

# Property Details

CONTROL: Owner VALUE: \$1,300,000  
LOAN: \$0  
EQUITY: \$1,300,000

TITLE: NNN ADVANCED AUTO PARTS STORE  
TYPE: Income Comb.  
HAVE: Free-standing 7000 SF Advanced Auto Parts Store. Corporate-guaranteed NNN Lease. Landlord is responsible for foundation and structure. Lease ends 2028, 6.46% CAP  
ADDRESS: 1420 Washington Blvd, Bartlesville, Oklahoma  
BENEFITS TO NEW OWNER: NNN lease on nice building. A new lease just signed recently that won't expire until 2028 The property has an average population of 32,799 and household income of \$52,198 within a 3-mile radius. F & C

GROSS SCHEDULED INCOME: \$84,000 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$0  
NOI: \$84,000  
DEBT SERVICE: \$0  
CASH FLOW: \$84,000  
CAP RATE: 6.46%



BENEFITS SOUGHT: to buy something with NNN but larger income using this as down payment. I can solve your problems if you need me to do that. would sell it for Cash too so can hard money loan

MOTIVATION: maybe 5. just to increase my NNN holdings and monthly income. None past that.

CAN ADD: anything in book and cash.

REMARKS: If you have something in the \$3-5 M range that is NNN please let's talk.

OWNER: Express Development Ltd Co. Howard McCall  
Ex Offic

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