

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$5,280,000
Building Size:	12,928 SF
Lot Size:	0.87 Acres
Number of Units:	6
Price / SF:	\$408.42
Cap Rate:	7.75%
NOI:	\$409,273
Year Built:	2022
Renovated:	2025
Zoning:	PUD-813 (Office)
Market:	Oklahoma City
Submarket:	Yukon

PROPERTY OVERVIEW

This multi-tenant property is located in a desirable and rapidly growing office/retail corridor and offers strong in-place rental income from day one. The building features high-end finishes designed to attract quality tenants, supporting top-of-market rents and long-term, stable growth.

PROPERTY HIGHLIGHTS

- Covered parking
- Executive lounge with built-in bar
- Private humidor room
- Multiple income producing tenants
- Long term lease in place covering the majority of the property
- High end finishes throughout
- Located in a rapidly developing area
- The vacant space has been fully remodeled and will be ready for occupancy soon.

tyler@creekcre.com
405.973.8435
TYLER HUXLEY

johnny@creekcre.com
405.990.0569
JOHNNY STRADAL

INVESTMENT PRO-FORMA INFORMATION

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
A1	Tenant 1 (Name Hidden)	917 SF	7.09%	\$31.41	-	-	\$28,800	08/01/2025	08/01/2027
A2	Tenant 2 (Name Hidden)	227 SF	1.76%	\$34.36	-	-	\$7,800	08/01/2024	06/30/2027
B	Tenant 3 (Name Hidden)	1,627 SF	12.59%	\$45.00	-	-	\$73,215	At Closing	10 Years
C	Tenant 4 (Name Hidden)	1,556 SF	12.04%	\$30.77	-	-	\$47,872	06/29/2022	06/29/2027
E - Upstairs	Tenant 3 (Name Hidden)	6,446 SF	49.86%	\$45.00	-	-	\$290,070	At Closing	10 years
D	Vacant (Built Out)	2,155 SF	16.67%	\$30.00	-	-	\$64,650	-	-
TOTALS		12,928 SF	100.01%	\$216.54	\$0	\$0.00	\$512,407		
AVERAGES		2,155 SF	16.67%	\$36.09			\$85,401		

INCOME & EXPENSES

INCOME SUMMARY

Vacancy Cost	\$0
GROSS INCOME	\$512,407

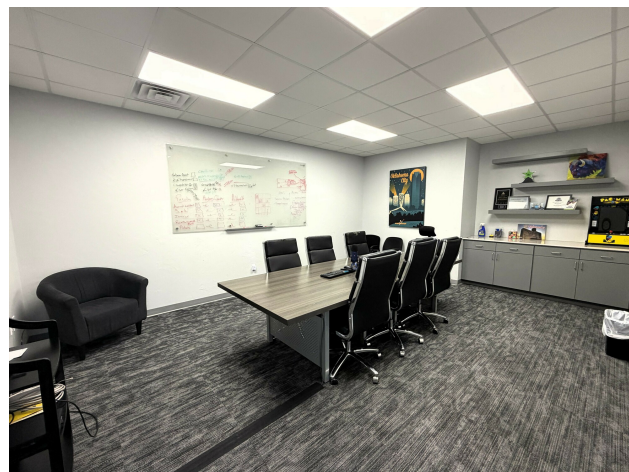
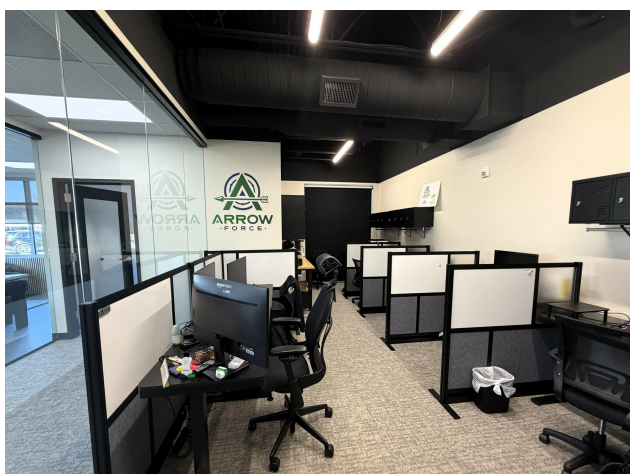
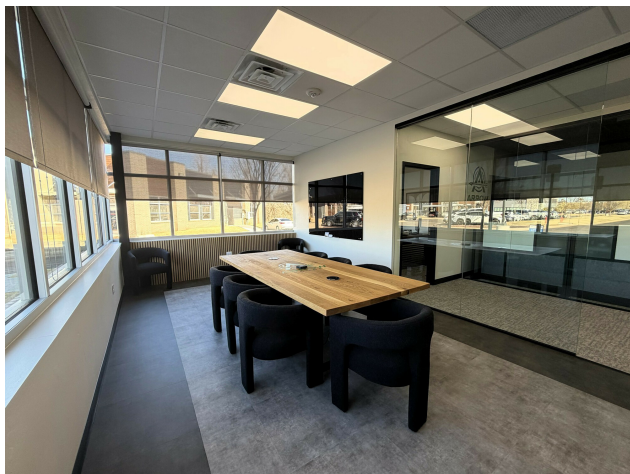
EXPENSES SUMMARY

Property Taxes	\$48,190
Property Insurance	\$16,160
CAM	\$38,784
OPERATING EXPENSES	\$103,134
NET OPERATING INCOME	\$409,273

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PHOTOS



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LOCATION MAP



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