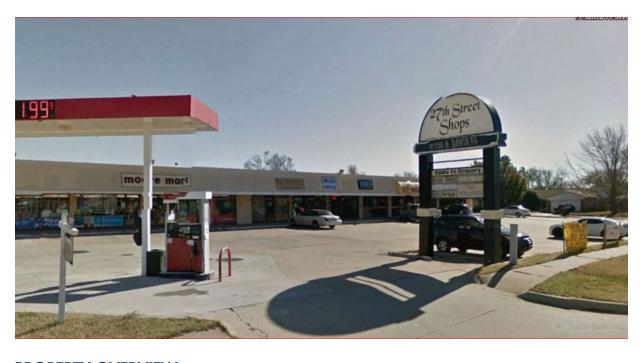
MOORE, OK 73160



PROPERTY SUMMARY

Sale Price: \$950,000

Lot Size: 0.73 Acres

Building Size: Approximately 7,000 SF

Year Built: 1980

2013 (added gas pumps) Renovated:

PROPERTY OVERVIEW

Retail neighborhood center with convenience store and gas pumps. One vacancy; New operator for convenience store, Investment property. 4 gas pumps installed in 2013-2014.

PROPERTY HIGHLIGHTS

- Located on the SE corner of NW 27th and N. Santa Fe.
- Great upside potential

Market: Oklahoma City

Sub Market: Moore

Cross Streets: NW 27th & N. Santa Fe

GAYLA ARTMAN

405.826.7975 cell

Equity Commercial Realty II, LLC gartman@equityrealty.net



MOORE, OK 73160

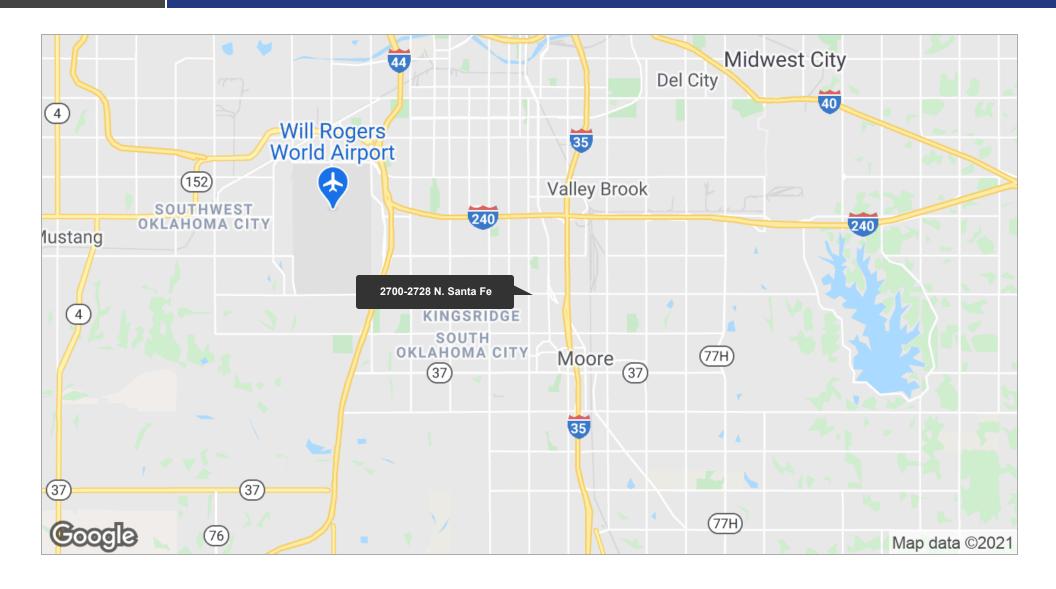


GAYLA ARTMAN
Equity Commercial Realty II, LLC
gartman@equityrealty.net

405.826.7975 cell



MOORE, OK 73160



GAYLA ARTMANEquity Commercial Realty II, LLC gartman@equityrealty.net

405.826.7975 cell



MOORE, OK 73160

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	ANNUAL RENT
Santa Fe Salon	2700	1,000	Jan 2012	\$9,888
Pets by Patty	2704	640	Oct 2014	\$6,600
Donuts	2712	1,280	Sept 2005	\$13,800
Computer Repair	2716	640		\$6,600
Leased	2720	640		\$6,600
Massage	2724	640	June 2010	\$6,600
Moore Mart	2728	2,560	2016	\$14,400
Totals/Averages		7,400		\$64,488



MOORE, OK 73160

TK IN	/CCTI	AFRIT	OVER	1/1514/
11/4/	7 E3 I <i>I</i>	WEINI	UVEK	VIEVV

Price \$950,000 Price per SF \$135.71 **CAP Rate** 4.7 Cash-on-Cash Return (yr 1)

Total Return (yr 1)

Debt Coverage Ratio

OPERATING DATA

Gross Scheduled Income 64,488 Other Income Total Scheduled Income Vacancy Cost 5% -3.224-Gross Income Operating Expenses 61,263 Net Operating Income -16,585-Pre-Tax Cash Flow 44,678

FINANCING DATA

Down Payment Loan Amount **Debt Service** Debt Service Monthly Principal Reduction (yr 1)

