

A RETAIL INVESTMENT OPPORTUNITY

2700-2728 N. SANTA FE

MOORE, OK 73160



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

PROPERTY SUMMARY

Sale Price: \$950,000

Lot Size: 0.73 Acres

Building Size: Approximately 7,000 SF

Year Built: 1980

Renovated: 2013 (added gas pumps)

Market: Oklahoma City

Sub Market: Moore

Cross Streets: NW 27th & N. Santa Fe

GAYLA ARTMAN

Equity Commercial Realty II, LLC
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405.826.7975 cell

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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

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INVESTMENT OVERVIEW

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)	-

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