



OFFERING SUMMARY

Sale Price:	\$500,000
Building Size:	5,280 SF
Lot Size:	
Price / SF:	\$94.70
Cap Rate:	12.72%
NOI:	\$63,575
Year Built:	1983

PROPERTY OVERVIEW

This Head Start Daycare location is a popular community anchor. The Short-term lease provides the buyer a great opportunity to secure a long-term extension with the existing tenant.

PROPERTY HIGHLIGHTS

- Licensed for 74 Children
- Strong Operator
- Tenant responsible for maintenance
- Enid is the 9th largest city in Oklahoma
- 3.5 miles from Vance Air Force Base

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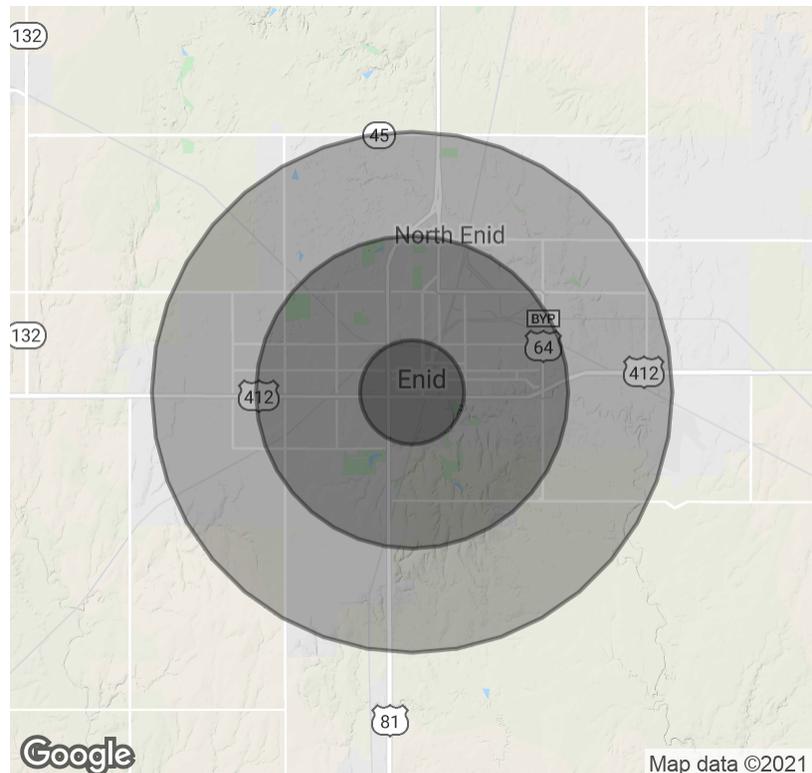


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,545	32,847	49,453
Average age	33.4	36.4	38.0
Average age (Male)	31.0	34.9	36.1
Average age (Female)	37.1	39.0	40.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,505	12,913	19,725
# of persons per HH	2.6	2.5	2.5
Average HH income	\$41,784	\$50,274	\$55,604
Average house value	\$50,917	\$68,907	\$89,227

* Demographic data derived from 2010 US Census

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