OFFERING MEMORANDUM | HARVARD PLACE RETAIL CENTER

1517-1523 S Harvard Ave, Tulsa, Oklahoma 74112

WIGGIN PROPERTIES, LLC

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CONFIDENTIALITY AND CONDITIONS OF OFFERING AGREEMENT

Wiggin Properties, LLC (“WP”) is acting as the Owner’s exclusive single party real estate broker for the sale of 1517-1523 S Harvard Ave (the “Property”). This Confidentiality and Conditions of Offering Agreement(the “Agreement”) will confirm the mutual understandings of Investor, WP, and Owner in connection with Investor’s review of any information (the “Offering Materials”) provided in connection with the Investor’s review and potential acquisition of the Property.

1.Use and Return of Offering Materials: The Offering Materials will be used by the Investor solely for the purpose of evaluating the possible acquisition of the Property. The Offering Materials must be returned to WP immediately when the Investor declines to make an offer or terminates discussions or negotiations with respect to the Property.

2. Confidentiality and Non-Disclosure of Offering Materials by Investor: Investor acknowledges that the Offering Materials are considered confidential and proprietary and will not disclose any of the contents there of to any person without the Owner’s or WP’s prior consent; provided, however, that the Offering Materials may be disclosed to the Investor’s partners, employees, legal counsel, advisors, and institutional lenders (collectively the “Related Parties”)as reasonably required for an evaluation of the Property. Such Related Parties shall be informed by Investor of the confidential nature of the Offering Materials and the terms of this Agreement and shall be directed by Investor to keep the Offering Materials and related information strictly confidential in accordance with this Agreement. Investor shall be responsible for any violation of this provision by any Related Party.

3. Investor as Principal and Other Brokers or Agents: Investor acknowledges that it is acting as a principal or an investment advisor in connection with the possible acquisition of the Property and agrees that it will not look to Owner or WP for any fees or commissions in connection with the sale of the Property. Additionally, Investor confirms that it has not dealt with any broker, other than WP, regarding the acquisition of the Property, and agrees to indemnify the Owner and WP from any claims for compensation by, liabilities to or expenses related to any other broker with whom the Investor has had dealings in connection with the sale of the Property. Investor furthermore confirms its understanding that WP represents the Owner as a single party broker as defined by the Oklahoma Brokerage Relationships Act, the Oklahoma Real Estate License Code and all applicable statutes and rules.

4. No Representation as to Offering Materials or Condition of Property: Neither Owner or WP make any representation or warranty expressed or implied as to the accuracy or completeness of the Offering Materials or the condition of the Property. These Offering Materials are presented subject to error, omissions, changes or withdrawal without notice. Neither Owner nor WP shall have any liability to the undersigned with respect to the Offering Materials or the condition of the Property. Investor shall rely only on its own due diligence and investigation of the Property, including but not limited to any financial, title, environmental, physical, tenant or any other matters.

5. Withdrawal of Property from Market or Termination of Discussions: The property is offered for sale subject to withdrawal from the market at any time, rejection of any offer for any reason without notice, and termination of discussions with any party at any time without notice for any reason whatsoever.

6. Access to Property, Property Management, and Tenants: Investor agrees not to enter any non-public area of the Property, nor communicate with the Property Management employees or any tenant of the Property, without the prior consent of WP.

7. Choice of Law: The agreement shall be governed and construed in accordance with the laws of the State of Oklahoma.

8. Authorization: The person receiving this agreement is an officer of the Investor and has full authority to bind the investor to this agreement.

Investment Summary

Wiggin Properties is pleased to present the exclusive offering of 1517-1523 S Harvard Avenue, a strategically positioned retail/office asset located in the heart of Tulsa, Oklahoma. Just minutes from the University of Tulsa and the Tulsa Expo Center, this property benefits from exceptional visibility and access along south Harvard Avenue - one of Tulsa's most active north-south corridors connecting major residential neighborhoods, educational institutions, and entertainment destinations.

The property offers investors a well-maintained, high-traffic location surrounded by a diverse mix of national retailers, local businesses, and dense residential housing. Its proximity to key demand drivers, including the University of Tulsa and Expo Square's year-round event traffic, provides a stable consumer base and consistent tenant performance.

With strong underlying real estate fundamentals and multiple avenues for value creation through lease-up or repositioning, 1517-1523 S Harvard Avenue represents an attractive opportunity to acquire a proven retail/office asset in a dynamic and supply-constrained Tulsa submarket.

Investment Highlights

- **Central Tulsa Location** - Along South Harvard Avenue and 15th St near the University of Tulsa and Expo Square.
- **Retail/Office Flexibility** - +12,420 SF across multiple suites.
- **Recently Remodeled** - New roof, HVAC, Storefront glass, updated electrical; in the last three years.
- **Ample Parking** - 0.55-acre site with 38 spaces and excellent accessibility.
- **Attractive Pricing** - Offered at $1,675,000 ($134.86/SF), below replacement cost.
- **Strong Surrounding Demand** - Established corridor.

Property Summary

Price:	$1,675,000
Address:	1517-1523 S Harvard Ave, Tulsa, OK 74112
Price PSF:	$134.86
Pro Forma Cap Rate:	9.44%
Pro Forma NOI:	$158,141
Pro Forma NOI (PSF):	$14.06

WIGGIN PROPERTIES, LLC

Property Overview

Property Type
Retail/Office (Mixed-Use)

Building Size
±12,420 SF

Leased
74%

Remodeled
2024

Parcel Numbers
41350-93-09-13130
41350-93-09-13140
41350-93-09-13150

Parking
38 Spaces


UNIVERSITY OF TULSA
ROUTE 66
TACO BELL
BURGER KING
DUTCH BROS
S Harvard Ave
SITE
E 15th St
RibCrib
EXPO SQUARE
QT
QuikTrip
E 21st St
Walgreens
STARBUCKS COFFEE
LOWE'S
Reasor's
SUBWAY
TARGET
McALISTER'S
tropical SMOOTHIE CAFE
eat better. feel better.

THE PROPERTY | HARVARD PLACE RETAIL CENTER

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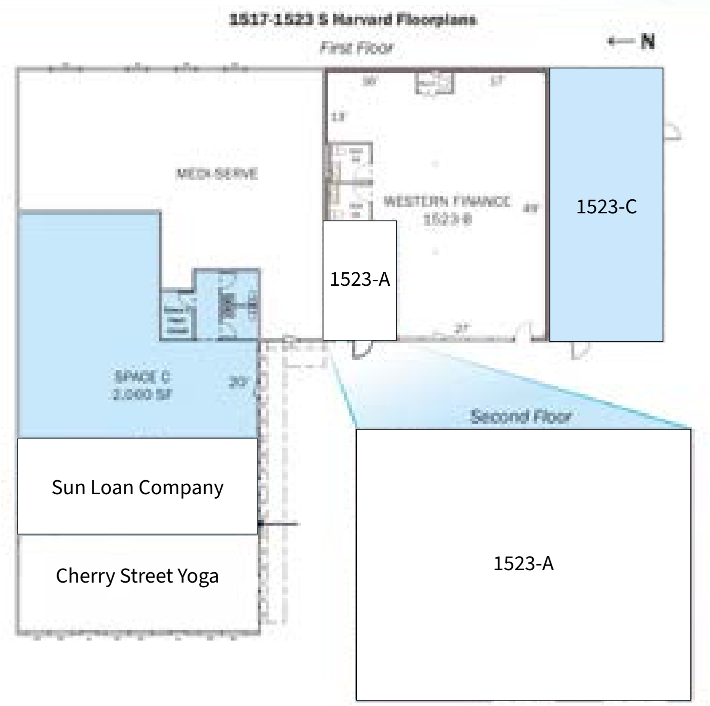
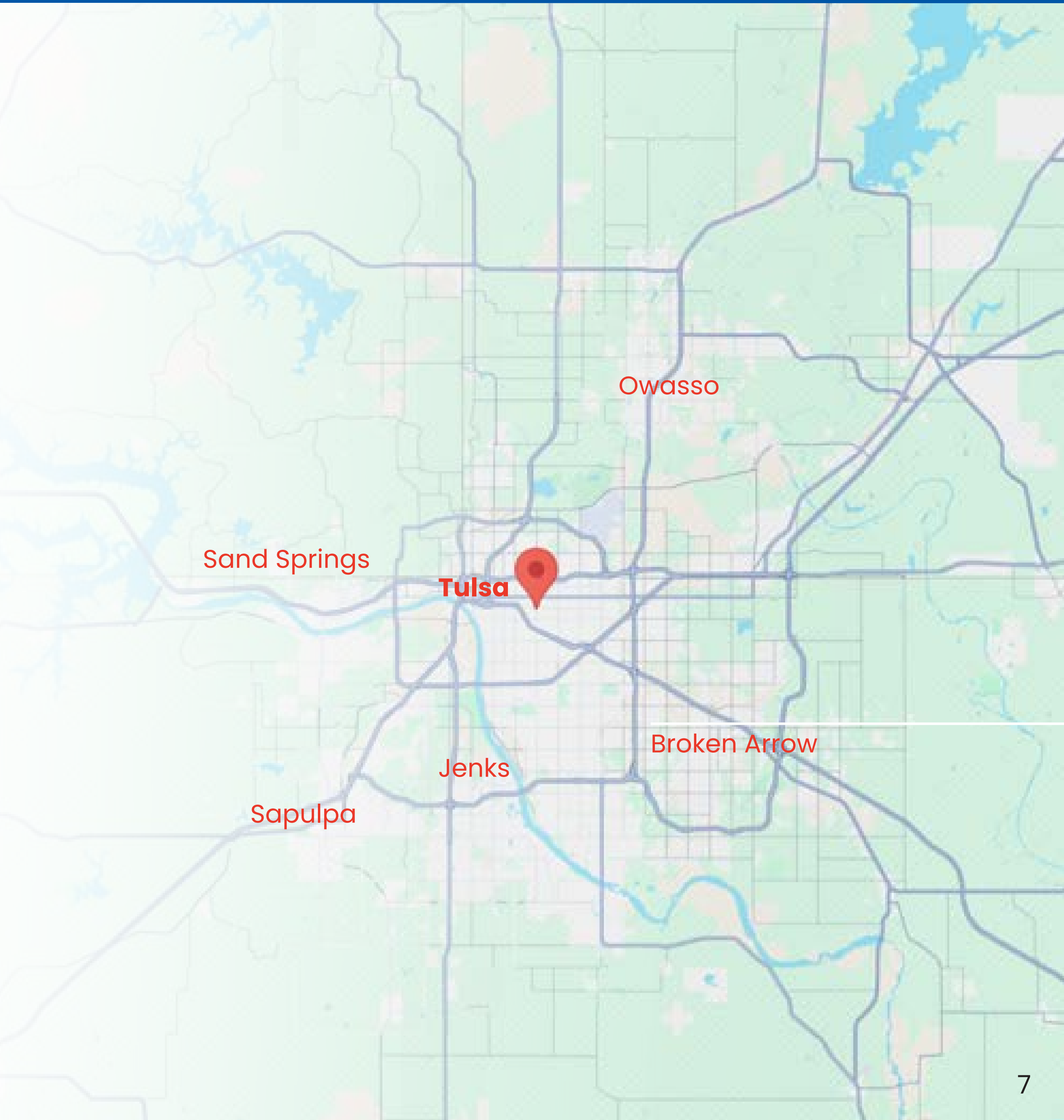
WIGGIN PROPERTIES, LLC

2025	1 Mile	3 Miles	5 Miles
Population	11,932	102,420	226,759
Median Age	36	37	37
Households	5,496	44,471	97,168
Average HH Income	$96,251	$88,696	$77,834





WIGGIN PROPERTIES, LLC

	Pro-Forma NOI	PSF	In-Place NOI	PSF
OPERATING INCOME				
Rental Income				
Gross Potential Rental Revenue	$174,655	$14.06	$112,845	$9.09
Tenant Vacancy	–	$0.00	$49,950	$0.00
Total Rental Income	$174,655	$14.06	$162,795	$9.09
Expense Reimbursements				
RET Reimbursement	–	$0.00	$0	$0.00
INS Reimbursement	–	$0.00	$0	$0.00
Management Reimbursement	–	$0.00	$0	$0.00
CAM Reimbursement	$46,575	$3.75	$29,808	$2.40
TOTAL OPERATING INCOME	**$221,230**	**$17.81**	**$192,603**	**$15.51**
Reimbursement Vacancy (-8%)	($15,898)	($1.28)	($62,646)	$0.00
EFFECTIVE OPERATING INCOME	**$205,332**	**$16.53**	**$129,957**	**$10.46**
LESS OPERATING EXPENSES				
Real Estate Taxes	($24,691)	($1.99)	($9,236)	($0.74)
Insurance	($15,000)	($1.21)	($13,947)	($1.12)
Property Management	$0	$0.00	$0	$0.00
Common Area Maintenance				
Landscaping	$0	$0.00	$0	$0.00
Utilities	($5,000)	($0.40)	($3,384)	($0.27)
Miscellaneous	($1,500)	($0.12)	($1,380)	($0.11)
Repairs & Maintenance	($1,000)	($0.08)	($340)	($0.03)
TOTAL OPERATING EXPENSES	**($47,191)**	**($3.80)**	**($28,287)**	**($2.28)**
NET OPERATING INCOME	**$158,141**	**$12.73**	**$101,670**	**$8.19**
Capitalization Rate	**9.44%**		6.07%	
PURCHASE PRICE	**$1,675,000**	**$134.86**	**$1,675,000**	**$134.86**
Total Occupancy	100%		74%	

RENT ROLL | HARVARD PLACE RETAIL CENTER

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Unit	Tenant Name	Rentable Sq. Ft.	Pro Rate Share	Lease Begin	Lease End	Monthly	Annually	PSF	MKT Rent	Recovery Type	Pro Forma Gross Pot.
1517-A	Cherry St Yoga	1,005	8.09%	5/1/2025	4/30/2030	$1,423.75	$17,085.00	$17.00	$17.00	NNN	$17,085.00
	Notes: 3% Annual increases. Tenant responsible for maintaining plumbing, electrical, HVAC with HVAC repair cap of $500 per occurrence and required to maintain HVAC service contract. Tenant responsible for utilities. (Tenant pays $209.38 in NNN).										
1517-B	Sun Loan	940	7.57%	5/1/2025	4/30/2030	$1,331.67	$15,980.00	$17.00	$17.00	NNN	$15,980.00
	Notes: Tenant responsible for utilities. Tenant maintains plumbing, electrical, HVAC. Tenant is required to service HVAC twice annually. (Tenant $195.83 pays in NNN).										
1517-C	*Vacant*	2,140	17.23%			$0.00	$0.00	$0.00	$15.00	NNN	$32,100.00
	Notes:										
1523-A	HiMark, LLC	3,150	25.36%	9/1/2026	8/31/2031	$2,362.50	$28,350.00	$9.00	$9.00	NNN	$28,350.00
	Notes: Tenant responsible for utilities. Tenant maintains plumbing, electrical, HVAC. Tenant is required to service HVAC twice annually. (Tenant $656.25 pays in NNN).										
1523-B	Western Financial	1,800	14.49%	8/1/2024	9/30/2027	$2,340.00	$28,080.00	$15.60	$17.00	NNN	$30,600.00
	Notes: Tenant responsible for utilities. Rent includes $375.00 in NNN.										
1523-C	*Vacant*	1,050	8.45%			$0.00	$0.00	$0.00	$17.00	NNN	$17,850.00
	Notes:										
1523-D	American Home Med	2,335	18.80%	12/1/2015	MTM	$1,945.83	$23,350.00	$10.00	$14.00	NNN	$32,690.00
	Notes: Tenant responsible for utilities. Rent includes CAM.										
	Total SF	**12,420**	**100%**								
	Occupied SF	**9,230**	**74%**			**$9,403.75**	**$112,845.00**	**$9.09**			**$174,655.00**
	Vacant SF	**3,190**	**26%**								

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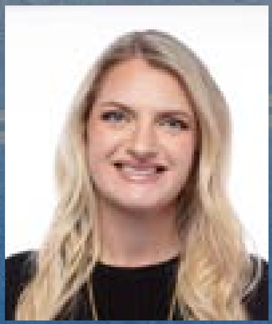

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