

Boulevard Marketplace

Midwest City, OK



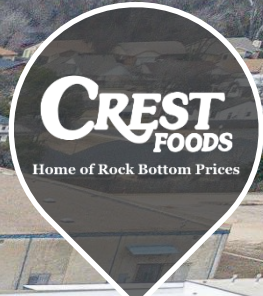
*101 N Douglas Blvd,
Midwest City, OK*

NAI Sullivan Group

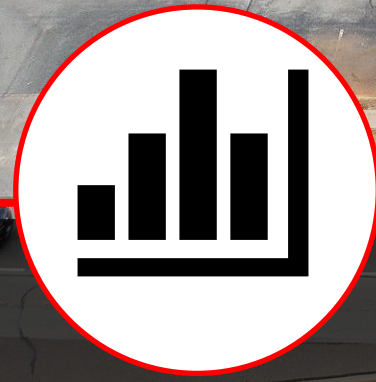
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\$ 5,300,000
Price



7.52%
Cap Rate



76%
Occupancy



PRICE PSF
\$147.66

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Property Summary

Property	101 N Douglas Blvd Midwest City, OK
Size	35,597 SF
Occupancy	76%
Year Built / Renovated	1984 / 2021
Number of Tenants	13
Net Operating Income	\$398,487
Land Size	3.25 Acres



Investment Highlights

Immediate Value Add Opportunity With Existing Cash Flow



Immediate Upside in Occupancy: The occupancy of 76% provides the opportunity to immediately increase NOI.



Strategic Hard Corner Site: Irreplaceable corner site at a signaled intersection.



Adjacent to High Performing Grocer: The property is shadow anchored by Crest Foods, a large volume regional grocer with 10 locations.



Shallow Bay Depth: The shallow bay depth provides more frontage and allows for smaller more desirable spaces.



Recent Capital Improvements: New roof in 2021, new awnings and façade in 2021, parking lot has been repaired, sealed, and striped in 2022.



Durable In-Place Rent Roll

76%
Leased

3 Years
WALT





N Douglas Blvd: 15,003 cars/ day

E Reno Ave: 19,968 cars/ day



Legend

35,597
Rentable SF

8,660
Vacant SF



AllianceHealth
MIDWEST

MEDICAL DISTRICT



CREST FOODS
Home of Rock Bottom Prices

87,308 SF High Sales Grocer



Site

Traffic Count: 18,667 CPD

Traffic Count: 15,003 CPD



John Conrad Golf Course

Midwest City



Traffic Count: 18,667 CPD

Traffic Count: 15,003 CPD

Income & Expenses

Actuals

Scheduled Gross Income		
Rental Income	\$461,284	
CAM Reimbursement:	\$43,467	
Insurance Reimbursement:	\$5,608	
Real Estate Tax Reimbursement:	\$36,821	
Total Income:	\$547,181	
Operating Expenses		
Total CAM Expenses:	\$46,042	(\$1.28/ SF)
Real Estate Taxes:	\$62,636	(\$1.76/ SF)
Insurance:	\$20,006	(\$0.56/ SF)
Repairs & Maintenance:	\$3,593	(\$0.10/ SF)
Management Fee:	\$16,415	(\$0.46/ SF)
Total Operating Expenses:	\$155,058	(\$3.58/ SF)
Net Operating Income:	\$398,487	

Pro Forma

Scheduled Gross Income		
Rental Income	\$634,484	
CAM Reimbursement:	\$57,408	
Insurance Reimbursement:	\$11,665	
Real Estate Tax Reimbursement:	\$55,787	
Total Income:	\$759,345	
Vacancy Factor (10%)	\$67,088	
Gross Income:	\$683,410	
Operating Expenses		
Total CAM Expenses:	\$46,042	(\$1.28/ SF)
Real Estate Taxes:	\$62,636	(\$1.76/ SF)
Insurance:	\$20,006	(\$0.56/ SF)
Repairs & Maintenance:	\$3,593	(\$0.10/ SF)
Management Fee:	\$16,415	(\$0.46/ SF)
Total Operating Expenses:	\$155,058	(\$3.58/ SF)
Net Operating Income:	\$528,352	

Current Rent Roll



Suite	Tenant	Size (SF)	% of GLA	Term	Annual Rent	Rent/ SF	Recoveries
A	Great Clips	1,280 SF	3.56%	7/1/22 - 6/30/27	\$19.25/ SF	\$24,640	\$4.36/ SF
				Option 1 7/1/27 - 6/30/32	\$21.00/ SF	\$26,880	
C	Subway	1,600 SF	4.45%	9/1/23 - 8/31/26	\$16.50/ SF	\$26,400	\$3.13/ SF
				9/1/26 - 8/31/28	\$18.00/ SF	\$28,800	
D	C & C Liquor	1,534 SF	4.27%	9/1/23 - 8/31/25	\$20.00/ SF	\$30,680	\$4.01/ SF
				9/1/25 - 8/31/28	\$21.00/ SF	\$32,214	
E	Dollar Tree	8,604	23.95%	2/1/21 - 1/31/26	\$10.80/ SF	\$92,923	\$2.93/ SF
				2/1/26 - 1/31/31	\$11.45/ SF	\$98,515	
				Option 2 2/1/31 - 1/31/36	\$12.10/ SF	\$104,108	
J	US Cellular	1,493	4.16%	10/1/24 - 9/30/25	\$21.31/ SF	\$31,814	\$3.52/ SF
				10/1/25 - 9/30/26	\$21.95/ SF	\$32,769	
				10/1/26 - 9/30/27	\$22.61/ SF	\$33,752	
				Option 1 10/1/27 - 9/30/28	\$23.23/ SF	\$34,764	
				10/1/28 - 9/30/29	\$23.98/ SF	\$35,807	
				10/1/29 - 9/30/30	\$24.70/ SF	\$36,881	
				10/1/30 - 9/30/31	\$25.44/ SF	\$37,988	
				10/1/31 - 9/30/32	\$26.21/ SF	\$39,128	
				Option 2 10/1/32 - 9/30/33	\$26.99/ SF	\$40,301	
				10/1/33 - 9/30/34	\$27.80/ SF	\$41,510	
				10/1/34 - 9/30/35	\$28.64/ SF	\$42,756	
				10/1/35 - 9/30/36	\$29.50/ SF	\$44,038	
				10/1/36 - 9/30/37	\$30.38/ SF	\$45,360	
				10/1/37 - 9/30/38	\$31.29/ SF	\$46,720	

Current Rent Roll



Suite	Tenant	Size (SF)	% of GLA	Term	Annual Rent	Rent/ SF	Recoveries
L	Fuego Taco	1,245 SF	3.47%	1/1/25	12/31/27	\$15.00/ SF	\$18,675
			Option 1	1/1/28	12/31/30	\$16.50/ SF	\$20,542
M	Check N Go	1,502 SF	4.18%	7/1/22	6/30/25	\$19.44/ SF	\$29,199
			Option 1	7/1/25	6/30/30	\$21.00/ SF	\$31,534
N	USA Corp of Engineers	2,219 SF	6.18%	4/1/23	3/31/28	\$25.00/ SF	\$55,475
Q	Aunties Soul Food	1,245 SF	3.47%	10/1/23	9/30/26	\$15.45/ SF	\$19,235
T	Magnolia Family Dental	2,450 SF	6.82%	12/1/21	11/30/26	\$19.50/ SF	\$47,775
V	Hearing Life USA	1,550 SF	4.31%	7/1/23	6/30/28	\$21.58/ SF	\$33,451
Y	AAA Oklahoma	1,228 SF	3.42%		10/31/27	\$20.00/ SF	\$24,600
Z	Papa Murphy's	1,320 SF	3.67%		7/31/29	\$20.00/ SF	\$26,400

Current Rent Roll



Suite	Tenant	Size (SF)	% of GLA	Term	Annual Rent	Rent/ SF	Recoveries
B	Vacant	1,280 SF	3.56%				
K	Vacant	1,600 SF	4.45%				
P	Vacant	1,245 SF	3.47 %				
R	Vacant	1,245 SF	3.47%				
S	Vacant	1,245 SF	3.47%				
W	Vacant	800 SF	2.23%				
X	Vacant	1,245 SF	3.47%				
	Occupied	27,270	75.90%		\$461,269.28	\$18.43/SF	
	Available	8,660 SF	24.10%				
	Current Total	35,930 SF	100%				

Tenants

SUBWAY



DOLLAR TREE[®]

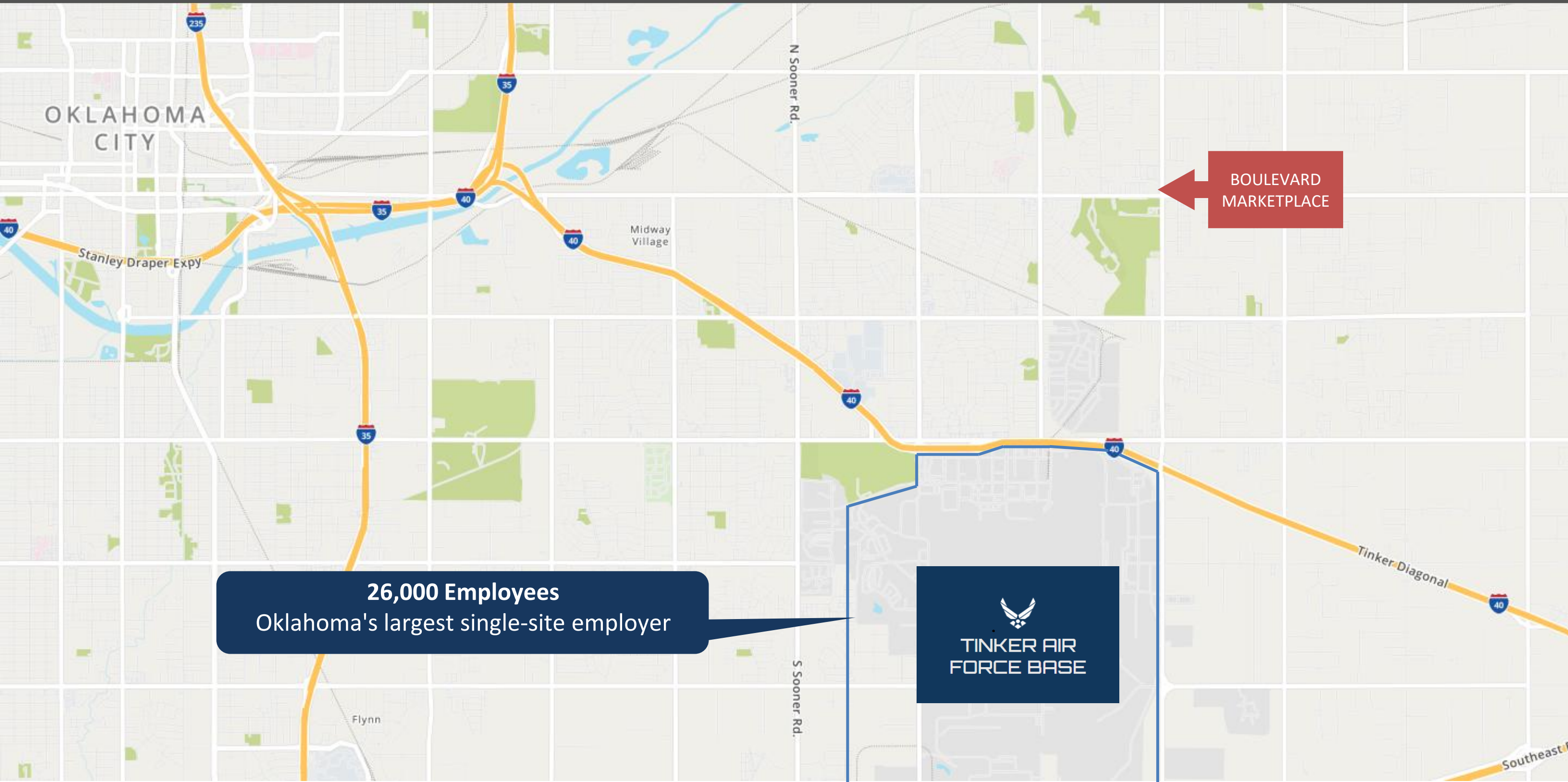
Great Clips[®]

IT'S GONNA BE GREAT[®]

Tenants



Proximity To Largest Oklahoma Employer



26,000 Employees
Oklahoma's largest single-site employer


**TINKER AIR
FORCE BASE**

**BOULEVARD
MARKETPLACE**

Demographics

	1 Mile	3 Miles	5 Miles
2024 Population	8,982	58,345	98,914
2024 Households	3,576	23,870	40,841
Average Household Income	\$64,818	\$64,436	\$67,285
Median Household Income	\$52,811	\$52,161	\$53,881
Median Age	37.5	36.9	36.4

OKC MAJOR EMPLOYERS

- State of Oklahoma (37,600)
- Tinker Air Force Base (26,000)
- Oklahoma State University-Stillwater (13,940)
- University of Oklahoma-Norman (11,530)
- Integris Health (11,000)
- Amazon (8,000)
- Hobby Lobby, Inc. (6,500)
- Mercy Hospital (6,500)
- SSM Health Care of Oklahoma, Inc. (5,600)
- FAA Mike Monroney Aeronautical Center (5,150)

Market Overview

OKC Quick Facts

- Oklahoma City is the largest city in the State of Oklahoma with a metro population of more than 1.4 million
- In land area, Oklahoma City is the 8th largest metropolitan in the nation
- The Oklahoma State Capitol is the only capitol in the nation to have held a working oil well on its grounds, with the Petunia #1 rig operating until 2021
- Oklahoma City is the Horse Show Capital of the World
- Oklahoma City residents voted yes to a one-cent-sales-tax initiative bringing more than \$7 billion in both private and public investment to the city since 1993. This initiative is called the Metropolitan Area Projects (MAPS) and is currently on the fourth MAPS project
- Oklahoma City has many unique districts that define the city's culture and embody the Modern Frontier moniker
- The National Stockyards is the world's largest feeder and stocker cattle market located in Stockyard City
- OKC is home to the U.S. Olympic and Paralympic Training Site for Canoe/Kayak located in the Boathouse District. It's also the nation's only urban whitewater rafting and kayaking center
- OKC was one of only 14 U.S. cities to gain 100,000 residents from 2010-2020



History of Oklahoma City, Oklahoma

Every destination has a story, and Oklahoma City's story began with several tribal nations who have always inhabited this special place, long before it was "officially" a city. We honor that heritage, and its resiliency lives on in the Oklahoma City of today.



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