



OFFERING SUMMARY

Sale Price:	\$3,000,000
Building Size:	22,500 SF
Lot Size:	7.40 Acres
Price / SF:	\$133.33
Cap Rate:	8.48%
NOI:	\$254,338
Year Built:	2011

PROPERTY OVERVIEW

This Fully occupied, well maintained Office Building is being offered for Sale.

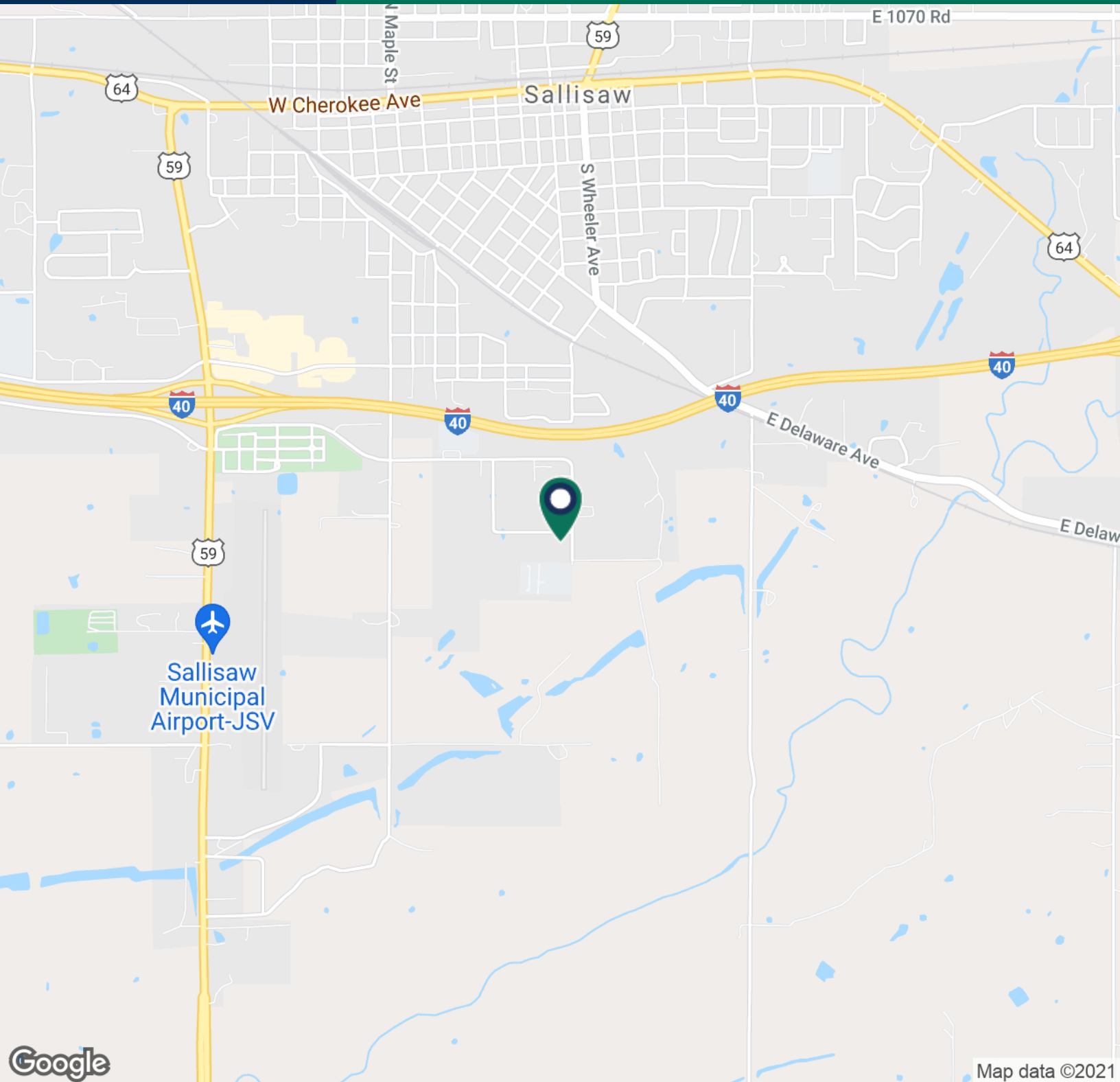
PROPERTY HIGHLIGHTS

- Office Building
- OKDHS tenant in place
- New Roof
- Large parking areas

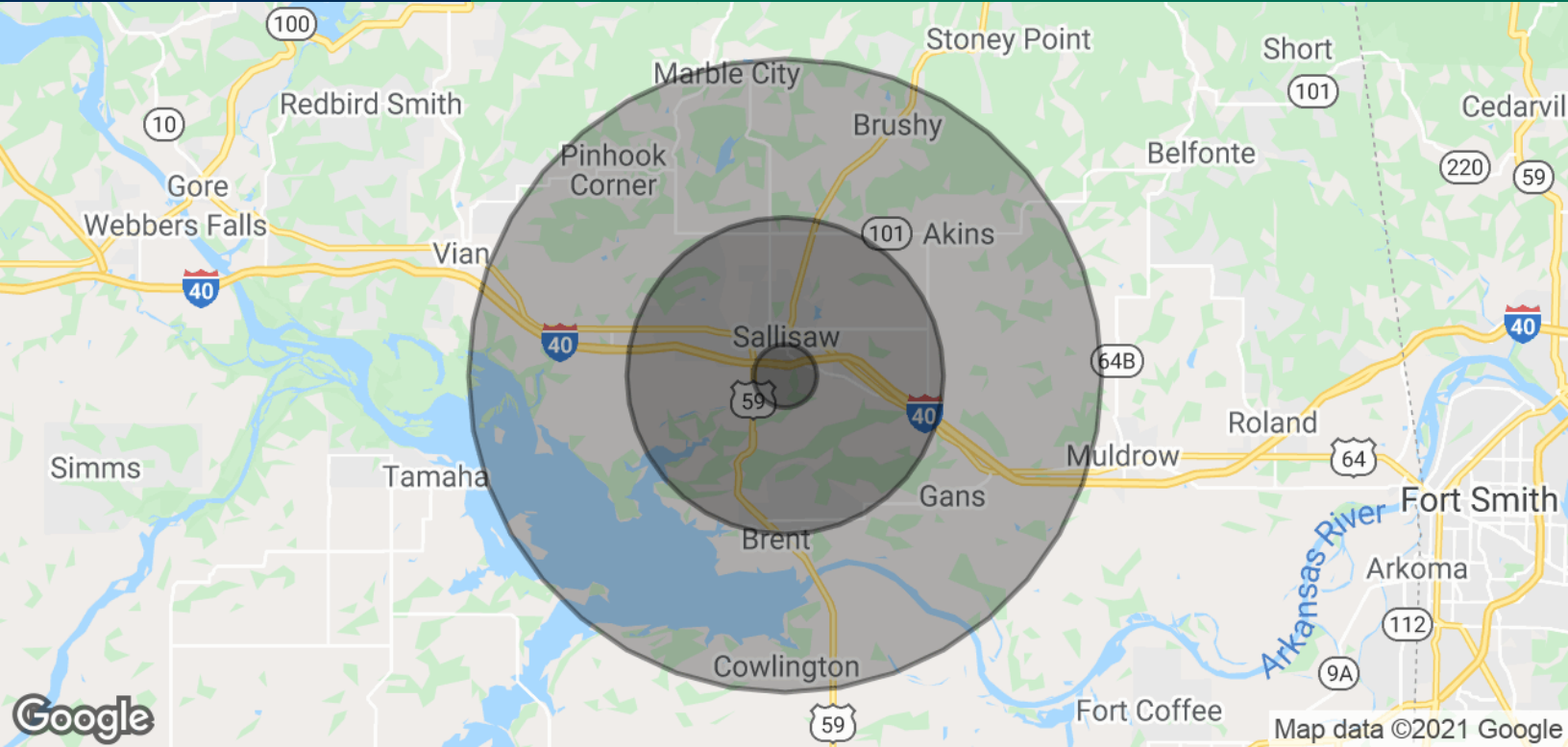
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,526	13,155	21,254
Average age	37.8	35.9	37.3
Average age (Male)	30.2	32.7	35.3
Average age (Female)	40.5	37.1	37.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	593	4,933	7,852
# of persons per HH	2.6	2.7	2.7
Average HH income	\$40,710	\$41,284	\$42,963
Average house value		\$97,554	\$95,566

* Demographic data derived from 2010 US Census

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