



:: OFFERING MEMORANDUM

\$1,562,500

8.0% CAP

Prepared by Scott Heiple, CCIM

6810-6850 NW 23rd, Bethany, OK 73008



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Property Description

Address: 6810-6850 NW 23rd, Bethany, OK 73008

Legal Description: Lengthy

Ingress/Egress: Two (2) driveway ingress/egress from NW 23rd

Parking: ± 122 in fronts of buildings

Parking Ratio: ± 6.7 Spaces per 1,000 SF

Building Area: ± 18,100 SF

Land Area: ± 1.96 ac. or 85,465 sf

Lot Configuration: ± 300' NW 23rd frontage (E/W) x 285' (N/S)

Year Built: 1984

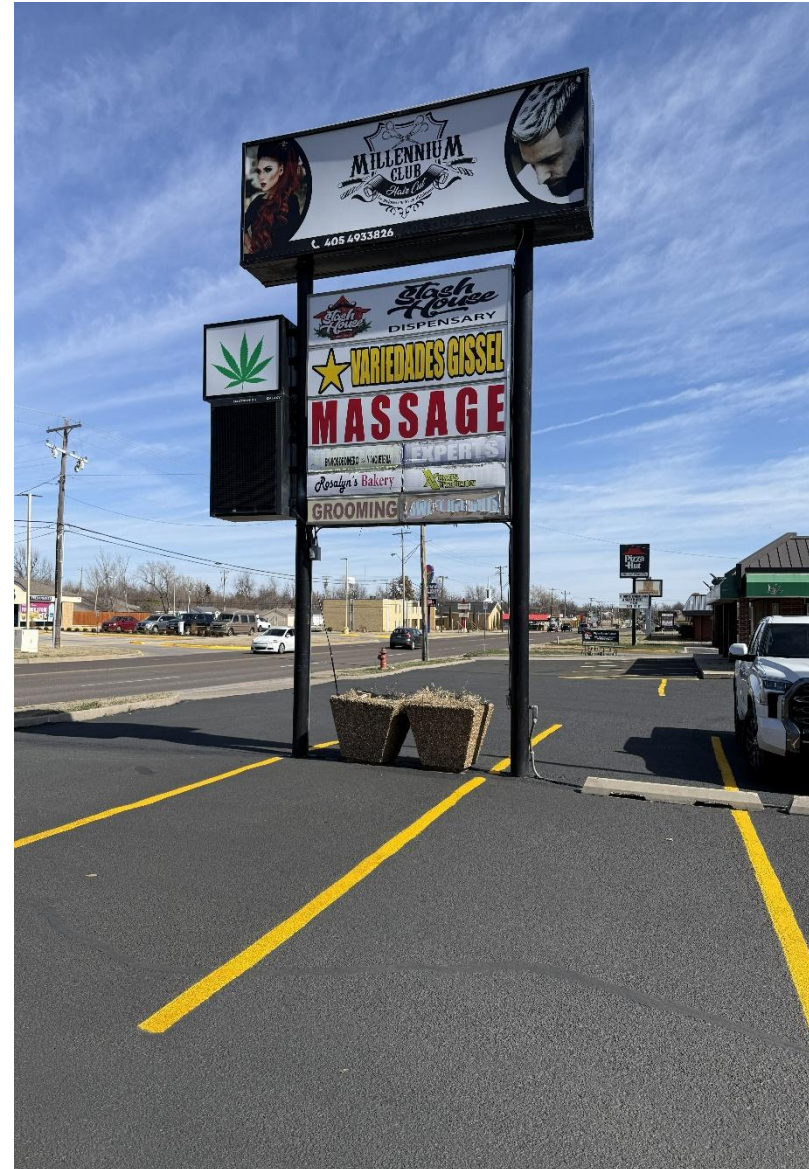
Roofing: Metal Facades with TPO (2 blds. NEW 2023)

Improvements Configuration: Bldg 1: 40'x132' Bldg 2: 40'x172'
Bldg 3: 40'x150'

HVAC: Several Ground Level HVAC units

Signage: One (1) Pylon sign fronting NW 23rd

Traffic Counts: (n/s) Rockwell & NW 23rd 23,500/vpd
(e/w) Rockwell & NW 23rd 19,900/vpd



Property Summary

Investment Overview

Peach Tree Center is an 18,100 sf mixed use retail and office shopping center with 13 tenants and is 100% occupied. The property consists of three (3) separate brick buildings and sits on approx. 1.96 acres. The leases are currently all base rent only (no NNN), giving new ownership the ability to modify the leases over time to true NNN and increase the NOI and cash flow. There are two (2) ingress/egress driveways fronting on NW 23rd, one pylon sign and two buildings have newer TPO roofs (3 yrs. approx.) A going in CAP rate of 8% with substantial upside to generating more revenue thru active management makes this a very attractive asset for any investors portfolio.



Property Highlights

- * roofs 2-3 yrs old. TPO
- * excellent signage
- * excellent location
- * abundant parking
- * resurfaced/striped parking lot
- * excellent ingress and egress
- * 100% occupied

Executive Summary

Offering Summary

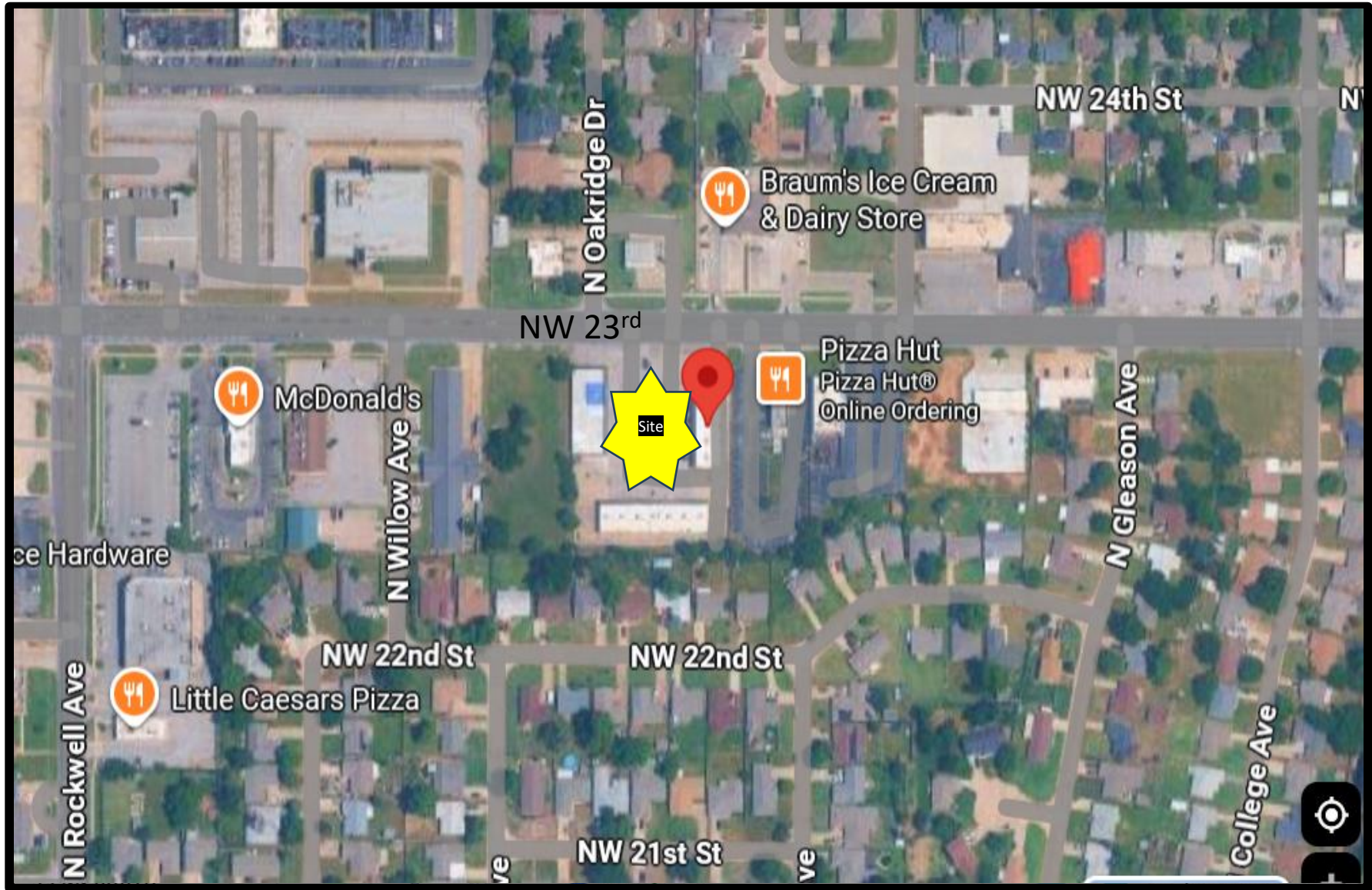
Offering Price	\$1,562,500
CAP Rate (actual)	8.00%
In-Place NOI	\$125,000
Building Size	18,100
Lot Size	1.96 ac. +/-
Year Built	1984
Occupied	100%
\$ PSF	\$86.32

Info. Summary

Lease Types	Base Rent only (No NNN)
Tenant	Retail / Office
Lease Guaranties	Unknown
Roof Type:	Metal Facades with TPO
Rent Commencement Dates	varied
Lease Expiration Dates	varied
Approx. Lease Terms Remaining	varied
Rental Increases	varied
Tenant FRR to Lease	None
Tenant FRR to Purchase	None



Area Map



Aerial Location



Pictures



Pictures



Pictures



Pictures



Pictures



Financials

RENT ROLL

OPERATING EXPENSES

FINANCIAL ANALYSIS



Operating Expenses

Peach Tree Center
6810-6850 MW 23rd Ave.
Bethany, Oklahoma 73008
Size: 18,200 sf

	Actual <u>1/1/2025- 12/31/25</u>	<u>\$/PSF</u>
Insurance	13,500	.74
Parking Lot Lighting	1,800	.10
Repairs	7,200	.40
Water & Trash	9,600	.53
Taxes	12,400	.68
<u>Mgt. Fee</u>	<u>6,000</u>	<u>.33</u>
TOTAL EXPENSES:	\$50,500	\$2.78/PSF



Financial Analysis

In-Place NOI

Analysis Date: May 30, 2026

Site of Improvements: 18,100

	2025 Actual	Actual \$ PSF
REVENUES:		
Base Income	\$175,500	\$9.01
Annual CAM Collected	<u>0.00</u>	<u>0.00</u>
TOTAL GROSS REVENUE:	175,500	9.70
OPERATING EXPENSES:		
Insurance	13,500	.74
Parking Lot Maintenance	1,800	.10
Repairs	7,200	.40
Water & Trash	9,600	.53
Taxes	<u>12,400</u>	<u>.68</u>
Mgt. Fee	<u>6,000</u>	<u>.33</u>
TOTAL OPERATING EXPENSES	50,500	2.78
NET OPERATING INCOME	\$125,000	

PURCHASE PRICE: \$1,562,500
CAP Rate: 8.0%
Occupancy: 100%



Demographics:



Population:	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
2020 Population	14,000	77,300	178,200
2024 Population	15,300	80,200	184,400
2029 Population Projection	15,900	83,100	195,400
Median Age	36.1	34	34.8
Income:			
Avg. Household Income	59,000	58,200	68,500
Median Income	47,100	46,200	52,800
Households:			
2020 Households	5,500	30,200	71,600
Owner Occupied	68.0%	44.7%	57.3%
Avg. Household Size	2.5	2.3	2.4
Race:			
White	86%	84%	81%
Black	11.0%	17.5%	19.3%
American Indian/Alaska Native	.05%	.04%	.04%
Asian	.019%	.018%	.022%
Pacific Islander	.01%	.02%	.02%
Other Race	.01%	.01%	.01%
Two or More Races	.01%	.01%	.01%
Hispanic Origin	.10%	.08%	.01%

Disclosure

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