

# OFFERING MEMORANDUM



37,300 SF WAREHOUSE & SHOWROOM

Marcus & Millichap  
THE TASHAKORIAN GROUP

**MOORE** PORTFOLIO

201 S BROADWAY AVE & 117-121 SW 1<sup>ST</sup> ST | MOORE, OK

# NON-ENDORSEMENT OVERVIEW

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# EXECUTIVE SUMMARY

*201 S BROADWAY & 117-121 SW 1<sup>ST</sup> ST | MOORE, OK*

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The Tashakorian Group at Marcus & Millichap is pleased to present a 37,300± SF showroom and warehouse portfolio at 201 S Broadway and 117-121 SW 1st Street in Moore, Oklahoma. The offering pairs a 21,200± SF showroom with a 16,100± SF warehouse on 1.12± acres.

Priced at \$2,000,000, the portfolio is currently owner-occupied. The seller will deliver possession via a short-term two to three month sale-leaseback while relocating, positioning the asset for an owner-user to occupy both buildings or a single building and lease the other, or for an investor to lease up the entire portfolio.

These properties offer high visibility, ample parking, and easy access to major roads and amenities. Buyers can also benefit from an SBA loan requiring only a 10% down payment, provided they occupy at least 51% of the portfolio. For more information, please reach out to our brokers.

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# INVESTMENT HIGHLIGHTS

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**TOTAL BUILDING SIZE:** ±37,300 SF (±21,200 SF showroom and ±16,100 SF warehouse)

**TOTAL LOT SIZE:** ±1.12 Acres

**SALES PRICE:** \$2,000,000

**PRIME LOCATION:** High visibility, ample parking, easy access to major roads and amenities

**FLEXIBLE USE:** Ideal for owner-users to operate a business in one building while leasing out the other or utilizing the entire space

**INVESTMENT POTENTIAL:** Long-term appreciation and significant rental income potential in a thriving community

**FINANCING BENEFITS:** SBA loan opportunity with only 10% down payment, provided buyers occupy at least 51% of the portfolio

# FINANCIAL SUMMARY



\$2.0M



\$53.62

## PRICING ANALYSIS

Price	\$2,000,000
RBA	37,300
Price / SF	\$53.62
Pro-Forma NOI	\$276,122
Pro-Forma CAP	12.18%

## LEASE ANALYSIS

Address	201 S Broadway Ave & 117-121 SW 1st St
City	Moore, OK
Metro	Oklahoma City
Properties	2
Type	Retail & Warehouse
Lot Area	1.12 AC
Properties	2

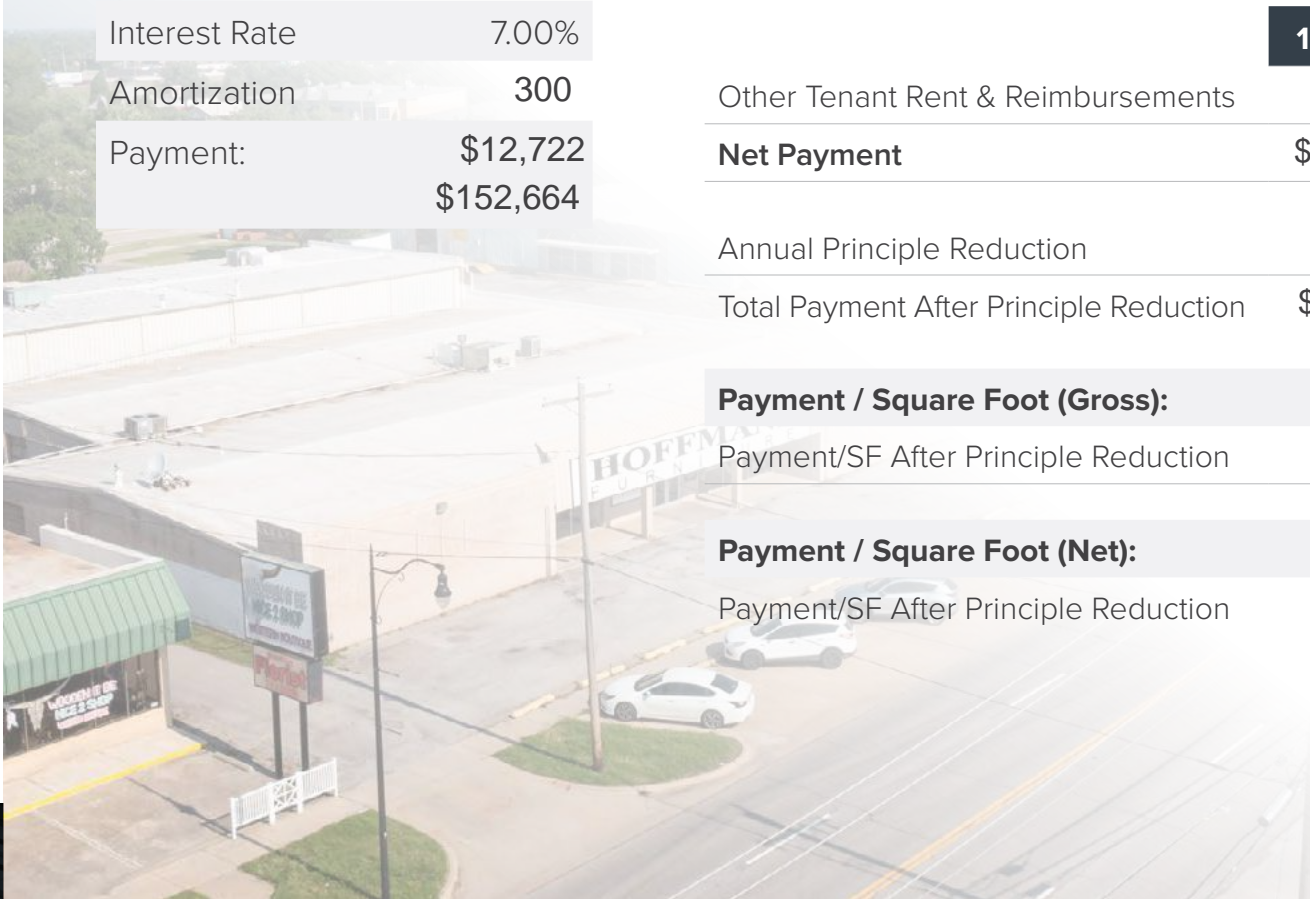
# OWNER/USER ANALYSIS

Price	\$2,000,000
Building SF	37,300
Owner / User SF	37,300
Price / SF	\$53.62

<b>SBA Loan (90%):</b>	<b>\$1,800,000</b>
Down Payment	\$200,000
Interest Rate	7.00%
Amortization	300
Payment:	\$12,722 \$152,664

EXPENSES	MONTHLY	ANNUAL	\$ / SF
Loan Payments:	\$12,722	\$152,664	
Adjusted Property Taxes	\$1,875	\$22,500	\$0.60
Insurance	\$1,771	\$21,250	\$0.57
Utilities (Trash, Common Area)	\$1,448	\$17,380	\$0.47
<b>Total Payment</b>	<b>-\$17,816</b>	<b>-\$213,794</b>	<b>\$1.64</b>

	100% Owner Occupied		Leasing Out Warehouse	
Other Tenant Rent & Reimbursements	\$-	\$-	\$13,685	\$164,220
<b>Net Payment</b>	<b>\$(17,816)</b>	<b>\$(213,794)</b>	<b>\$(4,131)</b>	<b>\$(49,574)</b>
Annual Principle Reduction	\$2,295	\$27,537	\$2,295	\$27,537
Total Payment After Principle Reduction	\$(15,521)	\$(186,258)	\$(1,836)	\$(22,038)
<b>Payment / Square Foot (Gross):</b>	<b>\$0.48</b>	<b>\$5.73</b>	<b>\$0.11</b>	<b>\$1.33</b>
Payment/SF After Principle Reduction	\$0.42	\$4.99	\$0.05	\$0.59
<b>Payment / Square Foot (Net):</b>	<b>\$0.34</b>	<b>\$4.09</b>	<b>\$(0.03)</b>	<b>\$(0.31)</b>
Payment/SF After Principle Reduction	\$0.28	\$3.35	\$(0.09)	\$(1.05)



# PROPERTY OVERVIEW



S Howard Ave

201 S Broadway

117-121 SW 1st St

SW 1st St

S Broadway Ave

# INVESTOR ANALYSIS

Pro-Forma Operating Data		Annual
Base Rent	\$296,544	
Reimbursement	\$111,900	
Total Income	\$408,444	
Vacancy	\$(20,422)	5.00%
Estimated Gross Income (EGI)	\$388,022	
Total Expenses	\$(111,900)	
Net Operating Income (NOI)	\$276,122	(2.11) DCR
Less Loan Payments	\$(131,150)	
Pre-Tax Cash Flow	\$144,972	24.16% CoC
Plus Principal Reduction	\$18,327	
Total Return Before Taxes	\$163,299	27.22% Return

## STABILIZATION

<b>Purchase Price</b>	\$2,000,000
New Lease	\$8.50 NNN \$7.50 NNN
Leasing Commissions	\$88,836
Cost to Carry	\$65,575
<b>Total Lease up Cost</b>	<b>\$154,411</b>
<b>All In Costs</b>	<b>\$2,266,311</b>
<b>Pro-Forma NOI</b>	<b>\$276,122</b>
<b>Pro-Forma CAP Rate</b>	<b>12.18%</b>

## Pro-Forma Rent Roll

Property	RBA	% RBA	\$/SF Mo	\$/SF Yr	Monthly	Annual	Reimb.	Lease Start	Lease End	WALT
201 S Broadway	21,200	57%	\$0.71	\$8.52	\$15,052	\$180,624	\$63,600	1/1/2027	12/31/2031	2.84
117-121 SW 1st St	16,100	43%	\$0.60	\$7.20	\$9,660	\$115,920	\$48,300	1/1/2027	12/31/2031	2.16
<b>Total</b>	<b>37,300</b>	<b>100%</b>	<b>\$0.66</b>	<b>\$7.86</b>	<b>\$24,712</b>	<b>\$296,544</b>	<b>\$111,900</b>			<b>5.00</b>

# PROPERTY OVERVIEW



**21,200 SF**

RBA

**16,100 SF**

RBA



# SALE COMPARABLES

## RETAIL SALES

Sale Date	Property Address	Type	Size	Sale Price	Price/SF	Submarket	Built
01/07/2026	6934 S Western Ave	Retail	16,924	\$1,400,000	\$82.72	South	1964
09/15/2025	17 E Sheridan Ave	Retail	21,096	\$1,450,000	\$68.73	West/Central	1928
05/02/2025	19 E California Ave	Retail	21,930	\$1,469,000	\$66.99	West/Central	1907
03/03/2025	1219-1223 N Broadway Ave	Retail	11,020	\$705,000	\$63.97	Moore	1974
08/13/2024	3546 Newcastle Rd	Retail	18,000	\$1,180,051	\$65.56	South	1954
	Average		18,232		\$59.84		

## INDUSTRIAL SALES

Sale Date	Property Address	Type	Size	Sale Price	Price/SF	Submarket	Built
05/29/2026	3021 S High Ave	Industrial	17,013	\$1,000,000	\$58.78	South	1958
03/26/2026	3605 S Byers Ave	Industrial	12,617	\$525,000	\$41.61	South	1976
05/12/2025	5353 S Hattie Ave	Industrial	20,200	\$1,700,000	\$84.16	Southeast	1980
11/15/2024	5717 E I-240 Service Rd	Industrial	13,780	\$1,082,446	\$78.55	Southeast	1985
09/11/2024	4000 S Prospect Ave	Industrial	12,320	\$950,000	\$77.11	Southeast	1974
	Average		14,005		\$59.62		

# LEASE COMPARABLES

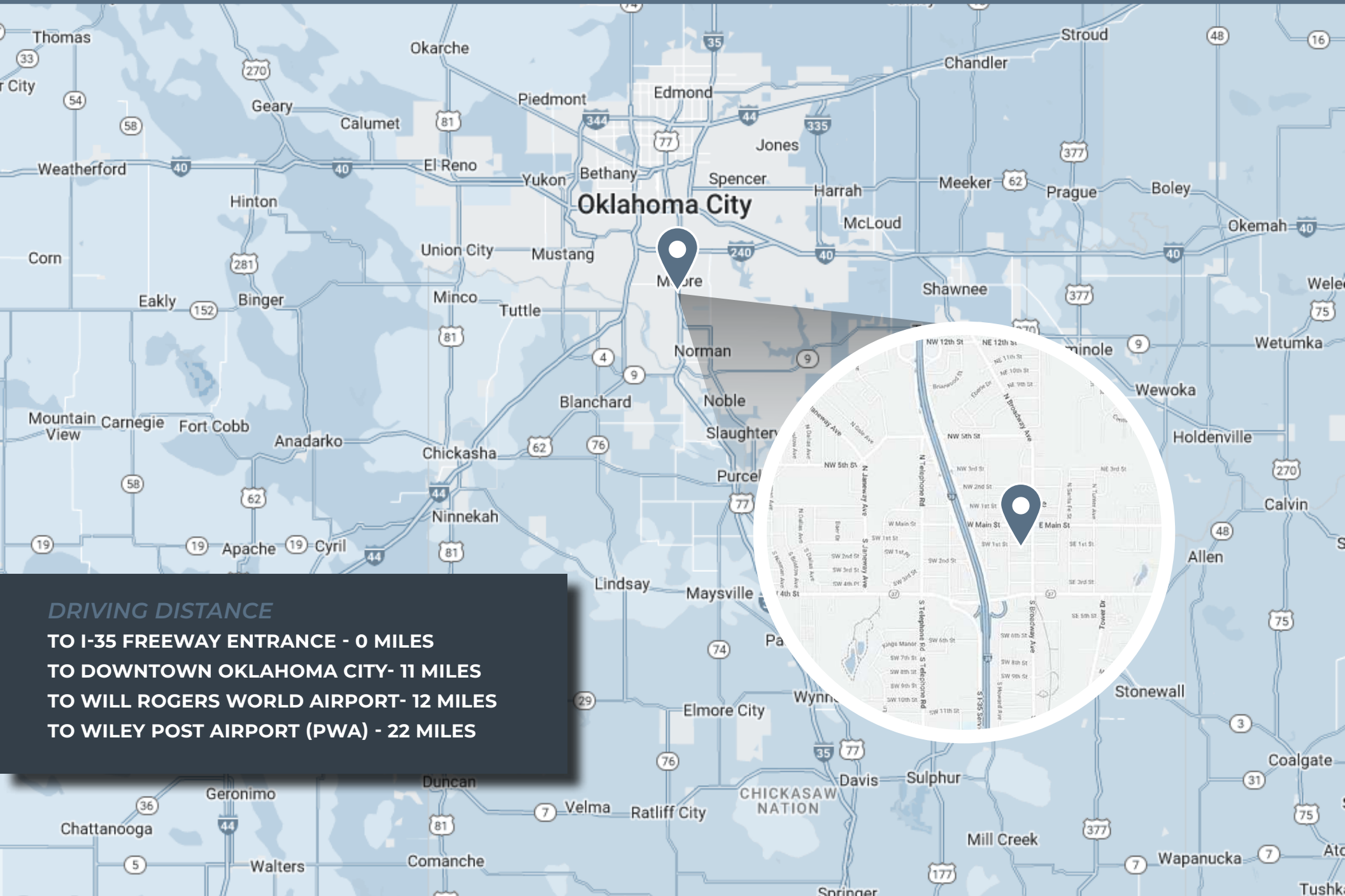
## RETAIL LEASES

Sign Date	Address	City	SF Leased	Rent/SF/Yr	Rent/SF/Mo	Services
02/2026	1100 W Main St	Norman	23,924	\$11.00	\$0.92	NNN
12/2025	3717-3737 W Main St	Norman	8,050	\$10.00	\$0.83	NNN
11/2025	1010-1050 N Flood Ave	Norman	9,042	\$8.00	\$0.67	NNN
01/2025	1600-1630 SW 74th St	Oklahoma City	7,850	\$9.00	\$0.75	NNN
08/2024	620-830 City Ave	Moore	20,454	\$8.00	\$0.67	NNN
	Average		11,416	\$8.49	\$0.71	

## INDUSTRIAL LEASES

Sign Date	Address	City	SF Leased	Rent/SF/Yr	Rent/SF/Mo	Services
06/2026	2010-2021 Exchange Ave	Oklahoma City	6,189	\$5.50	\$0.46	NNN
04/2026	6415 S I-35 Service Rd	Oklahoma City	7,200	\$7.25	\$0.60	NNN
12/2025	725 SE 59th St	Oklahoma City	12,000	\$8.00	\$0.67	NNN
09/2025	1708 SE 25th St	Oklahoma City	12,690	\$11.00	\$0.92	NNN
04/2025	1740 Topeka Dr	Norman	9,200	\$9.00	\$0.75	NNN
	Average		8,228	\$7.19	\$0.60	

# REGIONAL MAP



# Oklahoma City

OKLAHOMA



# MARKET OVERVIEW

POPULATION: 1.5M | HOUSEHOLDS: 590K | MEDIAN HH INCOME: \$72,900

Home to the state's capitol, the Oklahoma City metro is situated in the central portion of the state and is composed of seven counties: Oklahoma, Grady, Canadian, Cleveland, Logan, McClain and Lincoln. Containing **1.5 million** residents, the metro is expected to add 68,000 people over the next five years, resulting in the addition of 30,400 households. The metro is home to the Oklahoma City Thunder NBA team, as well as a number of triple-A and semi-professional sports teams.

## METRO HIGHLIGHTS



### GROWING ENERGY & ALT-ENERGY INDUSTRY

The region is home to prominent companies in the energy industry and ranks among the nation's top 10 in compressed natural gas and wind energy.



### DIVERSE EMPLOYMENT OPPORTUNITIES

OKC's economic base is diversifying beyond energy and government. The medical and information technology sectors are generating new jobs.



### POPULATION GAINS

Over the next five years, population growth is expected to slightly outpace the national rate, enhancing demand for health care and education.



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