

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$706,000
Cap Rate:	6.0%
NOI:	\$42,360
Lot Size:	0.79 Acres
Year Built:	1997
Building Size:	3,000 SF
Zoning:	C-3
Market:	Oklahoma City
Submarket:	South OKC
Price / SF:	\$235.33

PROPERTY OVERVIEW

Precision Tune Auto Care Franchisee.

Precision Tune Auto Care began as a small tune up shop in Beaumont, TX in 1976 and has grown to more than 330 service centers operating in 8 countries. The company has been taking care of cars and the people who depend on them for nearly 40 years, providing car owners with a one-stop shop for repairs. Their service centers provide total car care, performing diagnostics, scheduled maintenance and auto repairs. They also offer the full range of services, from oil changes to engine replacement. Precision Tune Auto Care is not just another car repair and tune up service provider. They are experts on cars, and are focused on the people who drive in them. They understand how people drive, and based on that, they can determine the appropriate plan for client's vehicle with services backed by their best-in class warranty. Servicing 2.5 million vehicles each year and providing the driving public with car care education for personal safety and environmental health, Personal Tune Auto Care is a global player that is recognized as a world leader in the automotive service industry and have been a top-rated franchise 500 company for more than 30 years!

PROPERTY HIGHLIGHTS

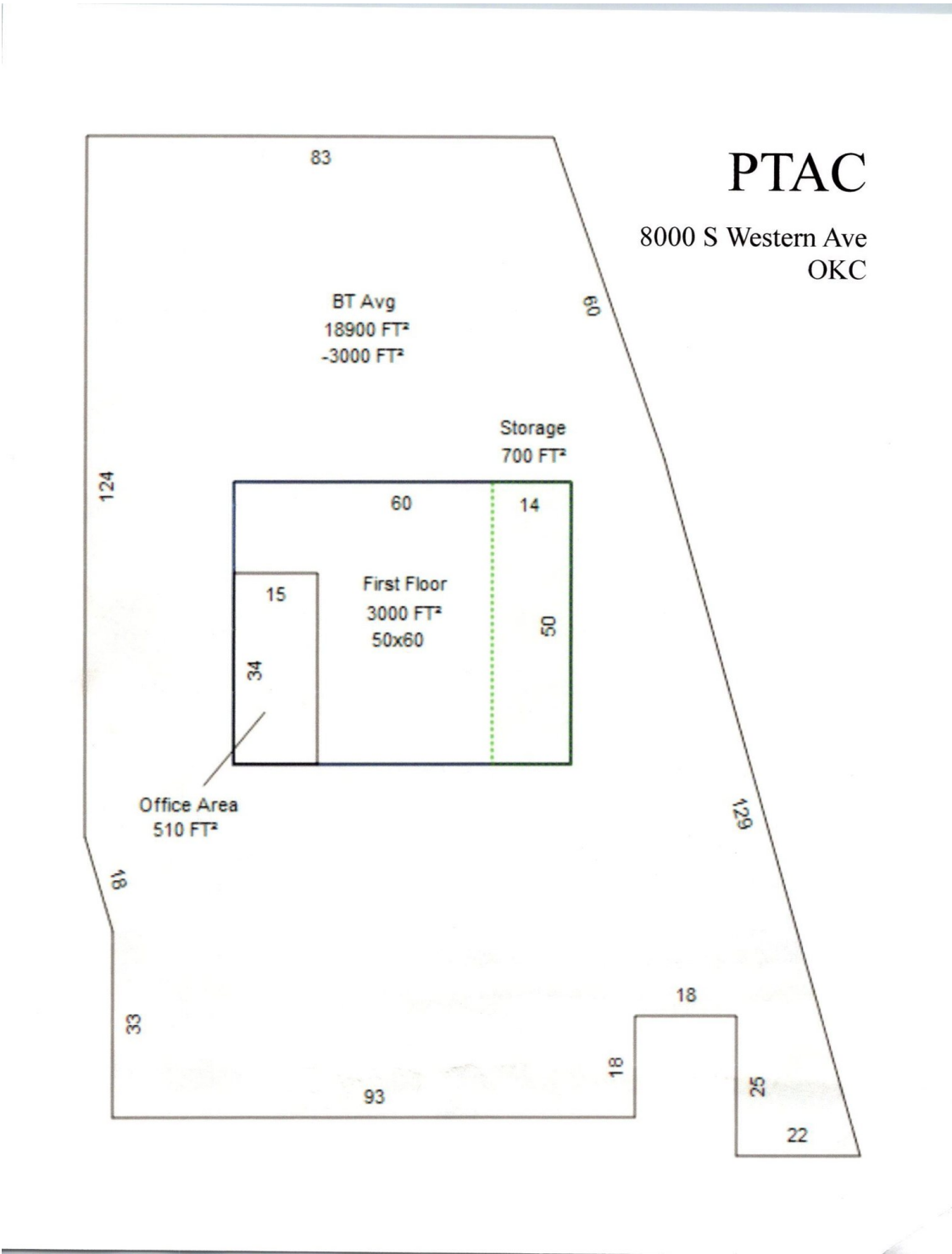
ETHAN SLAVIN
405.830.0252
ethan@creekcre.com

ADDITIONAL PHOTOS



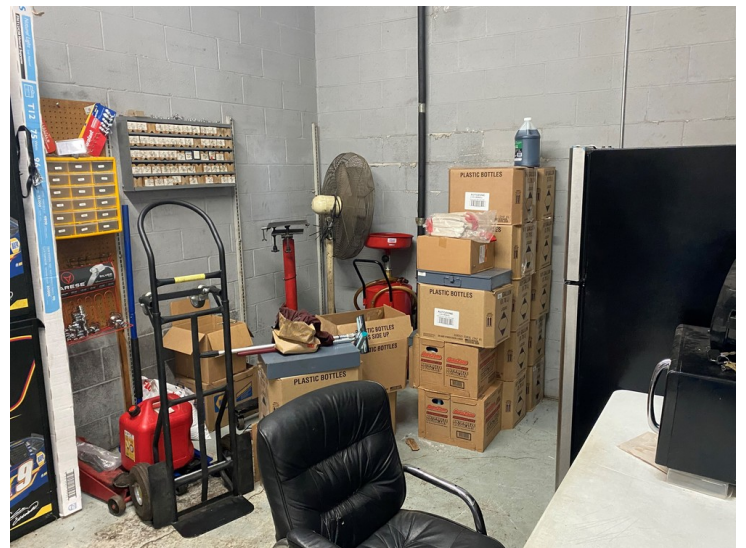
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SITE PLAN



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ADDITIONAL PHOTOS



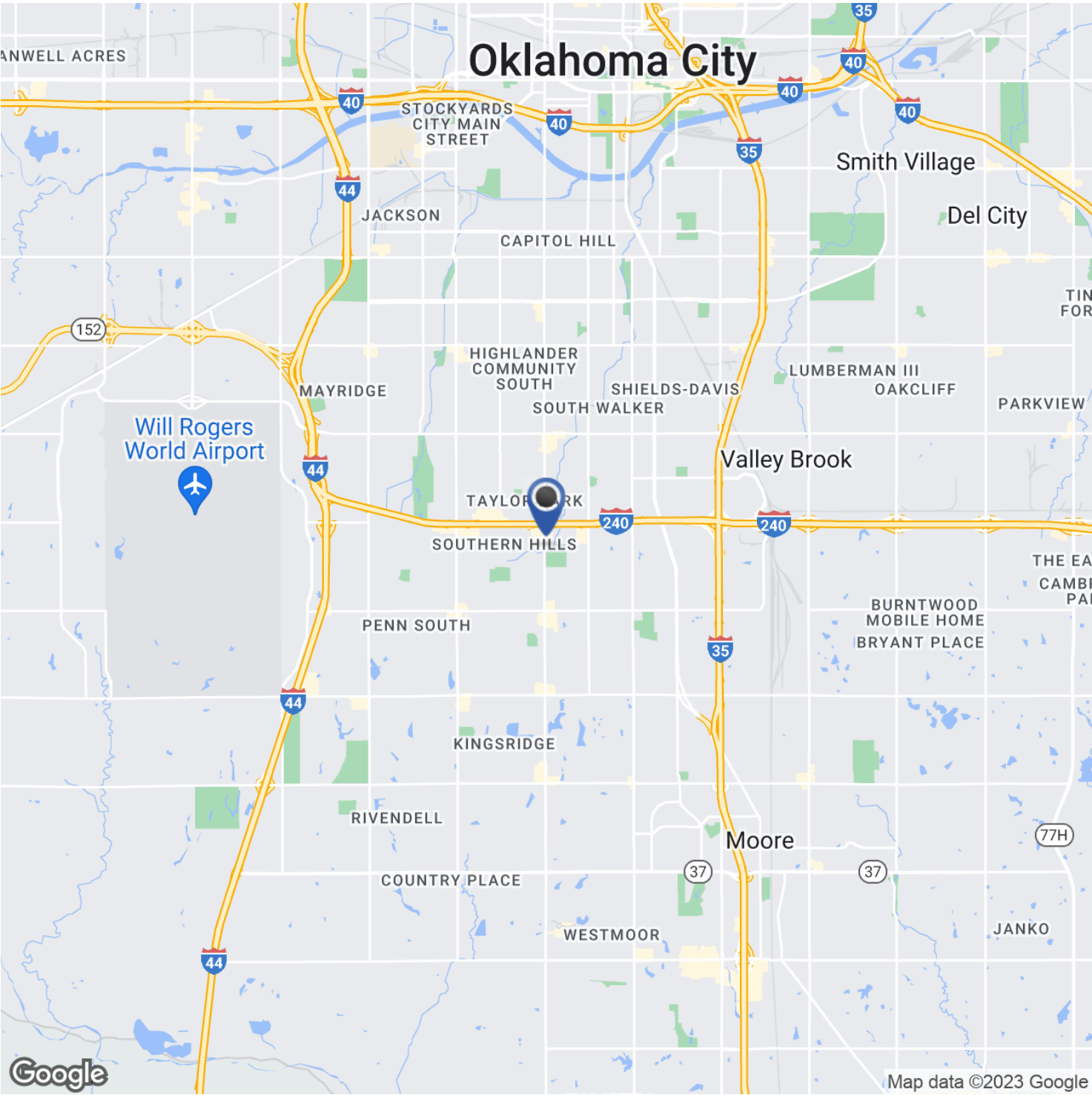
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AERIAL MAP



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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	16,413	99,002	209,215
Median age	34.2	33.6	34.9
Median age (Male)	33.8	33.1	34.4
Median age (Female)	34.6	34.6	35.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,809	40,392	85,921
# of persons per HH	2.4	2.5	2.4
Average HH income	\$44,717	\$47,068	\$50,671
Average house value	\$109,609	\$110,039	\$134,213

* Demographic data derived from 2020 ACS - US Census