CONFIDENTIAL OFFERING MEMORANDUM

901 NW 25th Street

Oklahoma City, Oklahoma

ASKING PRICE	CURRENT NOI	CAP RATE
$3,300,000	$384,000	11.64%

NNN LEASE TERM	ANNUAL ESCALATIONS	TOTAL LEASE VALUE
15 Years	4% Per Year	$6,487,642
2022 – 2037	Contractually Guaranteed	Full 15-Year Term

EXCLUSIVELY PRESENTED BY

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EXECUTIVE SUMMARY

The Agency is pleased to present the exclusive sale of 901 NW 25th Street, Oklahoma City, Oklahoma a compelling multi-component commercial investment offering rare cash flow certainty, built-in appreciation, and significant embedded value through an adjacent multifamily development site.

This is not simply an income-producing asset. It is a three-pronged investment opportunity comprising a long-term triple-net-leased commercial property, an income-generating warehouse, and a vacant lot zoned for multifamily development all within a single acquisition at $3,300,000.

Investment Highlights

- 11.64% current cap rate on total in-place income exceptional in today's market
- 15-year NNN lease in place since 2022 generating $27,000/month with zero landlord obligations
- 4% contractually guaranteed annual rent escalations built-in hedge against inflation
- Total lease value of $6,487,642 across the full 15-year term
- 8,000 SF warehouse leased at $5,000/month providing immediate supplemental cash flow
- Vacant lot included zoned multifamily, ready for development to unlock additional value
- Tenant in occupancy since 2022 established, stable, and committed
- Triple-net structure: tenant responsible for taxes, insurance, and maintenance
- Ideal 1031 exchange vehicle long-term passive income with no management burden

PROPERTY OVERVIEW

901 NW 25th Street is a multi-component commercial property offering three distinct income streams and development optionality within a single acquisition. The property is strategically positioned in Oklahoma City and presents an exceptional risk-adjusted return profile anchored by a long-term NNN lease with guaranteed rent growth.

Property Components

Component 1 NNN Leased Commercial Property

The primary income driver is a fully executed 15-year triple-net lease commencing in 2022 and running through 2037. The tenant pays $27,000 per month in base rent with 4% fixed annual escalations, providing a contractually locked rent schedule that grows to $46,755 per month by the final year of the lease. Under the NNN structure, the tenant bears all responsibility for property taxes, building insurance, and maintenance delivering truly passive income to the owner with no operating expense risk.

Component 2 8,000 SF Warehouse

An 8,000 square foot warehouse is currently leased at $5,000 per month ($60,000 annually) with 2 years remaining on the lease. This secondary income stream provides immediate cash flow and represents an opportunity for the incoming owner to re-lease at market rates upon expiration, or to explore alternative uses that may command higher rents given the property's location and zoning context.

Component 3 Multifamily Development Site

An adjacent vacant lot is included in the sale and is currently zoned for multifamily residential development. This parcel represents significant embedded optionality a buyer may elect to hold, develop, or sell the lot independently, each scenario contributing meaningfully to total return. Oklahoma City's housing demand trajectory makes this parcel particularly attractive for residential development, either as a standalone project or in conjunction with a developer partner.

PROPERTY DETAIL	INFORMATION
Address	901 NW 25th Street, Oklahoma City, Oklahoma
Asking Price	$3,300,000
Current NOI	$384,000 Annually ($27,000 NNN + $5,000 Warehouse)
Cap Rate	11.64% on In-Place Income
NNN Lease Term	15 Years | 2022 – 2037 | ~11 Years Remaining
Current NNN Rent	$31,586/mo ($379,034/yr) Year 5 Rate
Annual Escalation	4% Fixed Annual Increase
Lease Structure	Triple Net (NNN) Tenant Pays Taxes, Insurance & Maintenance
Warehouse	8,000 SF | $5,000/Month | 2 Years Remaining

Development Parcel	Vacant Lot | Zoned Multifamily | Included in Sale
Total 15-Yr Lease Value	$6,487,642

FINANCIAL ANALYSIS

Income Summary Current Year (2026 / Year 5)

INCOME SOURCE	MONTHLY	ANNUAL
NNN Primary Lease (Year 5 Rate)	$31,586	$379,034
Warehouse Lease (8,000 SF)	$5,000	$60,000
TOTAL NOI	**$36,586**	**$439,034**

15-Year NNN Rent Schedule

The following schedule reflects the contractually guaranteed rent escalations at 4% annually from lease commencement in 2022 through expiration in 2037.

YEAR	CALENDAR	MONTHLY RENT	ANNUAL RENT	CUMULATIVE
Year 1	2022	$27,000	$324,000	$324,000
Year 2	2023	$28,080	$336,960	$660,960
Year 3	2024	$29,203	$350,438	$1,011,398
Year 4	2025	$30,371	$364,456	$1,375,854
Year 5 ★	**2026**	**$31,586**	**$379,034**	**$1,754,888**
Year 6	2027	$32,850	$394,196	$2,149,084
Year 7	2028	$34,164	$409,963	$2,559,047
Year 8	2029	$35,530	$426,362	$2,985,409
Year 9	2030	$36,951	$443,416	$3,428,825
Year 10	2031	$38,429	$461,153	$3,889,978
Year 11	2032	$39,967	$479,599	$4,369,577
Year 12	2033	$41,565	$498,783	$4,868,360
Year 13	2034	$43,228	$518,734	$5,387,094
Year 14	2035	$44,957	$539,484	$5,926,578
Year 15	2036	$46,755	$561,063	$6,487,641
TOTAL LEASE VALUE (15-YEAR TERM)			**$6,487,641**	

★ Current lease year (2026)

INVESTMENT THESIS

Why This Asset Stands Apart

In an environment where passive, high-yield commercial real estate is increasingly scarce, 901 NW 25th Street offers a rare combination of immediate cash flow, contractual rent growth, and embedded development upside all within a single purchase. The 11.64% cap rate significantly exceeds the national NNN average, making this asset an outlier in the current market.

Triple Net Structure Zero Landlord Risk

Under the NNN lease structure, the tenant assumes full responsibility for property taxes, building insurance, and all maintenance costs. The owner's obligation is limited to collecting the check. This structure is the preferred format for passive investors, 1031 exchange buyers, family offices, and institutional yield seekers precisely because it eliminates operational headaches while delivering consistent, predictable returns.

Contractual Rent Growth Built-In Inflation Hedge

The 4% annual rent escalation is fixed and contractually guaranteed. This is not a CPI-adjustment or market-dependent step it is a predetermined schedule that locks in compounding income growth for 15 years. Year 1 rent of $27,000/month grows to $46,755/month by Year 15, representing a 73% increase in income over the term. An investor acquiring today at Year 5 still captures the full benefit of a decade of contractually growing income.

Warehouse Income Immediate Secondary Cash Flow

The 8,000 SF warehouse contributes $60,000 annually to total NOI with 2 years remaining on its current lease. Upon expiration, the owner may elect to re-lease at prevailing market rates which in a growing Oklahoma City industrial corridor may exceed current rent or explore alternative use of the space to maximize yield.

Multifamily Development Parcel Embedded Upside

Perhaps the most compelling aspect of this offering for a sophisticated buyer is the inclusion of an adjacent vacant lot zoned for multifamily residential development. This parcel is not priced into the acquisition the cap rate is calculated exclusively on in-place income, meaning the development site is effectively included at no additional cost. A buyer may monetize this parcel through sale to a residential developer, a joint venture ground lease, or direct development each scenario representing material upside beyond the income-producing components.

Oklahoma City's housing market fundamentals remain strong. Population growth, a diversifying economy anchored by energy, healthcare, aerospace, and technology, and a persistent undersupply of quality multifamily housing create a compelling environment for residential development on this site.

1031 Exchange Ideal Replacement Property

The long-term NNN lease, zero management requirements, 11.64% cap rate, and contractually guaranteed income growth make 901 NW 25th Street an ideal 1031 exchange replacement property.

Buyers with 45-day identification windows will find this asset immediately qualifying and straightforward to underwrite. The depth and certainty of the income stream allows for rapid due diligence and clean closing timelines.

MARKET OVERVIEW

Oklahoma City Economic Fundamentals

Oklahoma City has emerged as one of the most resilient mid-market economies in the United States. A diversified economic base spanning energy, healthcare, aerospace and defense, financial services, and a rapidly growing technology sector has reduced the city's historical dependence on oil and gas while sustaining population and employment growth through multiple economic cycles.

ECONOMIC DRIVER	SIGNIFICANCE
Tinker Air Force Base	26,000+ employees largest single employer in Oklahoma
OU Health Sciences Center	Major healthcare and research hub driving employment growth
Boeing & Aerospace Cluster	Significant defense manufacturing and maintenance presence
Low Cost of Living	Consistent population growth from in-migration
Business-Friendly Tax Climate	Competitive tax rates drive commercial investment

Commercial Real Estate Context

Oklahoma City's commercial real estate market continues to attract regional and national investors drawn by cap rates that materially exceed coastal and primary markets. NNN-leased assets in the Oklahoma City metro have historically traded between 6% and 8% cap rates. The 11.64% cap rate offered by 901 NW 25th Street represents a significant premium to market, providing both immediate yield advantage and future appreciation potential as the asset seasons.

Multifamily Development Opportunity

Oklahoma City's residential market has experienced sustained demand growth driven by population expansion, strong household formation, and a shortage of quality multifamily housing stock. The included development parcel, zoned for multifamily use, is positioned to capitalize on this demand. Multifamily development in the Oklahoma City market has delivered strong returns for developers, and the parcel's inclusion with this acquisition provides a buyer with development optionality at no incremental cost above the income-producing asset's value.

IMPORTANT DISCLOSURES

This Offering Memorandum has been prepared by Tania Lavi of The Agency for informational purposes only. It is intended solely for the use of prospective purchasers evaluating the acquisition of the property described herein. The information contained in this memorandum has been obtained from sources believed to be reliable; however, neither The Agency nor Tania Lavi makes any representation or warranty, expressed or implied, as to the accuracy or completeness of such information.

All financial projections, income estimates, and lease schedules contained herein are based on information provided by the current owner and/or tenant and are subject to independent verification by any prospective purchaser. Prospective buyers are strongly encouraged to conduct their own due diligence, including but not limited to review of all lease documents, environmental assessments, title reports, surveys, zoning confirmations, and independent appraisals.

This Memorandum does not constitute an offer to sell or a solicitation of an offer to buy. Any sale of the property described herein will be subject to the negotiation and execution of a definitive purchase and sale agreement and the satisfaction of all conditions contained therein. The seller reserves the right, at its sole and absolute discretion, to withdraw the property from the market at any time without notice and to reject any and all offers submitted.

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