

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$525,000
Building Size:	5,340 SF
Number of Units:	4
Cap Rate:	9.37%
Renovated:	2022
Traffic Count:	7,000

PROPERTY OVERVIEW

507 S Woody Guthrie is listed for \$525,000 at a 9.37% cap rate and 11.44% return on equity with a debt coverage ratio of 1.58. The property is listed at \$95 per square foot. It features a corporate credit tenant with SSM Health that occupies 53% of the property square footage and has a triple net lease in place until 2028. They recently expanded their square footage as well, showing long-term commitment to the property. This investment is a rare opportunity to achieve a high double digit cash on cash return with a corporate medical tenant. Uplift Nutrition offers investors a value add component by increasing their rent to market.

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NICK GRAY

507 S WOODY GUTHRIE ST
507 S WOODY GUTHRIE ST | OKEMAH, OK 74859

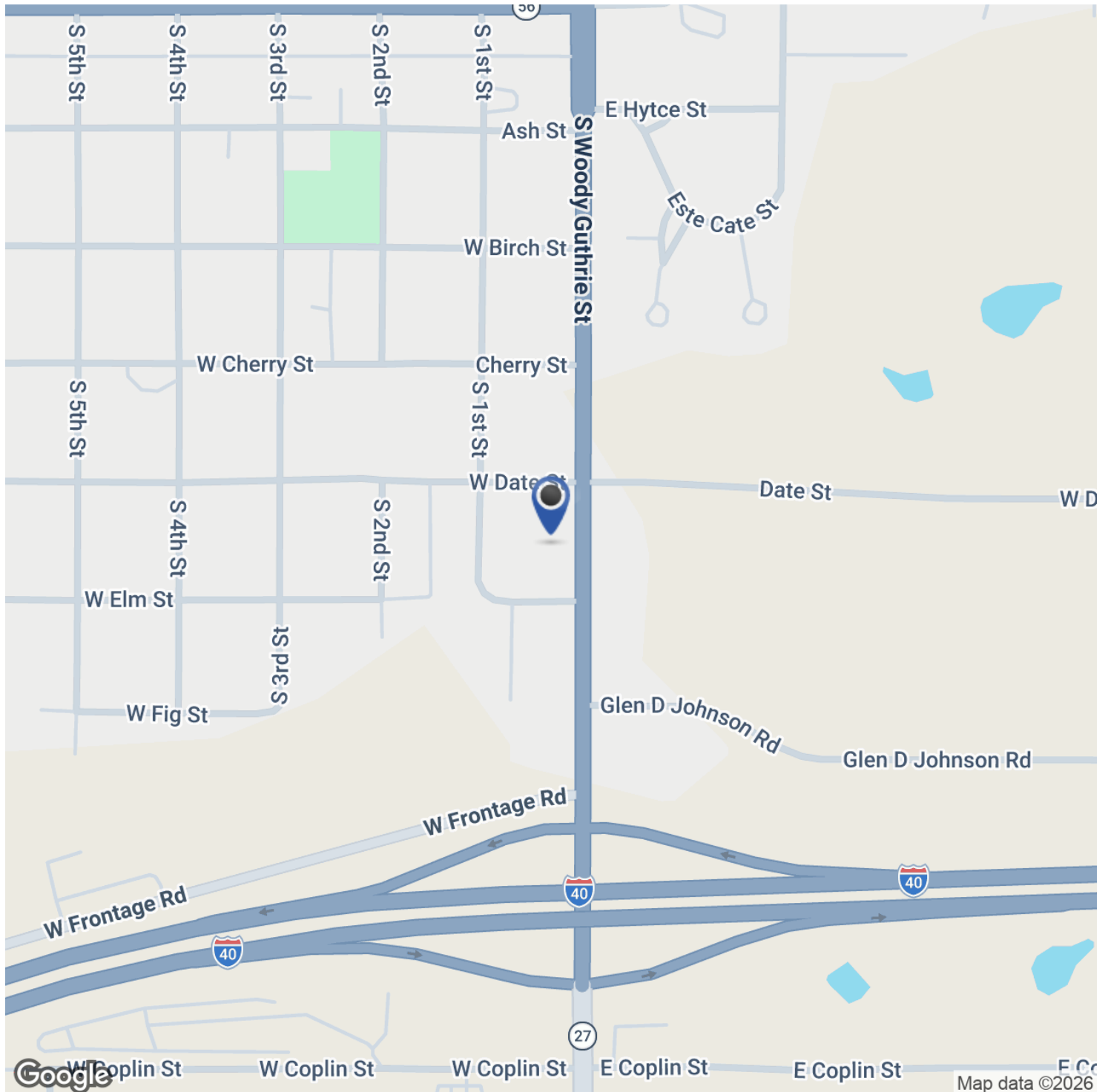


ADDITIONAL PHOTOS



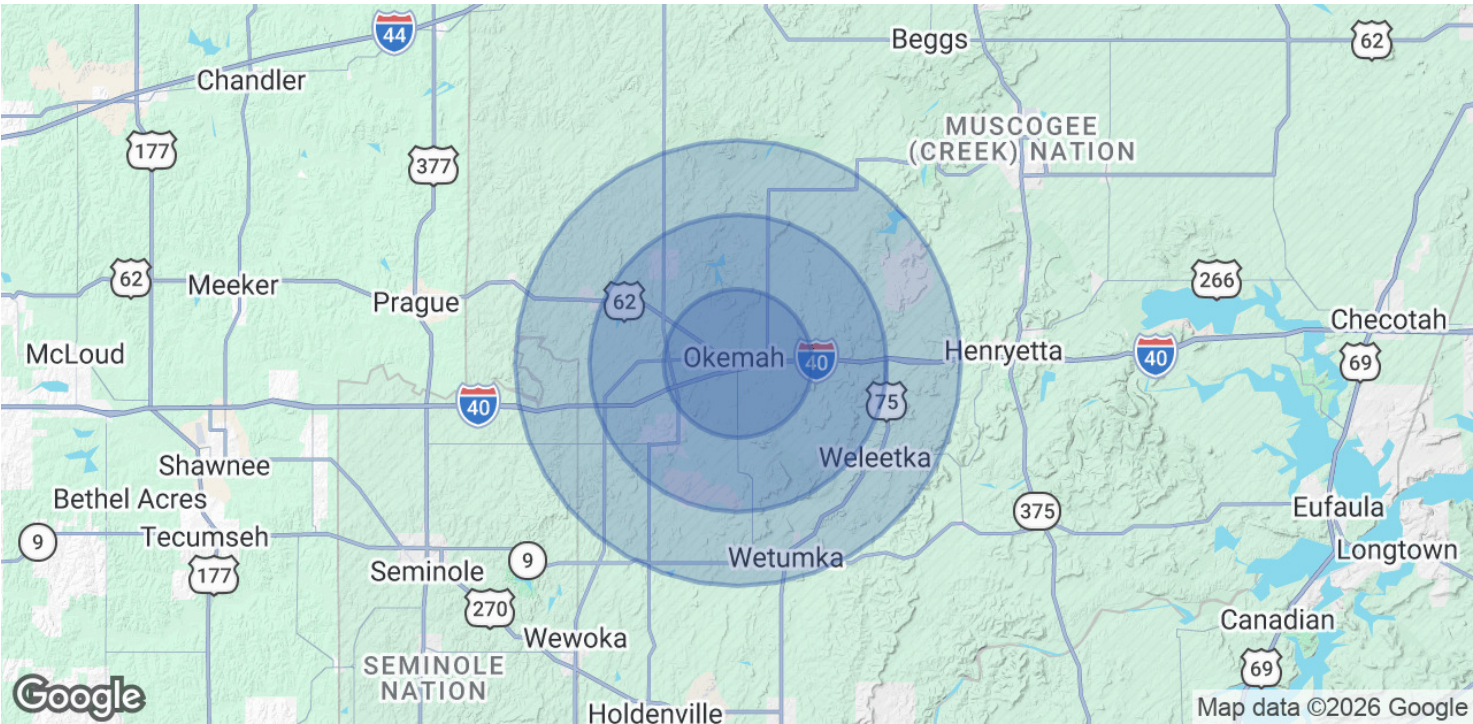
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	3,976	7,695	12,093
Average Age	40	42	43
Average Age (Male)	39	42	42
Average Age (Female)	41	43	44

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	1,490	2,733	4,416
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$59,155	\$64,867	\$65,437
Average House Value	\$153,541	\$165,062	\$158,877

2020 American Community Survey (ACS)

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