

Property Details

CONTROL: Partner VALUE: \$875,000
LOAN: \$0
EQUITY: \$875,000

TITLE: INTERSTATE HIGHWAY SITE
TYPE: Land
4.75 Acres located at an interchange on I-44 on the southwest side of
HAVE: Tulsa. Zoned for commercial and the City is offering incentives for
development.
ADDRESS: 9600 South New Sapulpa Road, Sapulpa, Oklahoma
BENEFITS TO NEW OWNER: Excellent site for highway commercial use. City is supportive of
development.

GROSS SCHEDULED INCOME: \$0 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$1,000
NOI: \$-1,000
DEBT SERVICE: \$0
CASH FLOW: \$-1,000
CAP RATE: 0.00%

BENEFITS SOUGHT: Take profit and move on or would consider using the equity to go into
another property - either up or down.

MOTIVATION: Need to move out of ownership. Will consider all offers.

CAN ADD: Some Cash

REMARKS: The City of Sapulpa has offered several incentives for a developer on this
site. They are supportive of a hotel development

OWNER: Southwest Turnpike Development, LLC

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