



2422-2424 W 41ST ST

TULSA, OK 74107

Max Heidenreich

Senior Advisor

O: 918.605.1007

maxh@svn.com

Susan Davis

Senior Advisor

O: 918.924.6199

sdavis@svn.com



Property Summary



OFFERING SUMMARY

Sale Price:	\$399,000
Lot Size:	18,552 SF
Year Built:	1975
Building Size:	7,100 SF
Renovated:	2015
Zoning:	CH
Market:	West Tulsa
Price / SF:	\$56.20

PROPERTY OVERVIEW

7,100 SF
Zoned CH
Building Signage Available
Office, Warehouse w/ store front

PROPERTY HIGHLIGHTS

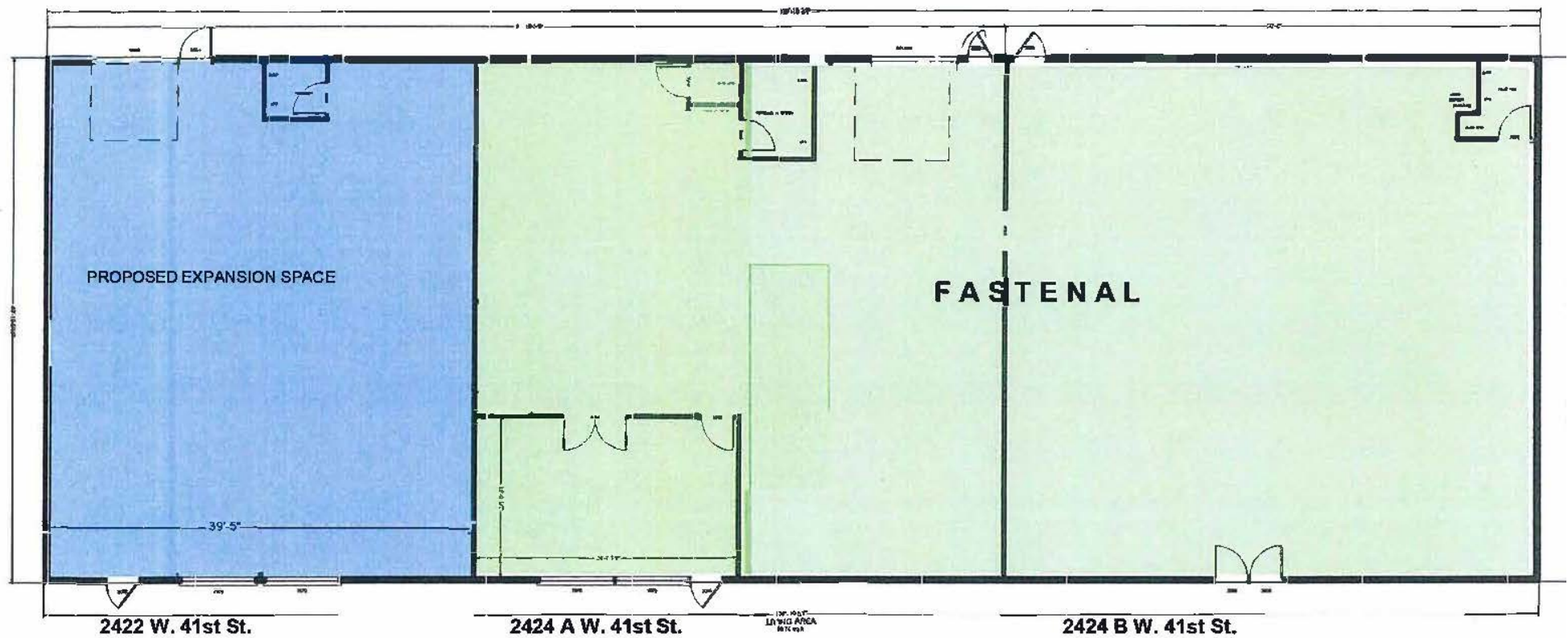
- National Tenant
- Easy Access to 244 and HWY 75
- Revitalization area including improving the infrastructure of the roads and intersections

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Site Plan



Financial Summary - Proforma

INVESTMENT OVERVIEW

PROFORMA

Price	\$399,000
Price per SF	\$56.20
CAP Rate	9.3%
Cash-on-Cash Return (yr 1)	9.33 %
Total Return (yr 1)	\$37,236

OPERATING DATA

PROFORMA

Gross Scheduled Income	\$53,488
Total Scheduled Income	\$53,488
Vacancy Cost	\$5,348
Gross Income	\$48,139
Operating Expenses	\$10,902
Net Operating Income	\$37,236
Pre-Tax Cash Flow	\$37,236