

EXECUTIVE SUMMARY



OFFERING SUMMARY

Building Size:	7,488 SF
Available SF:	1,363 - 1,410 SF
Lot Size:	1.25 Acres
Number Of Units:	5
Price / SF:	\$153.43
Cap Rate:	7.5%
NOI:	\$86,167
Year Built:	1996
Renovated:	2016
Market:	Midwest City

PROPERTY OVERVIEW

Well located retail strip center adjacent to Wal-Mart Neighborhood Market and directly across the street from WinCo Foods.
Owner/Broker

PROPERTY HIGHLIGHTS

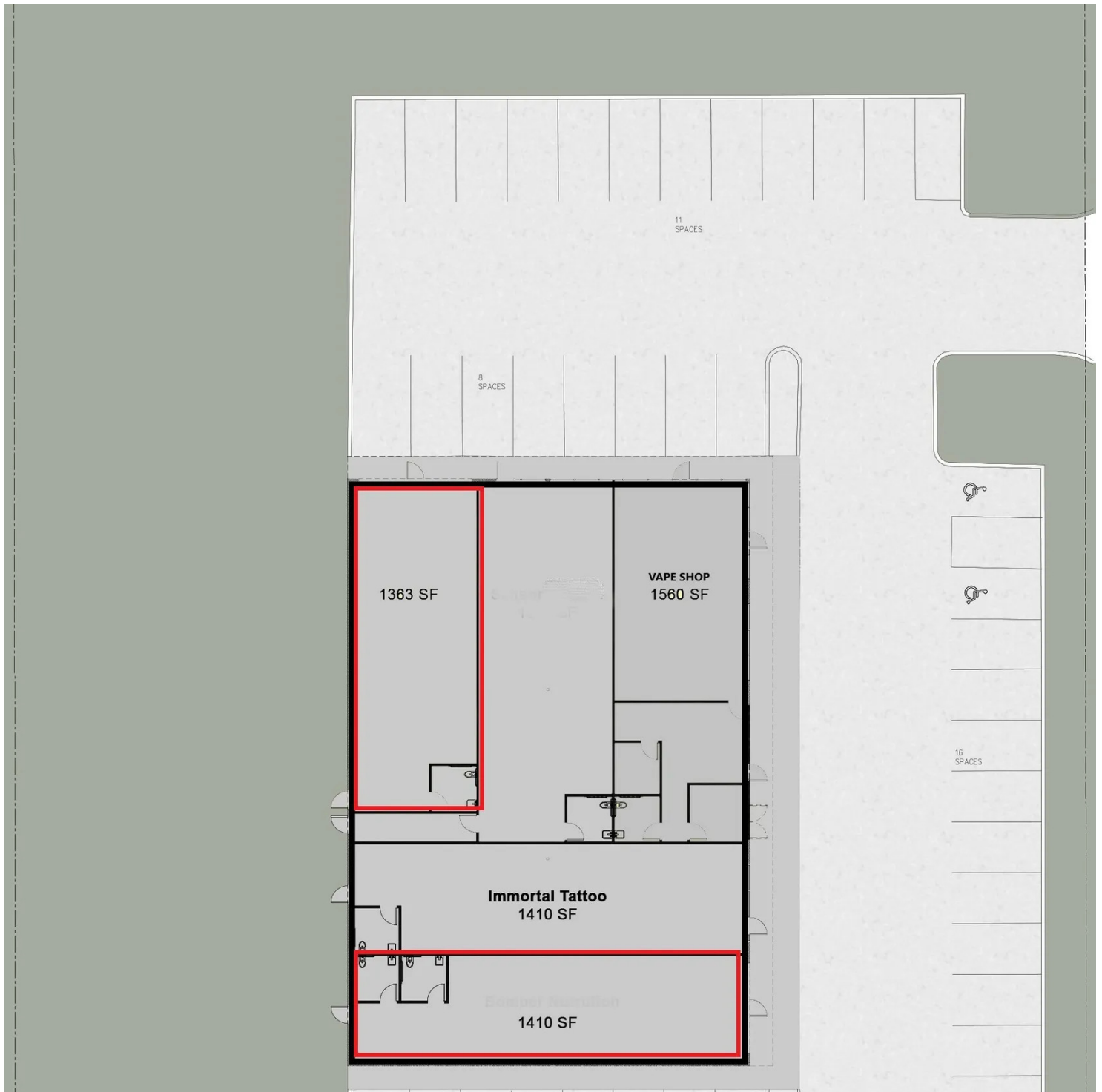
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ADDITIONAL PHOTOS



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SITE PLAN



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RENT ROLL

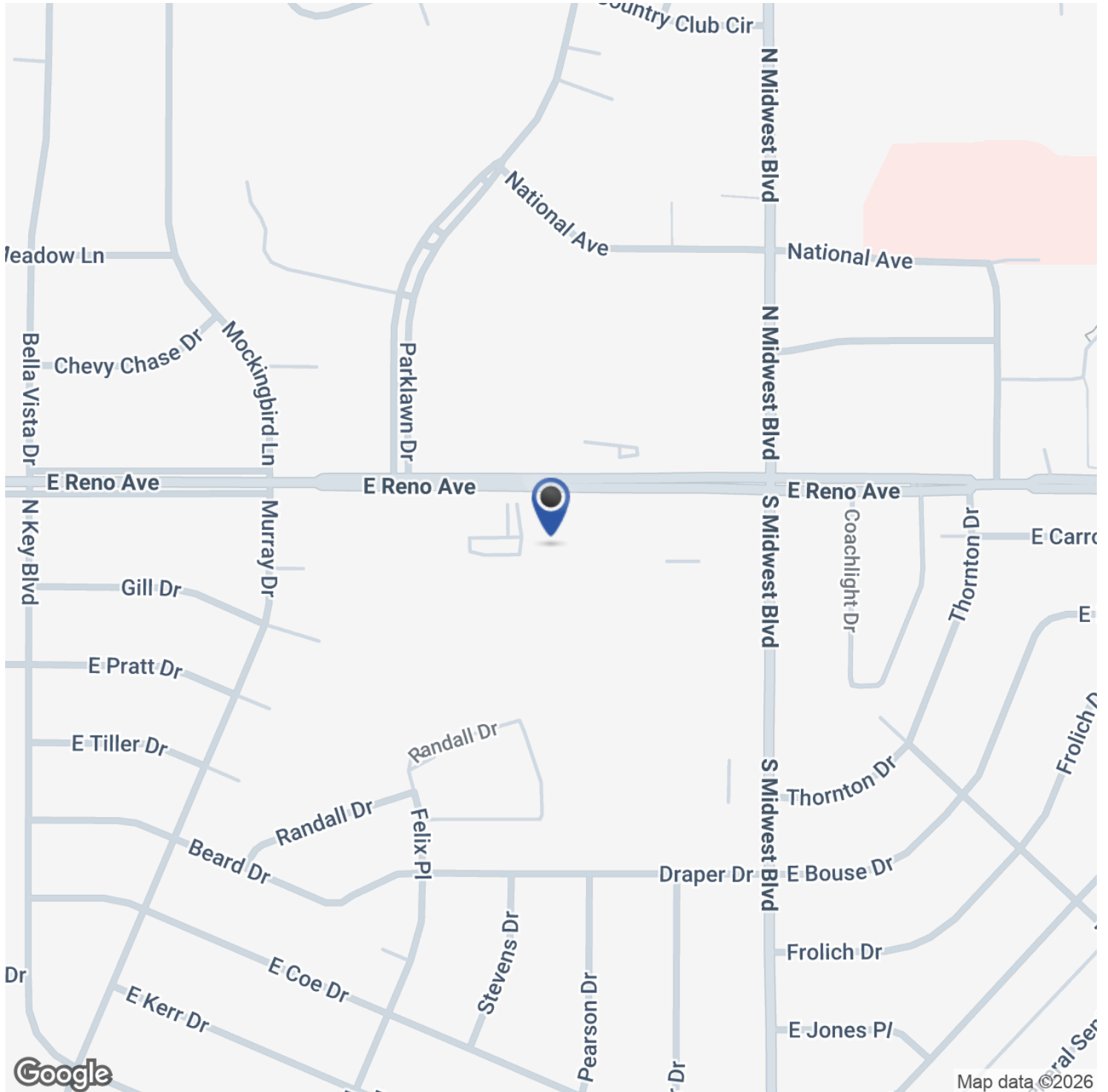
TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Vapor Depot	1,560	6-1-2021	5-31-24	\$21,840	20.83	\$14.00
Vacant	1,363				18.2	\$0.00
Immortal Tattoo	1,410	8-1-2019	7-31-24	\$19,740	18.83	\$14.00
Vacant	1,745			\$26,175	23.3	\$15.00
Bomber Nutrition	1,410	8-9-2017	12-31-24	\$15,510	18.83	\$11.00
Totals/Averages	7,488			\$83,265		\$11.12

FINANCIAL SUMMARY

INVESTMENT OVERVIEW	EAST RENO RETAIL STRIP CENTER
Price	\$1,148,902
Price per SF	\$153.43
CAP Rate	7.5%
Cash-on-Cash Return (yr 1)	7.5 %
Total Return (yr 1)	\$86,167
Debt Coverage Ratio	-
OPERATING DATA	EAST RENO RETAIL STRIP CENTER
Gross Scheduled Income	\$81,594
Other Income	\$23,619
Total Scheduled Income	\$105,213
Vacancy Cost	\$0
Gross Income	\$105,213
Operating Expenses	\$19,045
Net Operating Income	\$86,167
Pre-Tax Cash Flow	\$86,167
FINANCING DATA	EAST RENO RETAIL STRIP CENTER
Down Payment	\$1,148,902
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

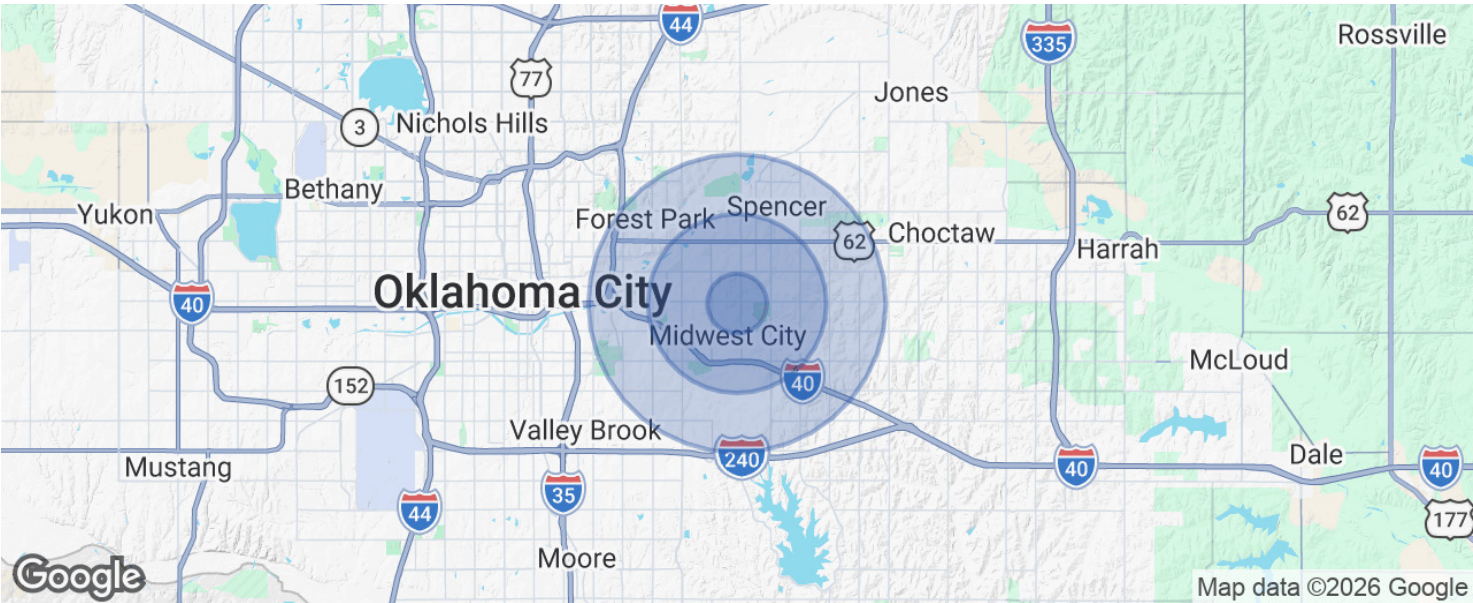
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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,959	58,874	113,036
Median age	36.2	34.5	34.7
Median age (Male)	32.0	33.0	33.6
Median age (Female)	40.0	36.2	35.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,544	24,941	45,642
# of persons per HH	2.4	2.4	2.5
Average HH income	\$49,455	\$48,574	\$50,421
Average house value	\$117,443	\$108,044	\$96,898

* Demographic data derived from 2020 ACS - US Census