

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,389,000
Building Size:	13,407 SF
Occupancy:	100%
Lot Size:	1.6 Acres
Price / SF:	\$103.60
NOI:	\$125,293
Cap Rate:	9.02%
Renovated:	2016

### PROPERTY OVERVIEW

Introducing a prime investment opportunity in Moore, OK - a fully occupied multi-tenant office building that boasts exceptional potential for long-term stability. This attractive commercial property is located in a highly visible location, making it an excellent asset for any investor looking to expand their portfolio.

This multi-tenant office building is spread over a generous land area and offers ample parking spaces for tenants and visitors. The building is fully leased to a diverse mix of established businesses, ensuring a steady stream of rental income for the savvy investor.

The property comes with an additional 0.47 acre fenced lot to the south for overflow parking, storage, or potential development.

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## ADDITIONAL PHOTOS



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INCOME & EXPENSES

INCOME SUMMARY

Rent Income	\$153,293
<b>GROSS INCOME</b>	<b>\$153,293</b>

EXPENSES SUMMARY

Insurance	\$6,000
Taxes	\$8,600
Utilities	\$3,300
Lawn care & Maintenance	\$4,000
Repairs & Maintenance	\$3,100
Miscellaneous	\$3,000
<b>OPERATING EXPENSES</b>	<b>\$28,000</b>
<b>NET OPERATING INCOME</b>	<b>\$125,293</b>

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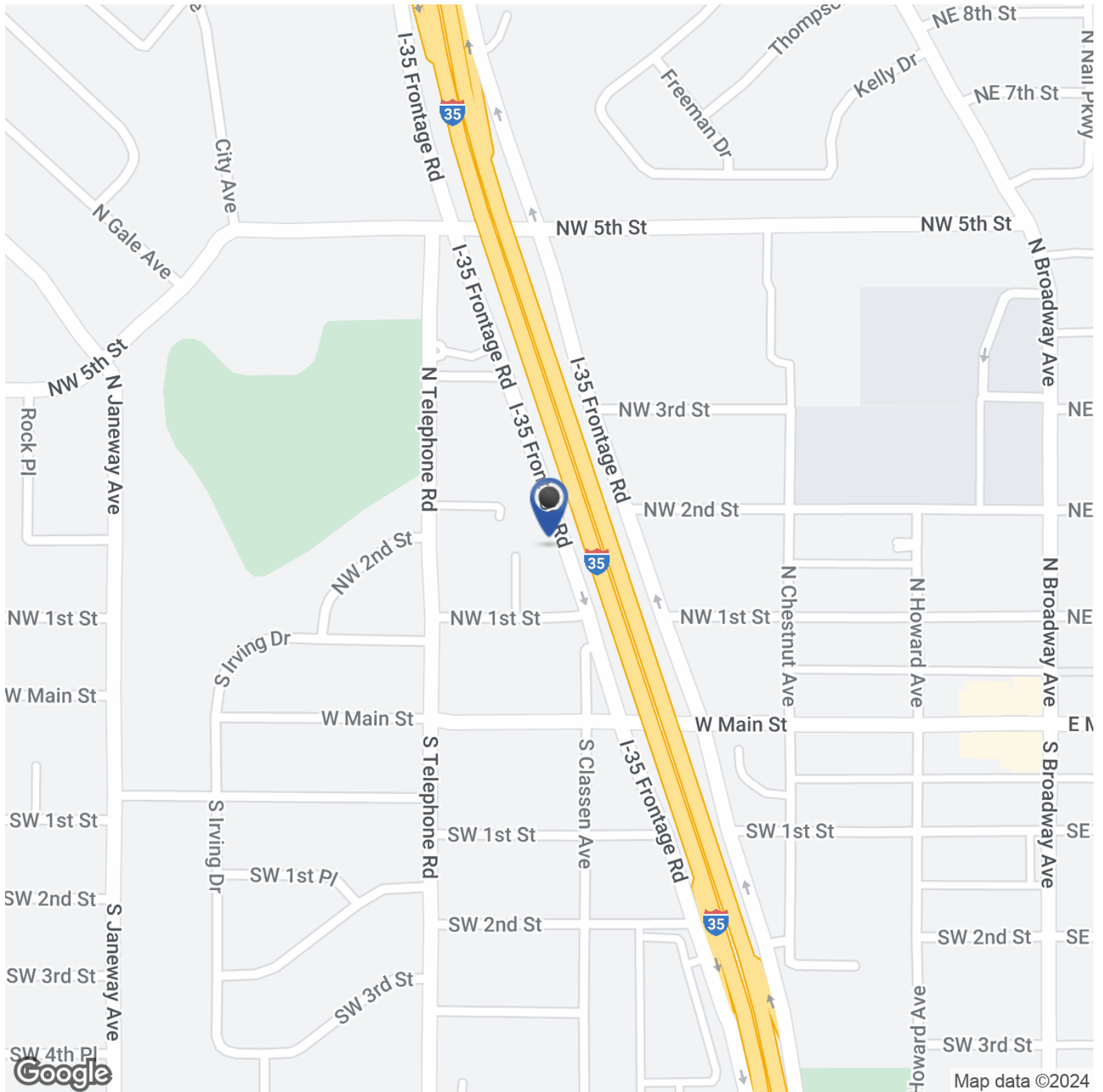
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RENT ROLL

SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE END
A & B	405 Technology Solutions	2,691 SF	\$12.97	\$34,902	4/30/2026
C	Touch of Serenity	1,446 SF	\$12.00	\$17,352	3/31/2027
D	Global Premier Staffing	2,519 SF	\$12.36	\$31,135	11/30/2025
1	Enriching Foundations	1,050 SF	\$10.50	\$11,025	8/31/2025
2	Interstate Authority	1,500 SF	\$12.78	\$19,170	10/31/2024
3	Contemporary Services Corp.	3,444 SF	\$11.53	\$39,709	3/31/2025



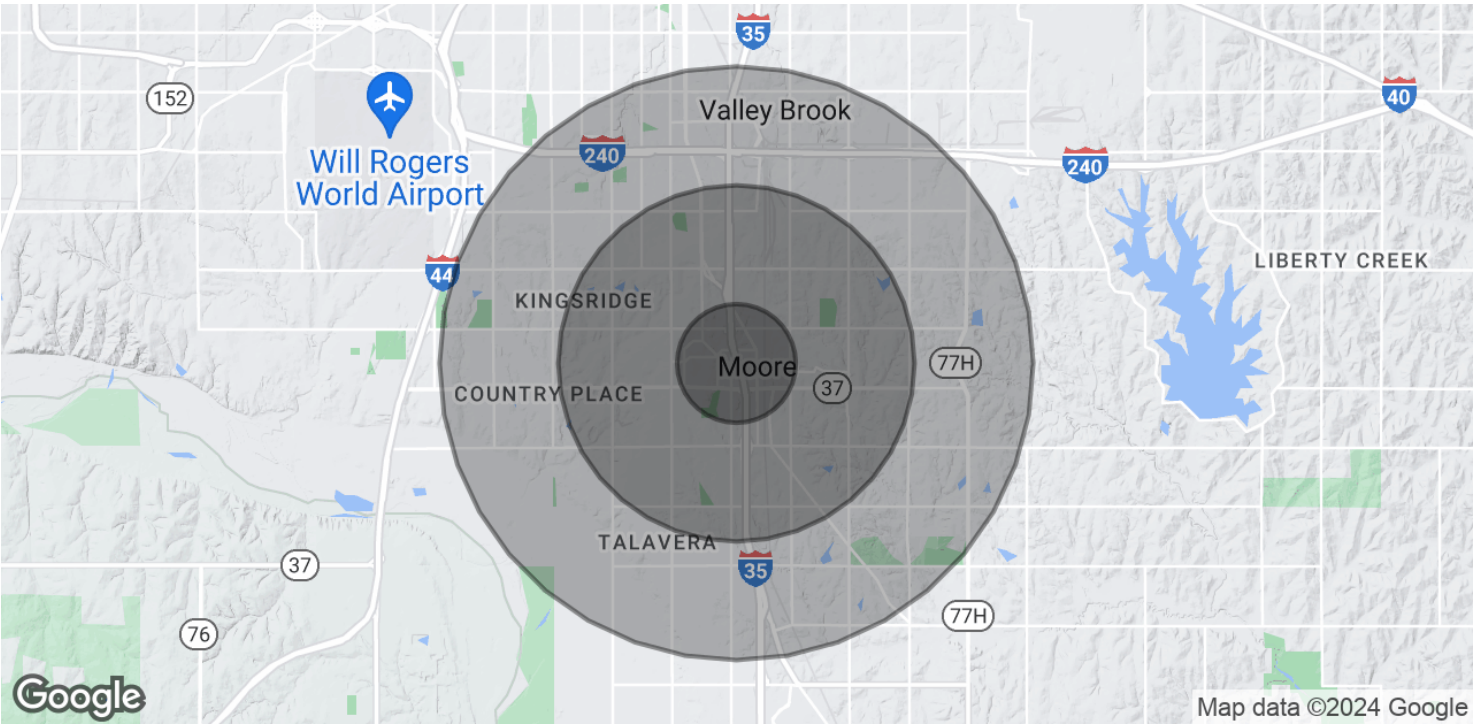
## LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,106	71,219	143,684
Average Age	30.1	33.2	34.1
Average Age (Male)	28.5	32.2	33.2
Average Age (Female)	32.7	34.1	34.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,602	27,358	54,447
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$47,966	\$63,053	\$64,841
Average House Value	\$117,578	\$134,101	\$143,664

\* Demographic data derived from 2020 ACS - US Census