

PRICE EDWARDS AND CO.

FOR SALE
\$1,390,000

NNN INVESTMENT

1735 -1737 NW 5TH ST, OKC, OK 73106



AARON DIEHL

Retail Specialist
adiehl@priceedwards.com
O: 405.651.3308

Sale Price
\$1,390,000

**VIEW
PROPERTY
SITE**



1735-1737 NW 5TH ST

1735 -1737 NW 5TH ST, OKC, OK 73106



CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum was prepared by Price Edwards and Company ("Broker") on behalf of Owner, and is confidential and furnished to prospective purchasers of the property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Offering Memorandum is intended solely to assist prospective purchasers in their evaluation of the property and their consideration of whether to purchase the property. It is not to be used for any other purpose or made available to any other person without the prior written consent of Broker. This Offering Memorandum is subject to errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation or endorsement as to the value of the property by Owner, Broker or their sources. Financial projections are provided as a reference and are based on assumptions made by Owner, Broker and their sources. Prospective purchasers should make their own projections and reach their own conclusions of value. Certain portions of this Offering Memorandum merely summarize or outline property information and are in no way intended to be complete nor necessarily accurate descriptions. This Offering Memorandum was prepared on the basis of information available to Owner and Broker in connection with the sale of the property. It contains pertinent information about the property and the surrounding area but does not contain all the information necessary for a complete evaluation of the property.

Although the information contained in this Offering Memorandum is believed to be accurate and reliable, neither Owner nor Broker guarantees its accuracy or completeness. Because of the foregoing and because the property will be sold on an "as-is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the property. Although additional material, which may include engineering, environmental, or other reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors and should not rely upon such material provided by Owner or Broker. Neither Owner nor Broker nor any of their respective officers, advisors, agents, shareholders or principals has made or will make any representation or warranties, express or implied, as to the accuracy or completeness of the Offering Memorandum or any of the contents, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or the contents. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser. Owner expressly reserves the right, in its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party at any time, with or without notice. Owner shall have no legal commitment or obligation to any prospective purchaser unless and until a written purchase and sale agreement has been fully executed and delivered and any and all conditions to Owner's obligations thereunder have been fully satisfied or waived. Owner is responsible for any commission due to Broker in connection with the sale of the property. Owner shall not be responsible for any commission claimed by any other agent or Broker in connection with a sale of the property.

No other party, including Owner's Broker, is authorized to make any representation or agreement on behalf of Owner. This Offering Memorandum remains the property of Owner and Broker and may be used only by parties approved by Owner and Broker. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

AARON DIEHL

adiehl@priceedwards.com

O: 405.651.3308

**PRICE
EDWARDS**
AND COMPANY

1735-1737 NW 5TH ST

1735 -1737 NW 5TH ST, OKC, OK 73106



PROPERTY DESCRIPTION

Elevate your portfolio with a rare NNN investment opportunity at 1735-1737 NW 5th Street, Oklahoma City. Secured by a lease with A+ Extraction, a leading cannabis processing player, this property guarantees a substantial \$102,000 annual base rent. The lease, active since 2022 and extending till March 2027, includes a coveted 5-year renewal option with a 10% rent escalation. Enjoy hassle-free ownership as the tenant has already invested over \$500,000 in renovations, enhancing the exterior facade, electric capacity, and interior aesthetics. Adjacent to "Dead People Stuff," Cross Timber Brewing, and the Cat Cafe, this property's strategic location adds to its allure. Seize the opportunity with a solid 8.0% cap rate, offering both stability and growth potential in the booming cannabis sector.

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	770	4,029	9,984
Total Population	2,012	9,185	22,923
Average HH Income	\$38,164	\$46,423	\$57,393

PROPERTY HIGHLIGHTS

- Price: \$1,390,000
- CAP Rate: 8.0
- Size: 16,891 SF
- Land: 14,040 SF (0.32 Acres)
- Built: 1930, Renovated: 2023
- Credit Tenant - Cannabis Extraction
- New Exterior Facade

OFFERING SUMMARY

Sale Price:	\$1,390,000
Lot Size:	14,040 SF
Building Size:	16,891 SF
NOI:	\$111,195.00
Cap Rate:	8.0%

AARON DIEHL

adiehl@pricedwards.com

O: 405.651.3308

**PRICE
EDWARDS**
AND COMPANY

PRICE EDWARDS AND CO.

FOR SALE
\$1,390,000

1735-1737 NW 5TH ST

1735 -1737 NW 5TH ST, OKC, OK 73106



AARON DIEHL

adiehl@priceedwards.com

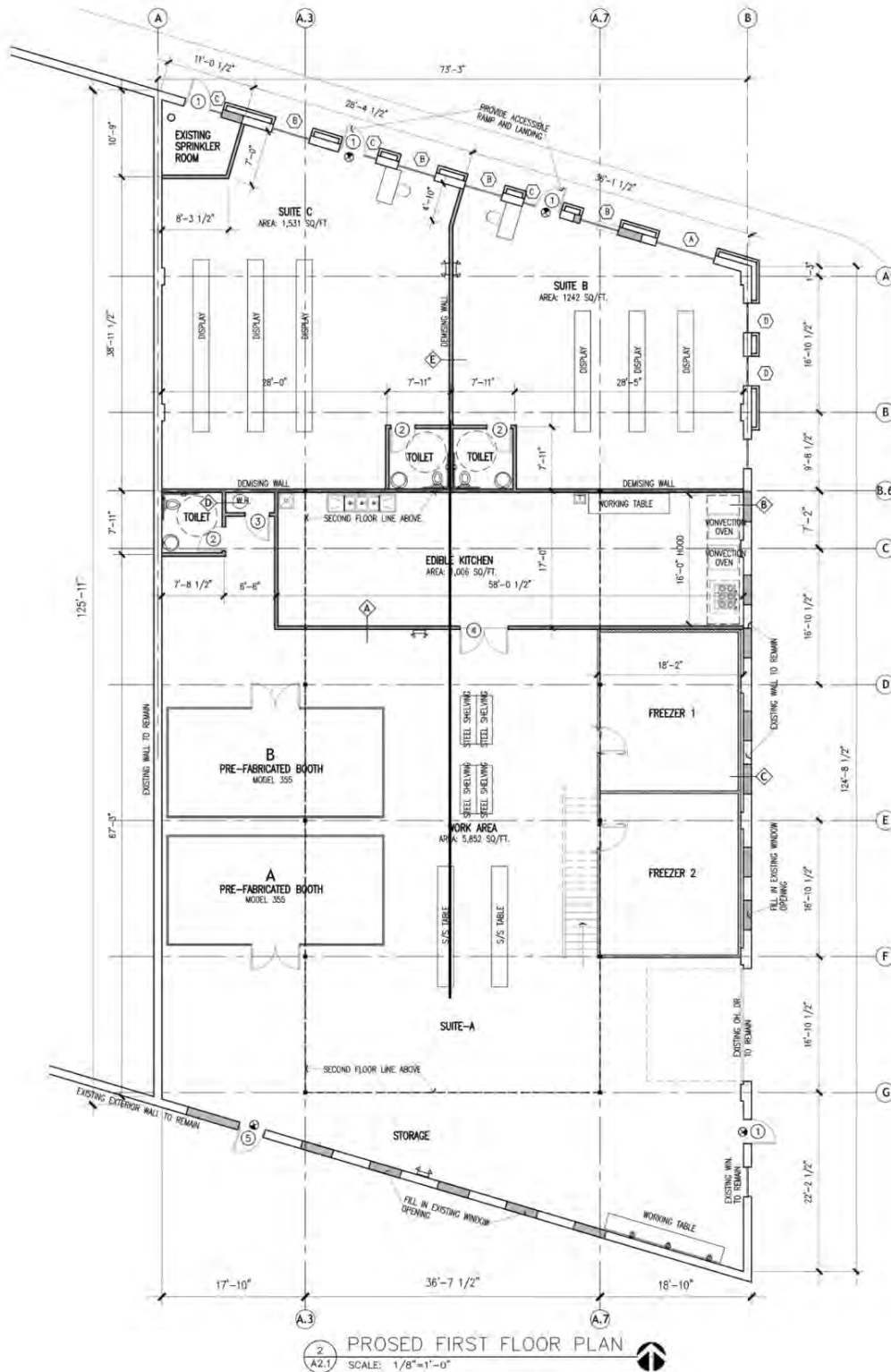
O: 405.651.3308

PRICE
EDWARDS
AND COMPANY

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited.

FLOOR PLAN

1735 -1737 NW 5TH ST, OKC, OK 73106



AARON DIEHL

adiehl@priceedwards.com

O: 405.651.3308

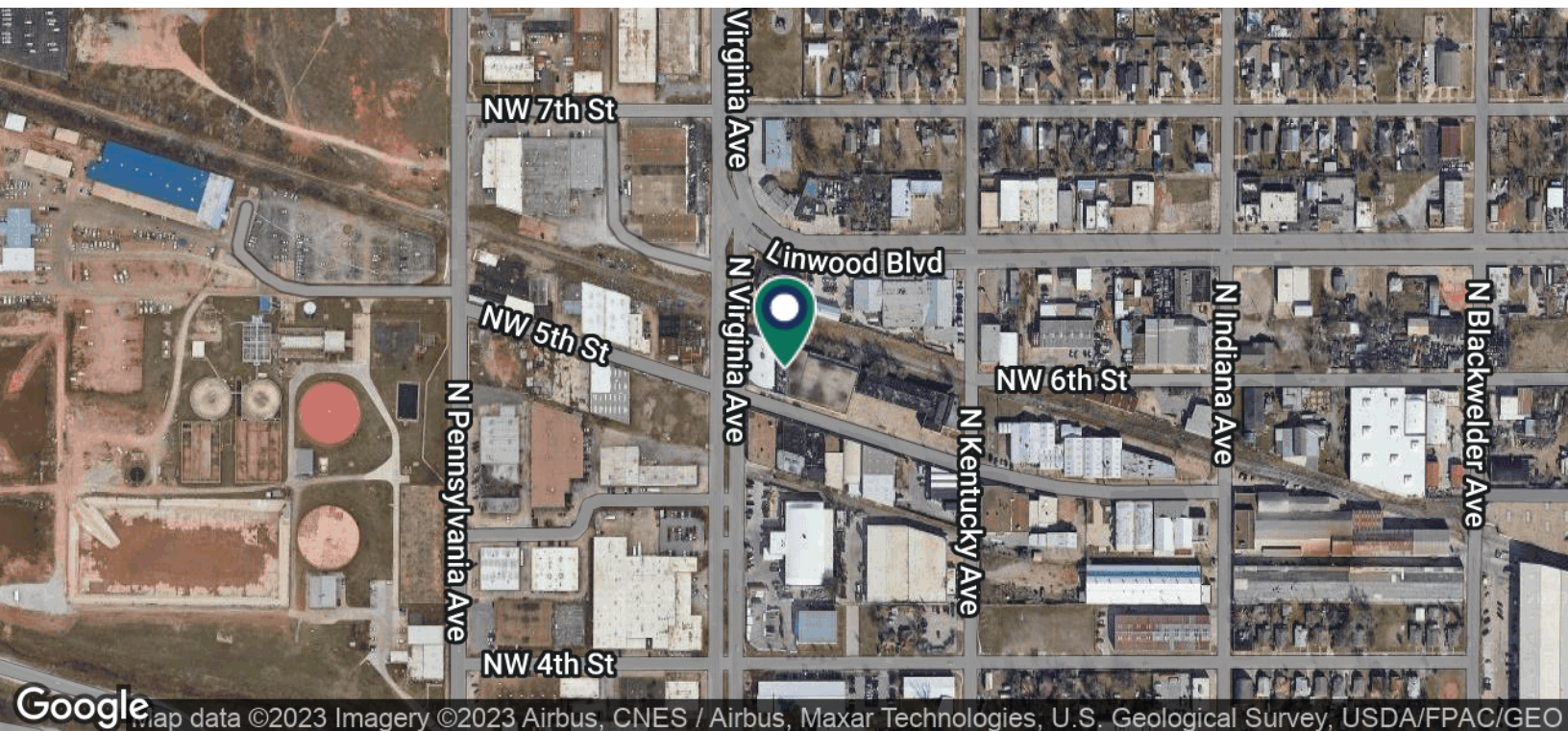
PRICE
EDWARDS
AND COMPANY

PRICE EDWARDS AND CO.

FOR SALE
\$1,390,000

GEOGRAPHIC LOCATION

1735 -1737 NW 5TH ST, OKC, OK 73106



AARON DIEHL

adiehl@priceedwards.com

O: 405.651.3308

**PRICE
EDWARDS**
AND COMPANY

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited.

FINANCIAL SUMMARY

1735 -1737 NW 5TH ST, OKC, OK 73106

INVESTMENT OVERVIEW

1735-1737 NW 5TH - NNN INVESTMENT

Price	\$1,390,000
Price per SF	\$82
CAP Rate	8%
Cash-on-Cash Return (yr 1)	8%
Total Return (yr 1)	\$111,195

OPERATING DATA

1735-1737 NW 5TH - NNN INVESTMENT

Total Scheduled Income	\$128,181
Gross Income	\$128,181
Operating Expenses	\$16,986
Net Operating Income	\$111,195
Pre-Tax Cash Flow	\$111,195

AARON DIEHL

adiehl@priceedwards.com

O: 405.651.3308

PRICE
EDWARDS
AND COMPANY

INCOME & EXPENSES

1735 -1737 NW 5TH ST, OKC, OK 73106

INCOME SUMMARY

1735-1737 NW 5TH - NNN INVESTMENT

Base Rent	\$102,000
Additional Rent	\$26,181
NET INCOME	\$128,181

EXPENSES SUMMARY

1735-1737 NW 5TH - NNN INVESTMENT

Annual Tax	\$6,806
Annual Insurance	\$10,180
OPERATING EXPENSES	\$16,986
NET OPERATING INCOME	\$111,195

AARON DIEHL

adiehl@priceedwards.com

O: 405.651.3308

**PRICE
EDWARDS**
AND COMPANY

RENT ROLL

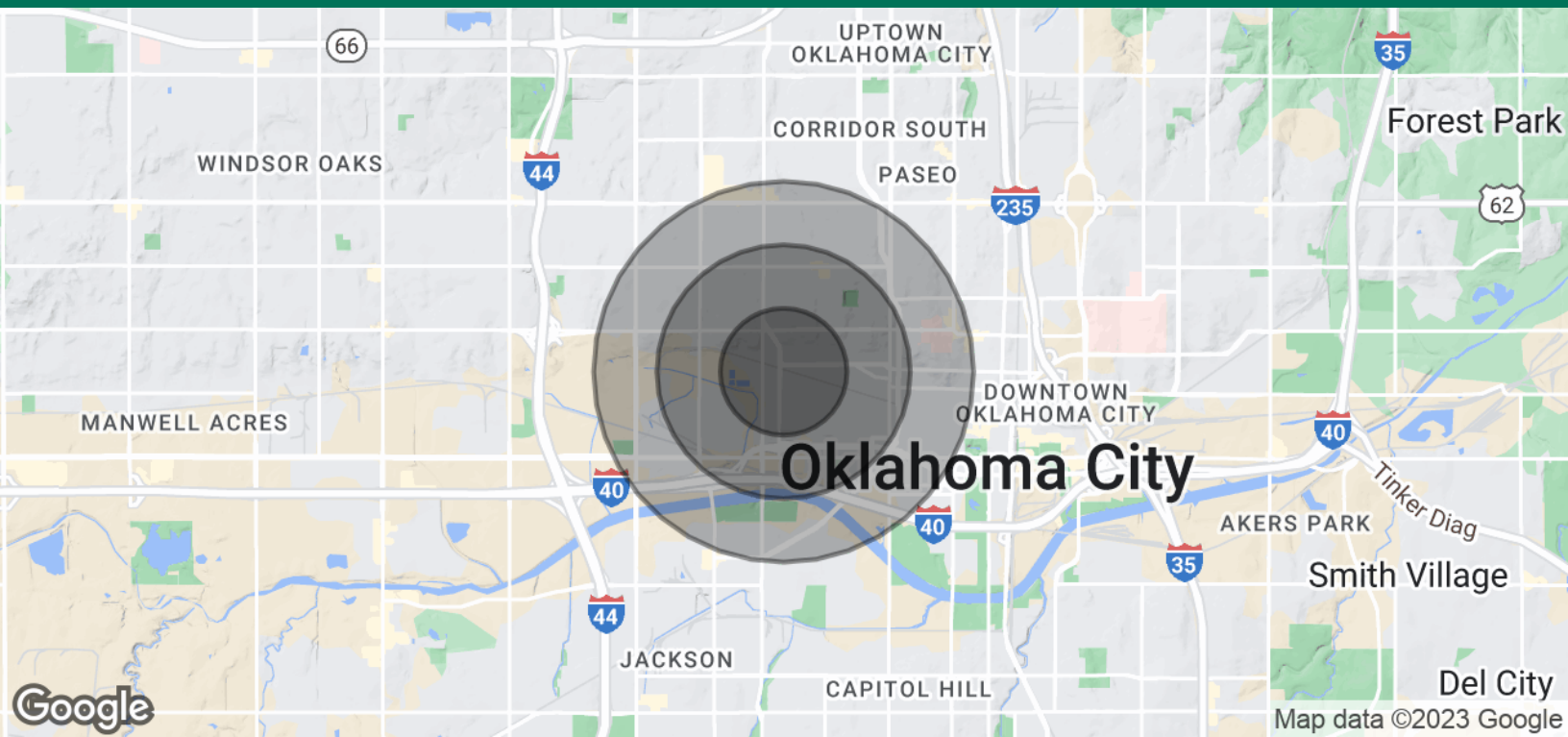
1735 -1737 NW 5TH ST, OKC, OK 73106

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
1735-1737	A+ Extraction	16,891 SF	100%	\$6.04	\$102,022	11/18/21	03/31/2027
TOTALS		16,891 SF	100%	\$6.04	\$102,022		
AVERAGES		16,891 SF	100%	\$6.04	\$102,022		

AARON DIEHL
adiehl@pricedwards.com
O: 405.651.3308

DEMOGRAPHICS

1735 -1737 NW 5TH ST, OKC, OK 73106



POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,012	9,185	22,923
Average Age	30.0	32.0	31.9
Average Age (Male)	28.3	31.9	32.7
Average Age (Female)	38.6	34.5	32.0

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	770	4,029	9,984
# of Persons per HH	2.6	2.3	2.3
Average HH Income	\$38,164	\$46,423	\$57,393
Average House Value	\$71,262	\$107,034	\$140,035

* Demographic data derived from 2020 ACS - US Census

AARON DIEHL

adiehl@pricedwards.com

O: 405.651.3308

**PRICE
EDWARDS**
AND COMPANY