	880 SF
Lot Size:	0.714 Acres
Number Of Units:	4
Price / SF:	\$203.15
Cap Rate:	7.5%
NOI:	\$103,604
Year Built:	1993
Renovated:	2014
Market:	NW Oklahoma City

PROPERTY OVERVIEW

Retail Strip Center - Well located at a very busy intersection.
Owner/Broker

PROPERTY HIGHLIGHTS

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ADDITIONAL PHOTOS



SITE PLAN

RENT ROLL

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Toyko Moon	A	2,520	12-1-16	11-30-21	\$33,047	37.06	\$13.11
Fresh Donut	B	1,700	8-1-18	7-31-23	\$23,400	25.0	\$13.76
Emily Ellison	C	1,700	3-1-20	2-28-23	\$27,420	25.0	\$16.13
					\$0		
Totals/Averages		5,920			\$83,867	\$14.17	

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INCOME & EXPENSES

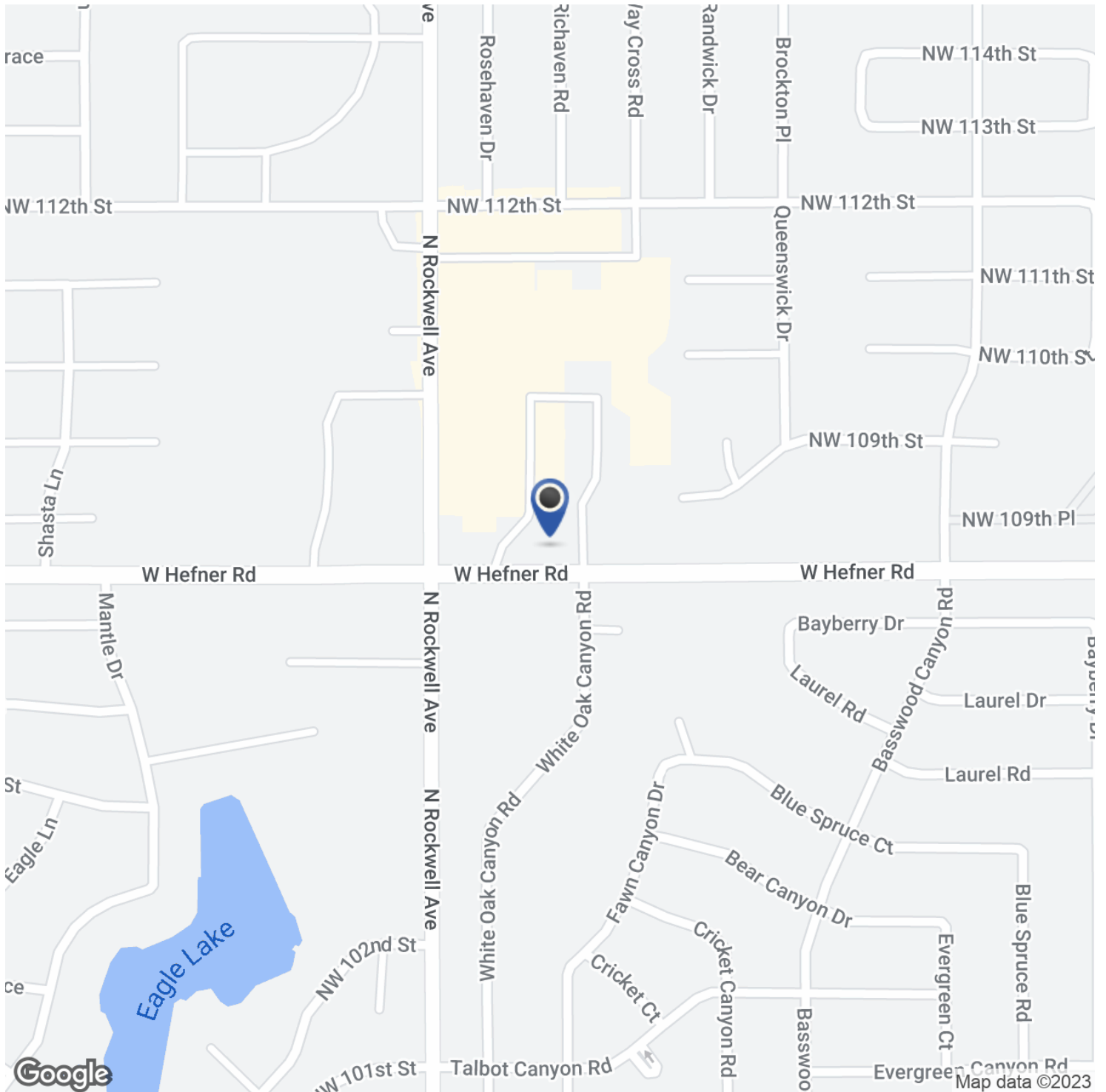
INCOME SUMMARY	WEST HEFNER RETAIL STRIP CENTER
Gross Income	\$119,714
EXPENSE SUMMARY	WEST HEFNER RETAIL STRIP CENTER
Gross Expenses	\$16,110
Net Operating Income	\$103,604

FINANCIAL SUMMARY

INVESTMENT OVERVIEW	WEST HEFNER RETAIL STRIP CENTER
Price	\$1,381,392
Price per SF	\$203.15
CAP Rate	7.5%
Cash-on-Cash Return (yr 1)	7.5 %
Total Return (yr 1)	\$103,604
Debt Coverage Ratio	-
OPERATING DATA	WEST HEFNER RETAIL STRIP CENTER
Gross Scheduled Income	\$95,398
Other Income	\$24,316
Total Scheduled Income	\$119,714
Vacancy Cost	\$0
Gross Income	\$119,714
Operating Expenses	\$16,110
Net Operating Income	\$103,604
Pre-Tax Cash Flow	\$103,604
FINANCING DATA	WEST HEFNER RETAIL STRIP CENTER
Down Payment	\$1,381,392
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

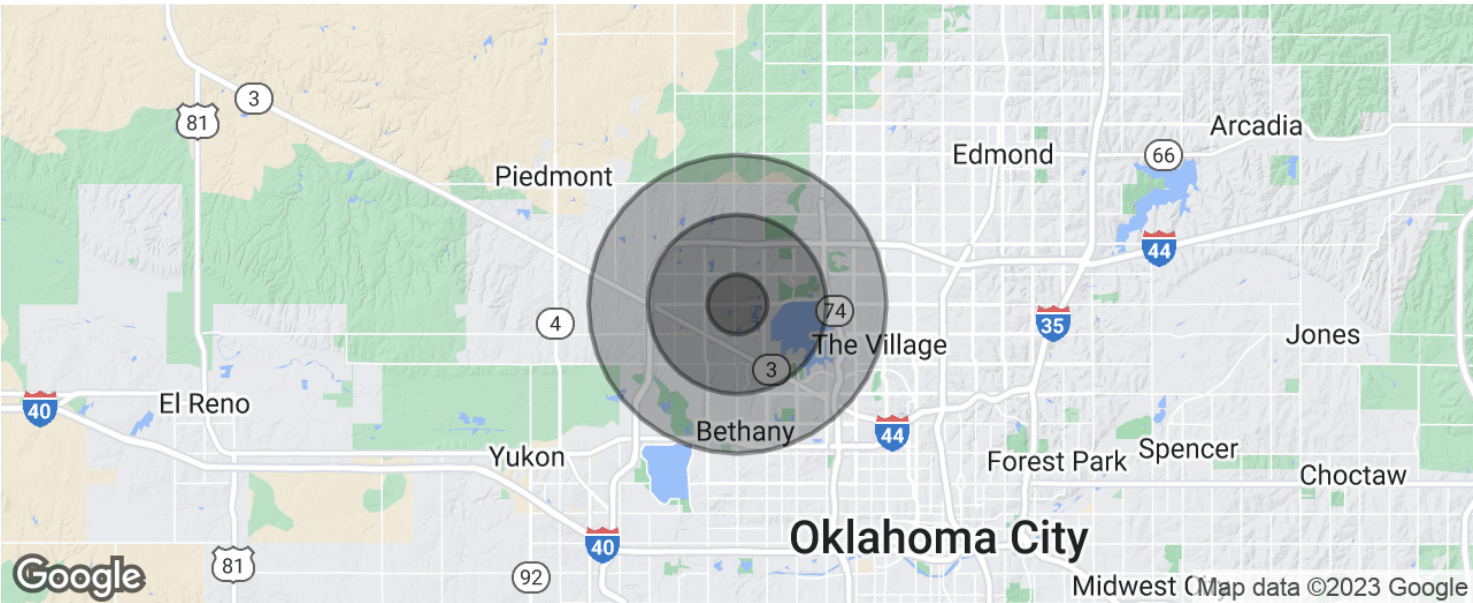
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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,449	73,582	129,669
Median age	43.4	38.1	38.7
Median age (Male)	38.7	36.1	37.3
Median age (Female)	45.5	39.3	39.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,688	30,301	54,078
# of persons per HH	2.4	2.4	2.4
Average HH income	\$90,660	\$74,814	\$75,321
Average house value	\$165,169	\$187,226	\$174,367

* Demographic data derived from 2020 ACS - US Census