

Property Details

CONTROL: Exclusive VALUE: \$1,900,000
LOAN: \$0
EQUITY: \$1,900,000

TITLE: INCOME PROPERTY IN REDEVELOPING AREA
TYPE: Office Building
HAVE: 100% leased office property in Oklahoma City. Located in the redevelopment area of North Classen Blvd. 10,000 sq ft. Partial Net Leases. NOI is \$112,246. Owner finance available at 4.5% interest!
ADDRESS: 1217-1223 North Classen Blvd, Oklahoma City, Oklahoma
BENEFITS TO NEW OWNER: Cash Flow in appreciating area. Owner financing at below market rates.

GROSS SCHEDULED INCOME: \$146,935 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$34,688
NOI: \$112,247
DEBT SERVICE: \$0
CASH FLOW: \$112,247
CAP RATE: 5.91%

BENEFITS SOUGHT: Move on to next deal

MOTIVATION: Can use the capital in owners Oil and Gas business or move to next real estate transaction

CAN ADD: Some cash

REMARKS: Owner financing available at 4.5% interest.

OWNER: Baseline Minerals, Inc.

COUNSELOR: Bill Richert Phone: 918-743-6262
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