EXECUTIVE SUMMARY

Fresenius Medical Care 310 S Highland Midwest City, OK 73110



FOR SALE



OFFERING SUMMARY

Sale Price:	\$1,754,000
NOI:	\$114,000
Cap Rate:	6.5%
Lease Type:	NNN
5 Year Term:	9-1-19 to 8-31-24
Renewal Options:	(2) Five Year
Building Size:	8,000
Lot Size:	1.18 Acres
Zoning:	O-2
Year Built:	1998
Co-Broker:	2%

PROPERTY OVERVIEW

Enjoy ease of ownership with this triple net, long term tenant, which requires minimal landlord responsibilities. The facility was custom built for Fresenius Kidney Care (dialysis) in 1998, whereby the tenant has recently renewed for another five-year term effective 9-1-19 thru 8-31-24, plus two structured 5-year options to extend the lease out to a total of 15 years. Proof of the tenant's long term intent was evident by tenant spending 250k in 2017 to bring the facility up to current medical and corporate standards, along with new roof and replacement of most rooftop HVAC package units within the last 5 years. It gets better -- the site is located in Midwest City which is an important OKC suburb and part of the OKC MSA, which city borders Tinker AFB, the largest single-site employer in Oklahoma! The significance of Tinker AFB and its proximity to OKC, is that it brings stability to the investment, plus many civil service and military chose Midwest City as their retirement location due to its location, affordability and local services, such as those vitally important services offered by Fresenius Kidney Care.

LOCATION OVERVIEW

At the corner of Reno and Air Depot in Midwest City, turn west on Reno then immediately south on Highland to the property. Air Depot intersects I-40 at the north side of Tinker Airforce Base.



George W Huffman Managing Broker, President 7501 N Broadway Extension Oklahoma City, OK 73116 Cell: 405.409.4400 Office: 405.752.2525

Fax: 405.752.5050











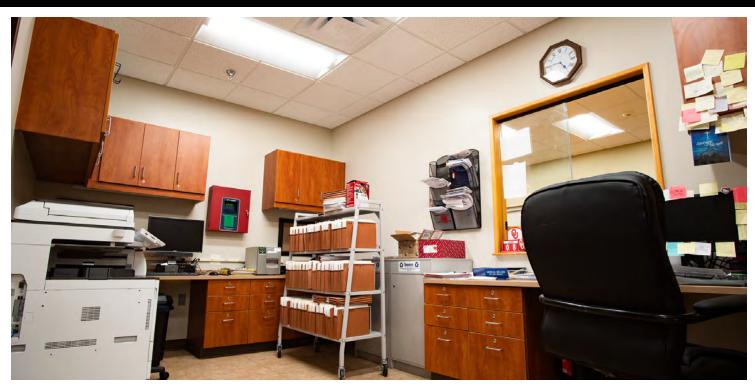






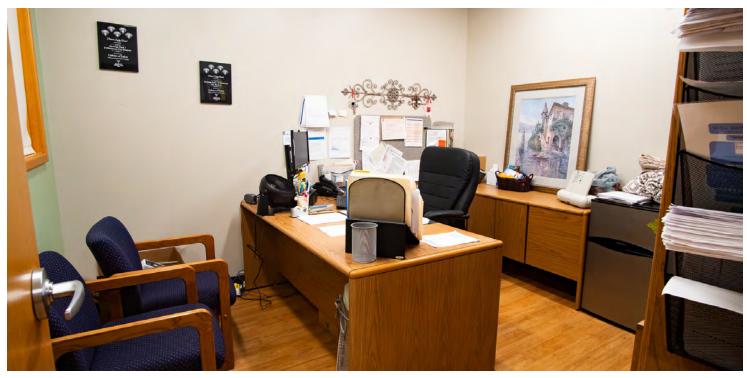




















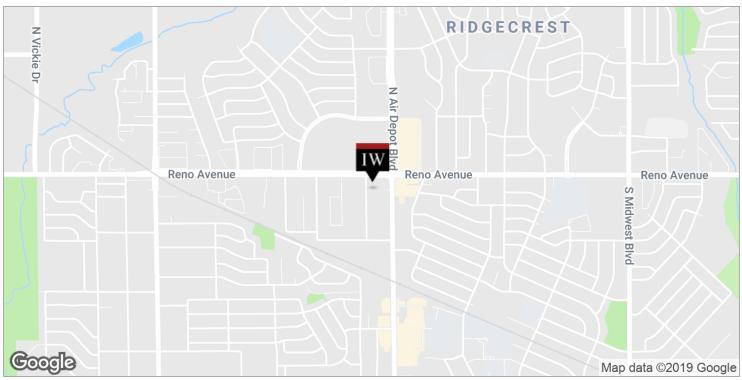
LOCATION MAPS

Fresenius Medical Care 310 S Highland Midwest City, OK 73110



FOR SALE



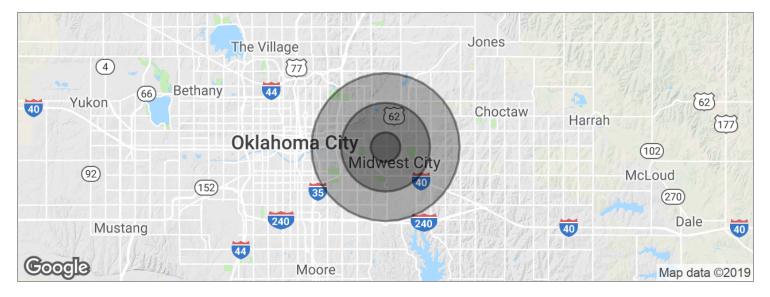


DEMOGRAPHICS MAP

Fresenius Medical Care 310 S Highland Midwest City, OK 73110



FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,651	58,990	116,579
Median age	35.8	34.2	34.4
Median age (Male)	34.1	32.7	33.2
Median age (Female)	38.0	35.7	35.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME Total households	1 MILE 5,086	3 MILES 24,734	5 MILES 46,980
Total households	5,086	24,734	46,980

^{*} Demographic data derived from 2010 US Census

Building NOI \$ Total 8,000 \$ \$196.50 \$ Annual Income \$ Annual Expenses Gross up from Offering Maintenance: boiler cont, lighting, plumbing, landscaping, HVAC boiler cont Janitorial including supplies Elevator Mgmt & Admin @ 0% Tax @ 1% x purchase price Insurance Total Exp (NN Lease with Landlord only responsible for Roof & Structure - but all new - w Net Income after Expenses final cost net 1,572,000 \$1: Purchase Price / Net Income Purchase Price / Net Income Purchase Price / Net Income Net Income Loan Amount Rate Term Monthly Payment Less Debt Service 1,336,200 4.1% 25 7,126.94 Net After Expenses and Debt Service		enius Dialy ighland, Mic	west	
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1st yr principal is approximate & may vary slightly.)	28,476.68 59,215.80			
Contact: George W. Huffman			((405) 409-4400
Disclaimer: All information contained in the above Proforma was provided from other sources deemed reliable. InterWe				
George Huffman can warrant or guarantee the accuracy, and/or the overall performance of the property. Actual perform	59,215.80		_	
ary based upon a purchasers ability to obtain financing and their method and success of operation after purchase.	59,215.80 est Realty nor			