

## BOULEVARD SQUARE

3431 S BOULEVARD EDMOND, OK 73013



### PROPERTY DESCRIPTION

Boulevard Square is a neighborhood shopping center located at the heavily trafficked intersection of 33rd & Boulevard in Edmond, OK in the heart of Edmond Oklahoma –Oklahoma City’s preferred sub market. Boulevard Square is conveniently located to the north of a 250,000 square foot office park, medical and Oklahoma Christian University providing an excellent daytime population.

### PROPERTY HIGHLIGHTS

- Prominent Location
- Easy access to Kilpatrick Turnpike, a main artery of North OKC
- Nearby neighbors include: Hobby Lobby, TJ Maxx, HomeGoods, Natural Grocers, and others

### OFFERING SUMMARY

<b>Sale Price:</b>	\$3,100,000
<b>Lot Size:</b>	1.64 Acres
<b>Building Size:</b>	15,920 SF
<b>NOI:</b>	\$237,819.00
<b>Cap Rate:</b>	7.67%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	3,685	22,104	47,949
<b>Total Population</b>	10,434	57,478	123,619
<b>Average HH Income</b>	\$61,347	\$73,010	\$80,286

**GEORGE WILLIAMS, CCIM**  
 gwilliams@priceedwards.com  
 O: 405.239.1270 C: 405.657.7800

**PAUL RAVENCRAFT**  
 pravencraft@priceedwards.com  
 O: 405.239.1220 C: 405.226.5467

**PRICE EDWARDS**  
 AND COMPANY

## BOULEVARD SQUARE

3431 S BOULEVARD EDMOND, OK 73013



**GEORGE WILLIAMS, CCIM**

[gwilliams@priceedwards.com](mailto:gwilliams@priceedwards.com)

O: 405.239.1270 C: 405.657.7800

**PAUL RAVENCRAFT**

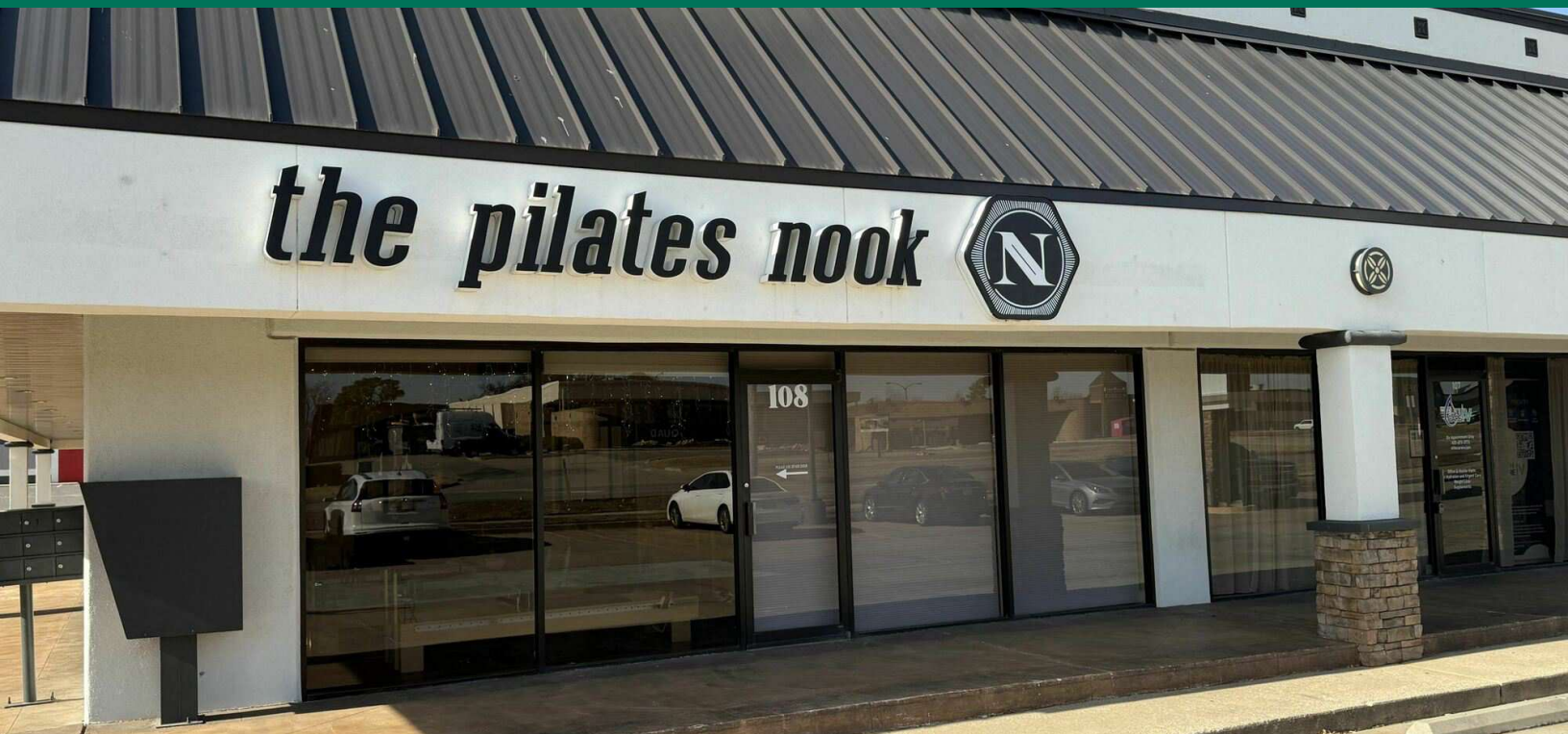
[pravencraft@priceedwards.com](mailto:pravencraft@priceedwards.com)

O: 405.239.1220 C: 405.226.5467

**PRICE EDWARDS**  
AND COMPANY

BOULEVARD SQUARE

3431 S BOULEVARD EDMOND, OK 73013



**GEORGE WILLIAMS, CCIM**

[gwilliams@priceedwards.com](mailto:gwilliams@priceedwards.com)

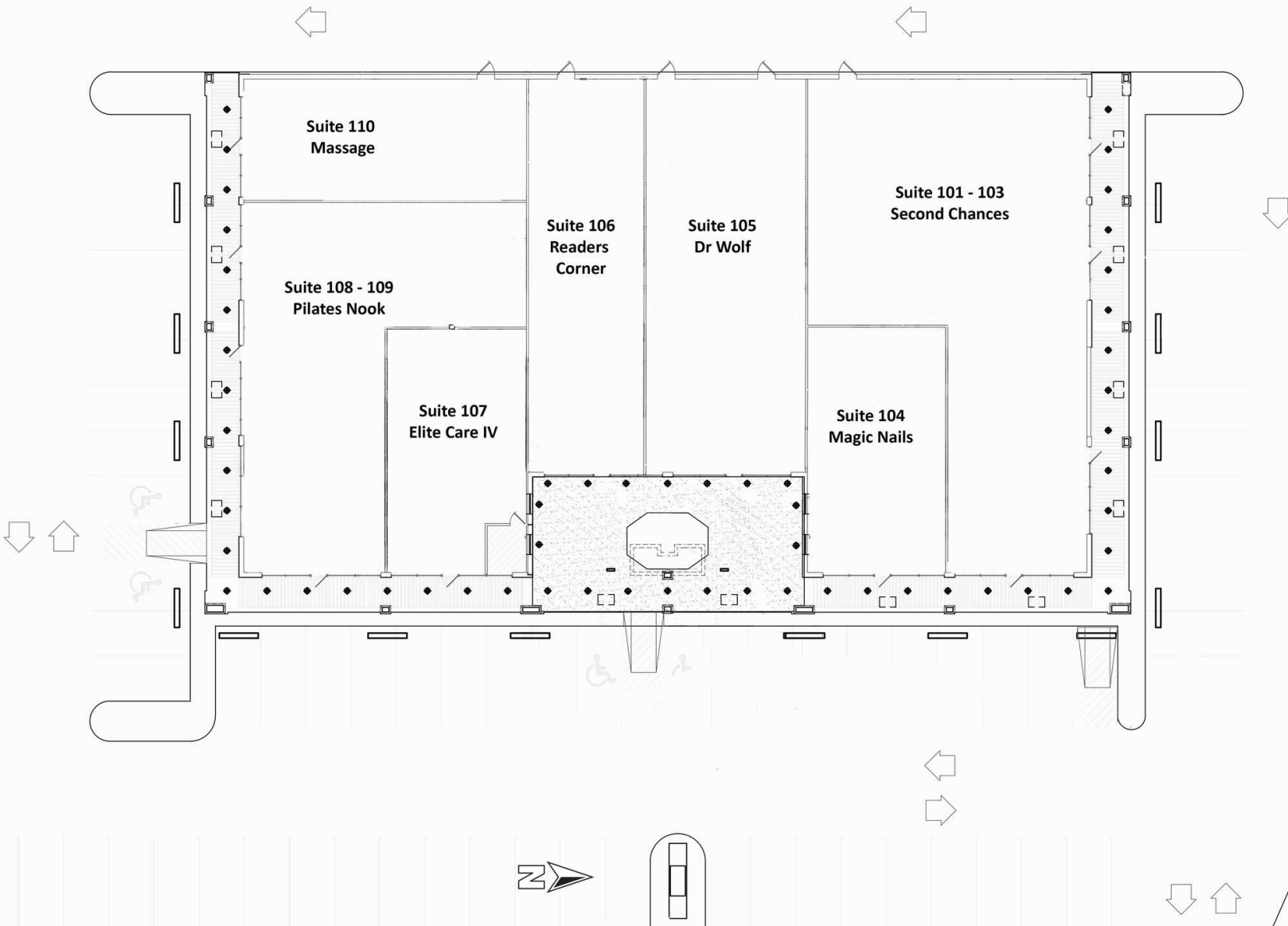
O: 405.239.1270 C: 405.657.7800

**PAUL RAVENCRAFT**

[pravencraft@priceedwards.com](mailto:pravencraft@priceedwards.com)

O: 405.239.1220 C: 405.226.5467

**PRICE EDWARDS**  
AND COMPANY



**GEORGE WILLIAMS, CCIM**

gwilliams@priceedwards.com

O: 405.239.1270 C: 405.657.7800

**PAUL RAVENCRAFT**

pravencraft@priceedwards.com

O: 405.239.1220 C: 405.226.5467

**PRICE EDWARDS**  
AND COMPANY

## BOULEVARD SQUARE

3431 S BOULEVARD EDMOND, OK 73013



**GEORGE WILLIAMS, CCIM**  
gwilliams@priceedwards.com  
O: 405.239.1270 C: 405.657.7800

**PAUL RAVENCRAFT**  
pravencraft@priceedwards.com  
O: 405.239.1220 C: 405.226.5467

**PRICE EDWARDS**  
AND COMPANY

## BOULEVARD SQUARE

3431 S BOULEVARD EDMOND, OK 73013

### INVESTMENT OVERVIEW

Price	\$3,100,000
Price per SF	\$195
GRM	12.32
CAP Rate	7.67%
Cash-on-Cash Return (yr 1)	7.67%
Total Return (yr 1)	\$237,819

### OPERATING DATA

Gross Scheduled Income	\$251,628
Other Income	\$47,571
Total Scheduled Income	\$299,199
Gross Income	\$299,199
Operating Expenses	\$61,380
Net Operating Income	\$237,819
Pre-Tax Cash Flow	\$237,819

### FINANCING DATA

Down Payment	\$3,100,000
--------------	-------------

**GEORGE WILLIAMS, CCIM**

gwilliams@priceedwards.com

O: 405.239.1270 C: 405.657.7800

**PAUL RAVENCRAFT**

pravencraft@priceedwards.com

O: 405.239.1220 C: 405.226.5467

**PRICE  
EDWARDS**  
AND COMPANY

## BOULEVARD SQUARE

3431 S BOULEVARD EDMOND, OK 73013

### INCOME SUMMARY

Expense Recoveries	\$42,496
Vacancy Cost	\$0

**GROSS INCOME** **\$299,199**

### EXPENSES SUMMARY

Property Taxes	\$33,107
Insurance	\$6,895
Utilities	\$5,678
Landscaping	\$4,400
Maintenance	\$6,300
Non-reimbursable expenses	\$5,000

**OPERATING EXPENSES** **\$61,380**

**NET OPERATING INCOME** **\$237,819**

**GEORGE WILLIAMS, CCIM**

gwilliams@priceedwards.com

O: 405.239.1270 C: 405.657.7800

**PAUL RAVENCRAFT**

pravencraft@priceedwards.com

O: 405.239.1220 C: 405.226.5467

**PRICE  
EDWARDS**  
AND COMPANY

## BOULEVARD SQUARE

3431 S BOULEVARD EDMOND, OK 73013

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
101-103	Second Chances	4,350 SF	27.32%	\$24.83	\$108,000	10/1/2023	9/30/2028
104	Magic Nails	1,450 SF	9.11%	\$17.13	\$24,840	7/1/09	8/31/28
105	Wolf & Associates Eye Care	2,528 SF	15.88%	\$17.50	\$44,238	7/16/13	12/31/28
106	Reader's Corner	1,842 SF	11.57%	\$19.54	\$36,000	12/1/23	11/30/28
107	Elite Care IV	1,450 SF	9.11%	\$24.83	\$36,000	12/1/21	11/30/28
108-109	Pilates Nook	2,900 SF	18.22%	\$12.41	\$36,000	1/1/23	12/31/28
110	Relax Massage	1,450 SF	9.11%	\$11.59	\$16,800	-	6/30/25
<b>TOTALS</b>		<b>15,970 SF</b>	<b>100.32%</b>	<b>\$127.83</b>	<b>\$301,878</b>		
<b>AVERAGES</b>		<b>2,281 SF</b>	<b>14.33%</b>	<b>\$18.26</b>	<b>\$43,125</b>		

**GEORGE WILLIAMS, CCIM**

gwilliams@priceedwards.com

O: 405.239.1270 C: 405.657.7800

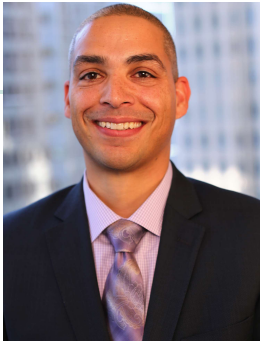
**PAUL RAVENCRAFT**

pravencraft@priceedwards.com

O: 405.239.1220 C: 405.226.5467

**PRICE EDWARDS**  
AND COMPANY





### GEORGE WILLIAMS, CCIM

Retail Investment Specialist

gwilliams@priceedwards.com

Direct: 405.239.1270 | Cell: 405.657.7800

### PROFESSIONAL BACKGROUND

George Williams, CCIM is a partner within the Retail Investment Team for Price Edwards & Company. As part of the retail investment team, George is responsible for marketing, sales and leasing retail properties within the Price Edwards portfolio. He represents numerous landlords and developers within Oklahoma and has also worked with many local and national tenants. George possesses strong, decisive, and collaborative leadership skills, with a proven sales ability to assess client needs; establish rapport, build trust, and close deals.

Leasing and sales is a business of relationships. George is able to assist clients by leveraging his extensive network of retailers, developers, landlords, and brokers. George has demonstrated success across all property types, including neighborhood, community and power centers, single-entity, mixed-use, lifestyle and urban properties, as well as development and redevelopment projects. George believes that the best mix of dynamic anchor tenants, complementary retailers, and service providers plus the careful selection of outparcel users create synergy, define the personality of each property, and provide the opportunity to realize maximum achievable rents, mutual goals and profitability.

George holds the Certified Commercial Investment Member designation (CCIM) and is a member of the International Council of Shopping Centers, the Commercial Real Estate Council, and the Chainlink Advisors Young Brokers Council.

George is a graduate of Baylor University.

### MEMBERSHIPS

CCIM

Price Edwards and Company  
210 Park Ave Suite 700  
Oklahoma City, OK 73102  
405.843.7474

### GEORGE WILLIAMS, CCIM

gwilliams@priceedwards.com

O: 405.239.1270 C: 405.657.7800

### PAUL RAVENCRAFT

pravencraft@priceedwards.com

O: 405.239.1220 C: 405.226.5467



### PAUL RAVENCRAFT

Retail Investment Broker

pravencraft@priceedwards.com

Direct: 405.239.1220 | Cell: 405.226.5467

### PROFESSIONAL BACKGROUND

Paul Ravencraft is a partner of the Retail Investment Team for Price Edwards and Company. Ravencraft entered the real estate business in 1985. Since joining Price Edwards & Company in 1993, Ravencraft has been involved in over 6,485,000 square feet of investment sales; this represents well over \$ 392,000,000 in real estate volume. Many of the largest real estate transactions in Oklahoma City have been brokered with Mr. Ravencraft. With over 32 years in the Oklahoma City marketplace, Paul has been able to create an extensive database of real estate investors. Mr. Ravencraft has extensive market knowledge specializing in retail investments.

The PEC Retail Investment team is your full-service brokerage team for Retail Investment properties, Retail single-tenant buildings, Shopping Center sales, development projects and Retail Leasing.

Paul is a member of the International Council of Shopping Centers, TCN Worldwide, and Chainlinks Retail advisors. TCN offers 58 offices nationwide, giving local and regional brokers access to 200+ markets, and networking ability that rivals that of any of the national firms. Chainlinks is offered in 60+ markets, as well as networking for over 600 local firms across North America.

Price Edwards and Company  
210 Park Ave Suite 700  
Oklahoma City, OK 73102  
405.843.7474

### GEORGE WILLIAMS, CCIM

gwilliams@priceedwards.com

O: 405.239.1270 C: 405.657.7800

### PAUL RAVENCRAFT

pravencraft@priceedwards.com

O: 405.239.1220 C: 405.226.5467

PRICE  
EDWARDS  
AND COMPANY