

EXECUTIVE SUMMARY

Fresenius Medical Care
310 S Highland
Midwest City, OK 73110

INTERWEST
REALTY

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

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ADDITIONAL PHOTOS

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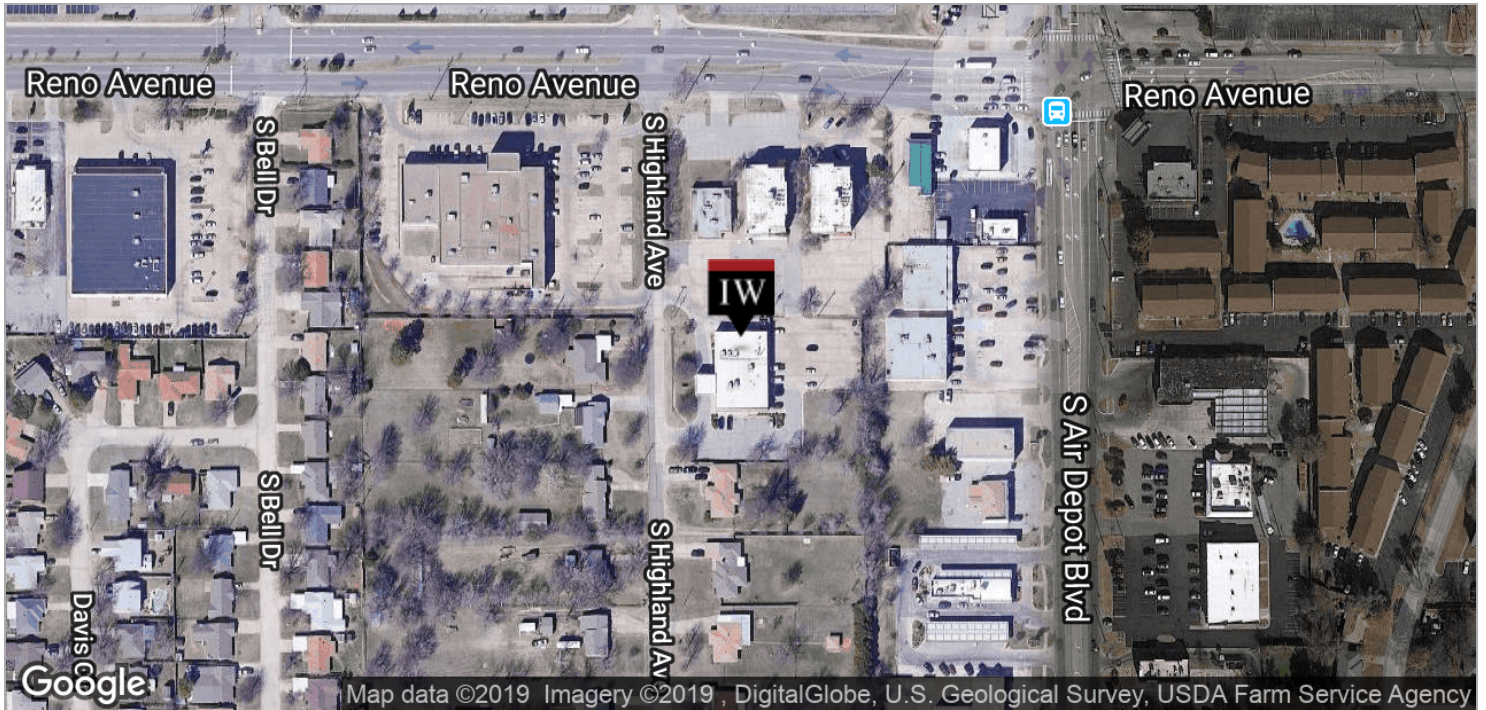
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LOCATION MAPS

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DEMOGRAPHICS MAP

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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

Total households	5,086	24,734	46,980
# of persons per HH	2.5	2.4	2.5
Average HH income	\$55,904	\$47,487	\$48,534
Average house value	\$112,126	\$101,943	\$95,054

*Demographic data derived from 2010 US Census

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InterWest Realty				Investment Proforma			
\$1,572,000	Purchase Price				Fresenius Dialysis Center		
					310 S Highland, Midwest City, OK		
Total SF					NOI/MO		Annual NOI
Building	NOI				\$ 9,500.00		\$ 114,000.00
							\$ -
							\$ -
							\$ -
							\$ -
							\$ -
Total	8,000						\$ -
	\$196.50						\$ -
							\$ -
					\$ 9,500.00		
Annual Income							\$ 114,000.00
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 - warranty)							\$ -
Net Income after Expenses							\$ 114,000.00
					final cost	net income	
Cap Rate					1,572,000	\$114,000.00	7.25% return
Purchase Price / Net Income							
Purchase Price							\$ 1,572,000.00
% down	15%						\$ 235,800.00
Amount Financed							\$ 1,336,200.00
Net Income		Loan Amount	Rate	Term	Monthly Payment	Net Income	\$ 114,000.00
Less Debt Service		1,336,200	4.1%	25	7,126.94	Annual Debt	\$ 85,523.32
Net After Expenses and Debt Service							\$ 28,476.68
					down payment	net after debt	
Cash on Cash Return					235,800	\$ 28,476.68	12.1% return
COC + 1st yr prin reduction -	\$30,739				235,800	\$ 59,215.80	25.1% return
(1st yr principal is approximate & may vary slightly.)							
Contact: George W. Huffman							(405) 409-4400
Disclaimer: All information contained in the above Proforma was provided from other sources deemed reliable. InterWest Realty nor							
George Huffman can warrant or guarantee the accuracy, and/or the overall performance of the property. Actual performance may							
vary based upon a purchasers ability to obtain financing and their method and success of operation after purchase.							