

For Sale



ABLE Transmission & Auto Care

1220 S Memorial Dr, Tulsa, OK 74112



Hunington Properties, Inc.
501 W President George Bush Hwy,
Suite #150, Richardson, Texas 75080
214-689-3600
hpiproperties.com



Brian Brockman
License #: 177814
Bang Realty-Oklahoma Inc.
513-898-1551
bor@bangrealty.com



ABLE TRANSMISSION & AUTO CARE

1220 S Memorial Dr, Tulsa, OK 74112

EXECUTIVE SUMMARY

Sale Price	\$959,563.64
NOI	\$81,562.91
Cap Rate	8.50%
Building Size	8,990 SF
Lot Size	0.93 AC

PROPERTY HIGHLIGHTS

- Long Term Absolute NNN Lease
- Seventeen (17) Years of Lease Term Remaining
- Locally Experienced Automotive & Transmission Operator
- Annual Scheduled Rental Increases Throughout the Lease Term
- Located in Tulsa, One of Oklahoma's Premier Markets

DEMOGRAPHICS

Population	1 mi. - 9,871
(2026)	3 mi. - 90,742
	5 mi. - 200,678

Average Household	1 mi. - \$68,994
Income	3 mi. - \$74,288
	5 mi. - \$89,065

Traffic Counts

Memorial Dr.: 15,065 vpd
Route 66: 10,265 vpd

For More Information

Matthew Kivnani
Vice President | Brokerage
matthew@hpiproperties.com
469-604-8681

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Lease Abstract

ABLE TRANSMISSION & AUTO CARE	
Address	1220 S Memorial Dr, Tulsa, OK 74112
Lease Type	Absolute NNN
Ownership Type	Fee Simple
Asking Price	\$959,563.64
NOI	\$81,562.91
Cap Rate	8.50%
Primary Term	20 Years
Rent Commencement	09/20/2023
Lease Expiration	09/20/2043
Renewal Options	None
Building Size (Sq Ft)	8,990
Land Size (Acres)	0.93
Year Built	2000

ABLE Transmission & Auto Care offer Diagnostics, Repair, and Replacement Services on Automatic and Manual Transmission and Transaxles, CVT's, 4WD/AWD Transfer Case, Differential, Advanced Electrical Diagnostics, Module Programming/Flashing Services. We service most makes and models, including Classic Cars and Daily Drivers to Hard Working Fleet Trucks from automotive manufacturers from around the globe.

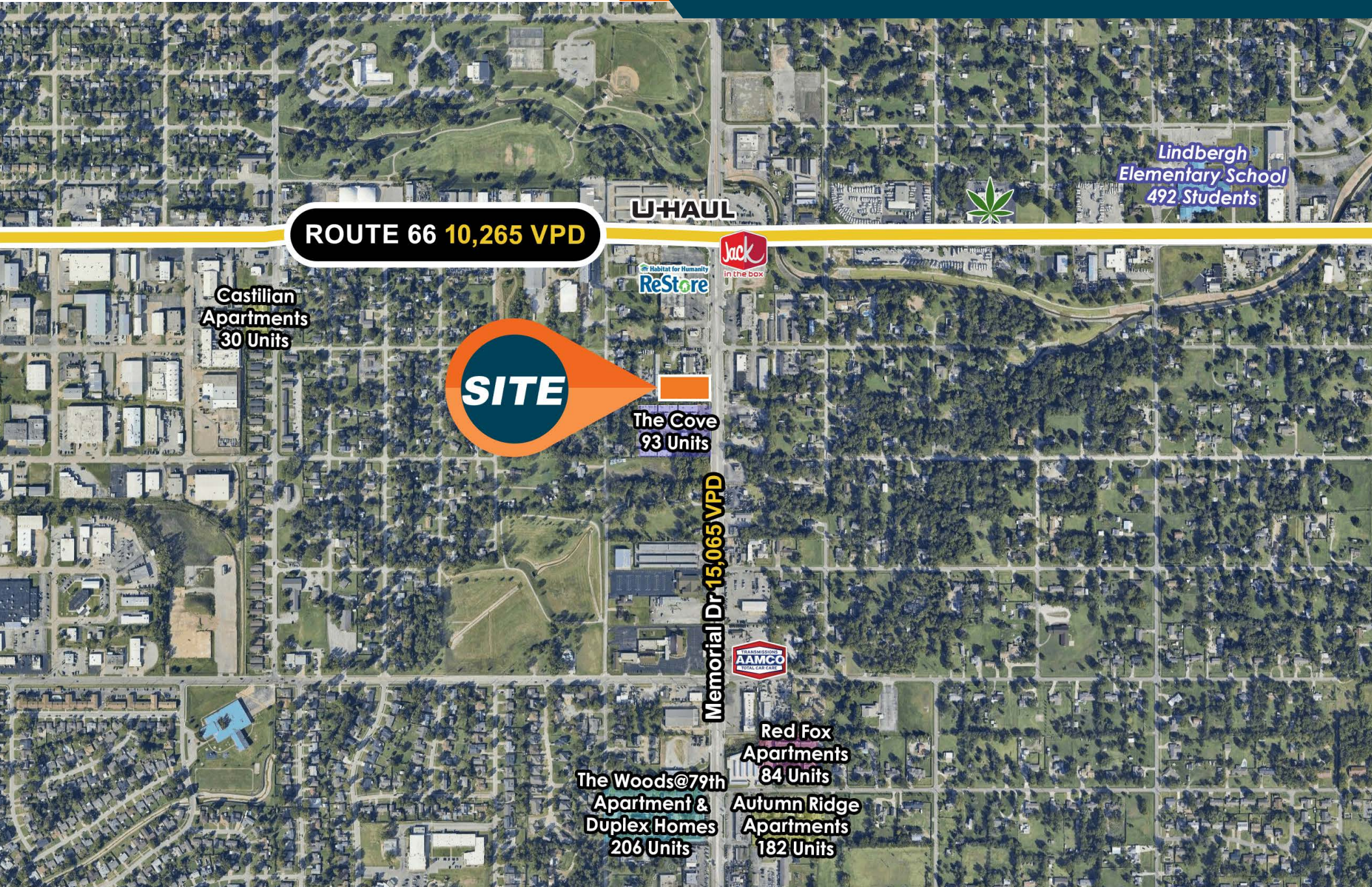
LEASE YEAR	ANNUAL RENT	CAP RATE
Year 1	\$78,000.00	-
Year 2	\$79,170.000	-
Year 3	\$80,357.550	-
Year 4	\$81,562.913	8.50%
Year 5	\$82,786.357	8.63%
Year 6	\$84,028.152	8.76%
Year 7	\$85,288.575	8.89%
Year 8	\$86,567.903	9.02%
Year 9	\$87,866.422	9.16%
Year 10	\$89,184.418	9.29%
Year 11	\$90,522.184	9.43%
Year 12	\$91,880.017	9.58%
Year 13	\$93,258.217	9.72%
Year 14	\$94,657.091	9.86%
Year 15	\$96,076.947	10.01%
Year 16	\$97,518.101	10.16%
Year 17	\$98,980.873	10.32%
Year 18	\$100,465.586	10.47%
Year 19	\$101,972.570	10.63%
Year 20	\$103,502.158	10.79%

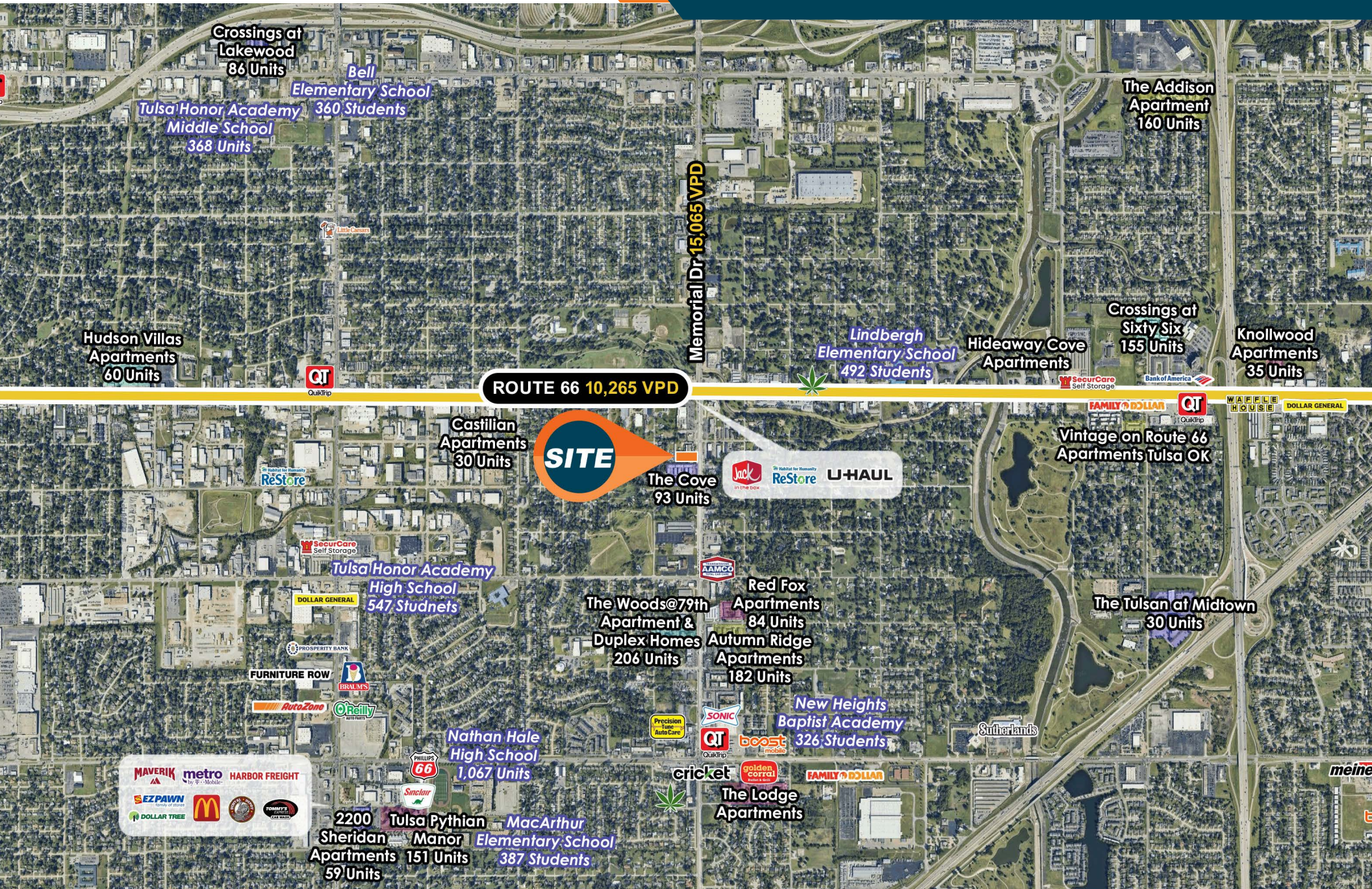
Site Plan

SITE

**The Cove
93 Units**

Memorial Dr 15,065 VPD













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