



# Investment Property For Sale

## Midwest Square Office Park

### 7901 NE 10<sup>th</sup> Street

### Midwest City, OK

#### PROPERTY HIGHLIGHTS:

- 46,029 ± SF Total Gross
- 37,779 SF± Total Rentable
- 4 Buildings A-D
- 1.97 ± Acres
- 130 Parking Spaces
- Bldg D Vacant – Interior Demolished, Ready for Finish Out. Single or Multi-Tenant. 14,222± Rentable SF
- **Added Value Opportunity**



#### PROPERTY INFO:

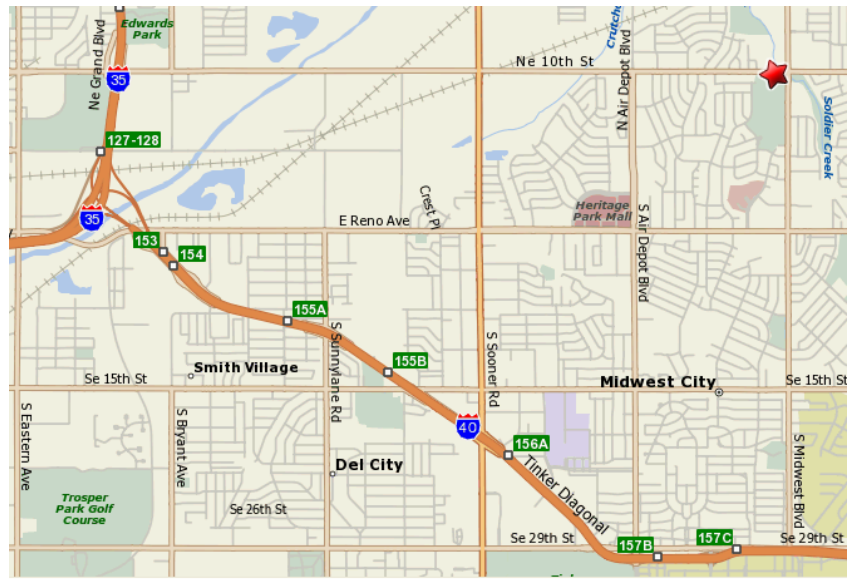
- Managed By Owners
- Near Tinker Field Air Force Base
- Roofs – Bldgs. A&C New 2009
- Roof - Bldg. C & D 15-20 Yr. Age
- HVAC – Roughly 33% Replaced
- **Across Street From Municipal Golf Course.**
- **MW City Regional Medical Ctr.**  
**1 Mile South**

#### INVESTMENT INFO:

- Gross Scheduled Income \$261,240
- Actual %Vacancy 30% \$78,480
- Adjusted Gross Income \$182,760
- Operating Expenses \$71,560
- Actual Net Income \$111,200  
(Actual SF Vacancy 49.695 %  
or 18,744± SF)

#### PRICING INFO:

- **\$895,000 PRICE REDUCED**
- \$19.44 / PSF
- 12.42% Actual Cap Rate (30% Vac.)
- Actual SF Vacancy 49.69%
- As of March 11, 2013  
(Project Costs and Analysis  
Estimates Available On Bldg. D)



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