

# PRICE EDWARDS AND CO.

FOR SALE  
\$699,000

## THE LOADED BOWL

1211 SW 2ND STREET, OKC, OK 73108



**AARON DIEHL**

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**Sale Price**  
\$699,000

VIEW  
PROPERTY  
SITE →



SCAN ME

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### PROPERTY DESCRIPTION

We are thrilled to present an exceptional commercial real estate investment opportunity at 1211 SW 2nd Street, featuring an iconic property leased to The Loaded Bowl, an esteemed Oklahoma Vegan Restaurant. This property boasts a highly sought-after location, an established tenant, and lucrative lease terms, making it an ideal addition to your investment portfolio.

### PROPERTY HIGHLIGHTS

- Price: \$699,000
- CAP Rate: 5.6%
- Tenant: The Loaded Bowl
- NOI: \$43,100
- Lease Expiration: December 2027
- Renewal: One Five-year Option

### OFFERING SUMMARY

<b>Sale Price:</b>	\$699,000
<b>Number of Units:</b>	1
<b>Lot Size:</b>	3,000 SF
<b>Building Size:</b>	3,000 SF
<b>NOI:</b>	\$46,734.35
<b>Cap Rate:</b>	6.69%

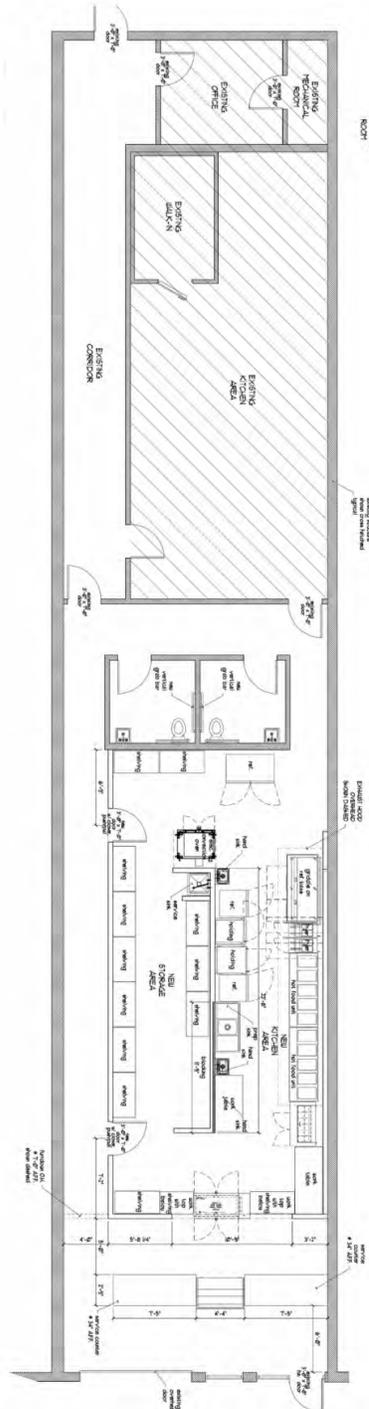
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	1,927	38,148	100,625
<b>Total Population</b>	6,745	86,491	230,649
<b>Average HH Income</b>	\$49,405	\$51,844	\$48,962

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### TENANT PROFILE - THE LOADED BOWL

The Loaded Bowl was formed in 2013 as Oklahoma's First vegan food truck. Their mission simple - to provide Conscious Comfort Food (TM) in an accessible way. To the Loaded Bowl, conscious means sustainable practices, serving cruelty free food, making charitable contributions as often as possible and providing staff with a safe space to work and grow.

By creating one of a kind receipts using plant based foods and ethically sourced ingredients, we know that we can impact our community one meal at a time. While convenience and health do not traditionally go hand in hand, they're aiming to change that. Healthy meals should not be only accuse, but affordable for everyone. To reduce our footprint, they are committed to using sustainable productions and practices. All of their packaging is reusable, recyclable, or biodegradable. They strive to minimize their waste by composting, recycling, and reusing as much as possible.

To keep up with growing demand for their services, their brick and mortar location was a much and officially launched their restaurant in December 2016. They serve their customers through restaurant, bakery, catering, and wholesale ordering. They adapted their operations to the changing industry landscape in 2020. The Loaded bowl was one of the few restaurants to thrive during 2020 with no discount or abatement in rent. They current location now exclusively offering to-go and pick-up menu selections allowing them continue the mission they set - conscious comfort food.

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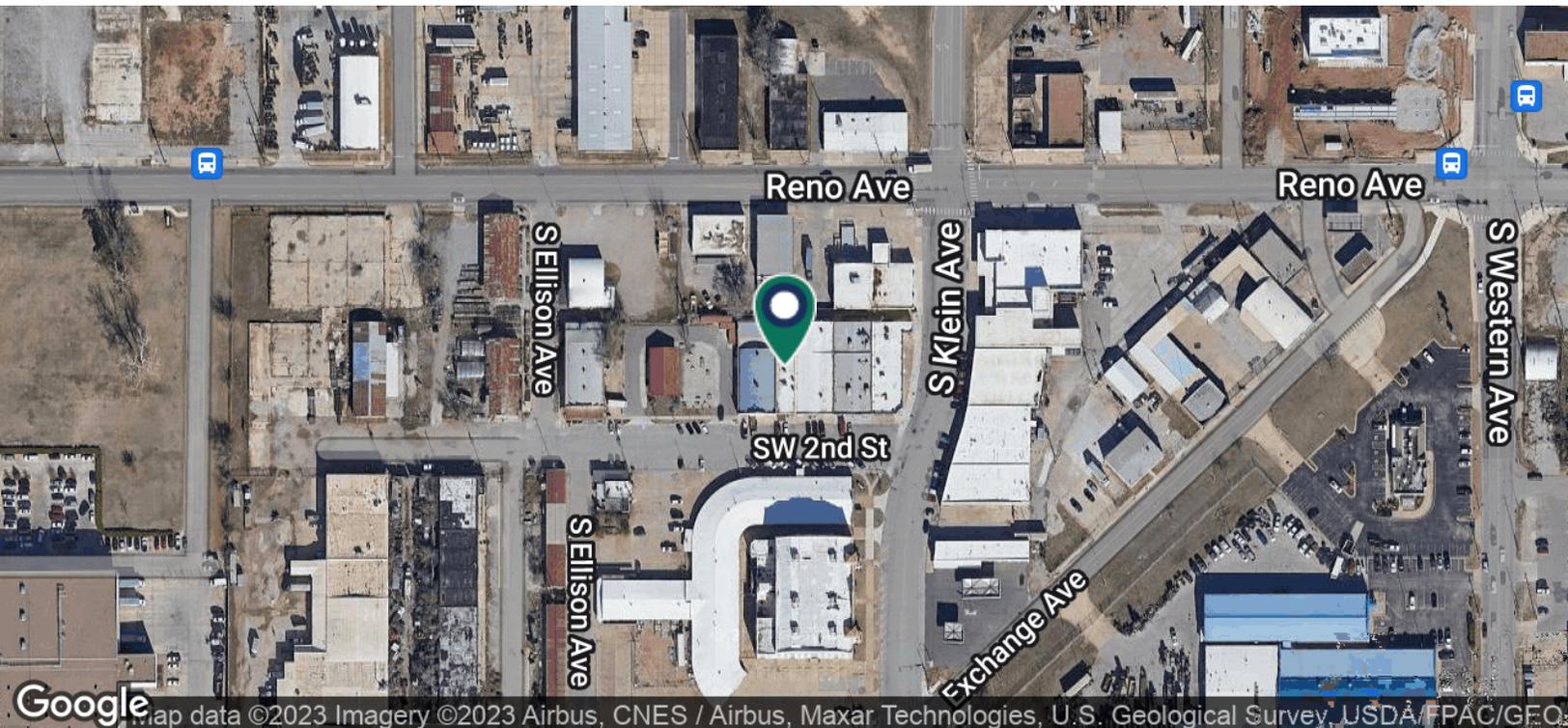
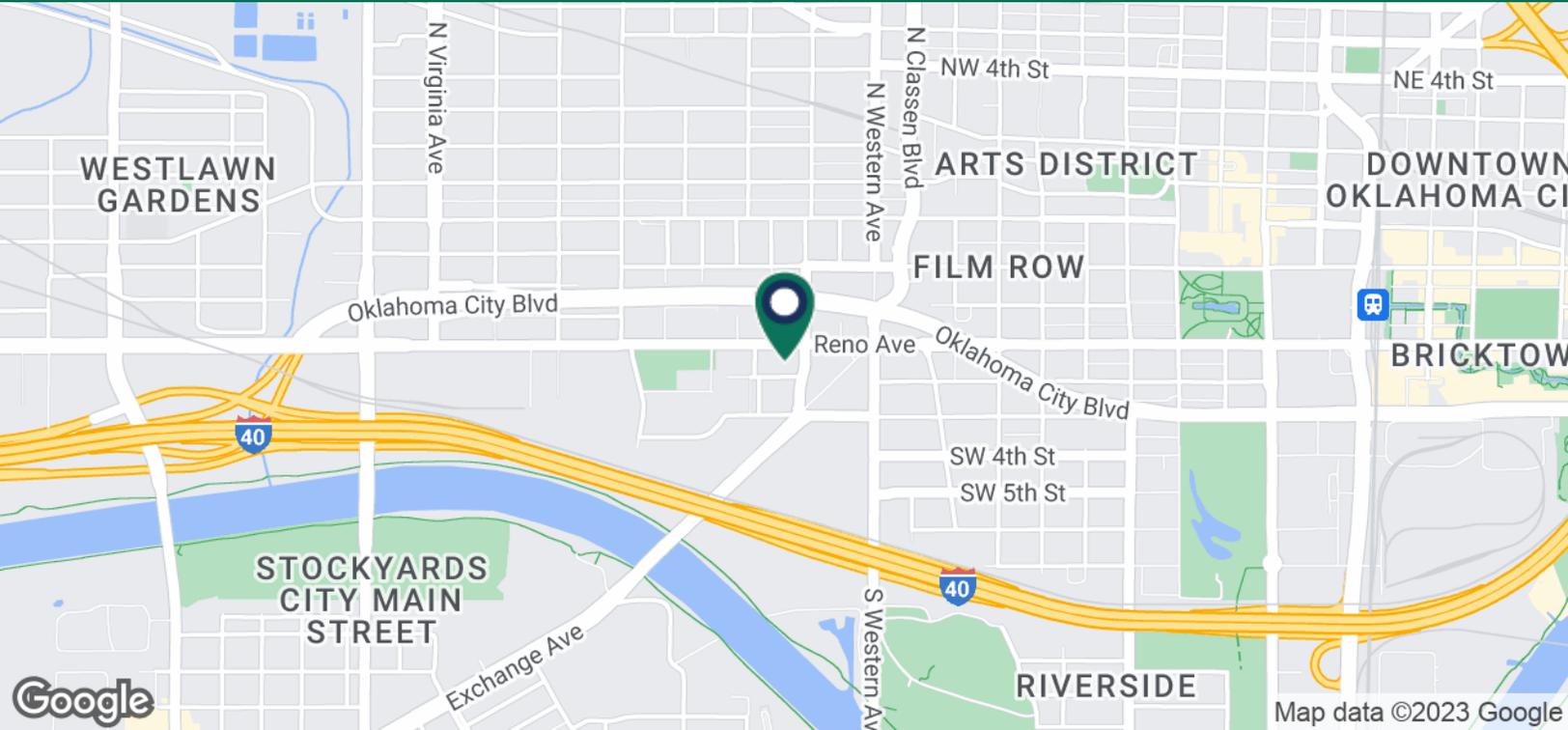
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### INVESTMENT OVERVIEW

### LOADED BOWL IN THE OKC FARMERS MARKET DISTRICT

Price	\$699,000
Price per SF	\$233
Price per Unit	\$699,000
GRM	14.72
CAP Rate	6.69%
Cash-on-Cash Return (yr 1)	6.69%
Total Return (yr 1)	\$46,734

### OPERATING DATA

### LOADED BOWL IN THE OKC FARMERS MARKET DISTRICT

Gross Scheduled Income	\$47,500
Other Income	\$5,991
Total Scheduled Income	\$53,491
Gross Income	\$53,491
Operating Expenses	\$6,757
Net Operating Income	\$46,734
Pre-Tax Cash Flow	\$46,734

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INCOME SUMMARY	LOADED BOWL IN THE OKC FARMERS MARKET DISTRICT	PER SF
<b>NET INCOME</b>	<b>\$53,491</b>	<b>\$17.83</b>
<b>VACANCY COST</b>	<b>\$0</b>	<b>\$0.00</b>
EXPENSES SUMMARY	LOADED BOWL IN THE OKC FARMERS MARKET DISTRICT	PER SF
Real Estate Taxes	\$2,929	\$0.98
Insurance	\$3,208	\$1.07
Maintenance & Repairs	\$620	\$0.21
<b>OPERATING EXPENSES</b>	<b>\$6,757</b>	<b>\$2.25</b>
<b>NET OPERATING INCOME</b>	<b>\$46,734</b>	<b>\$15.58</b>

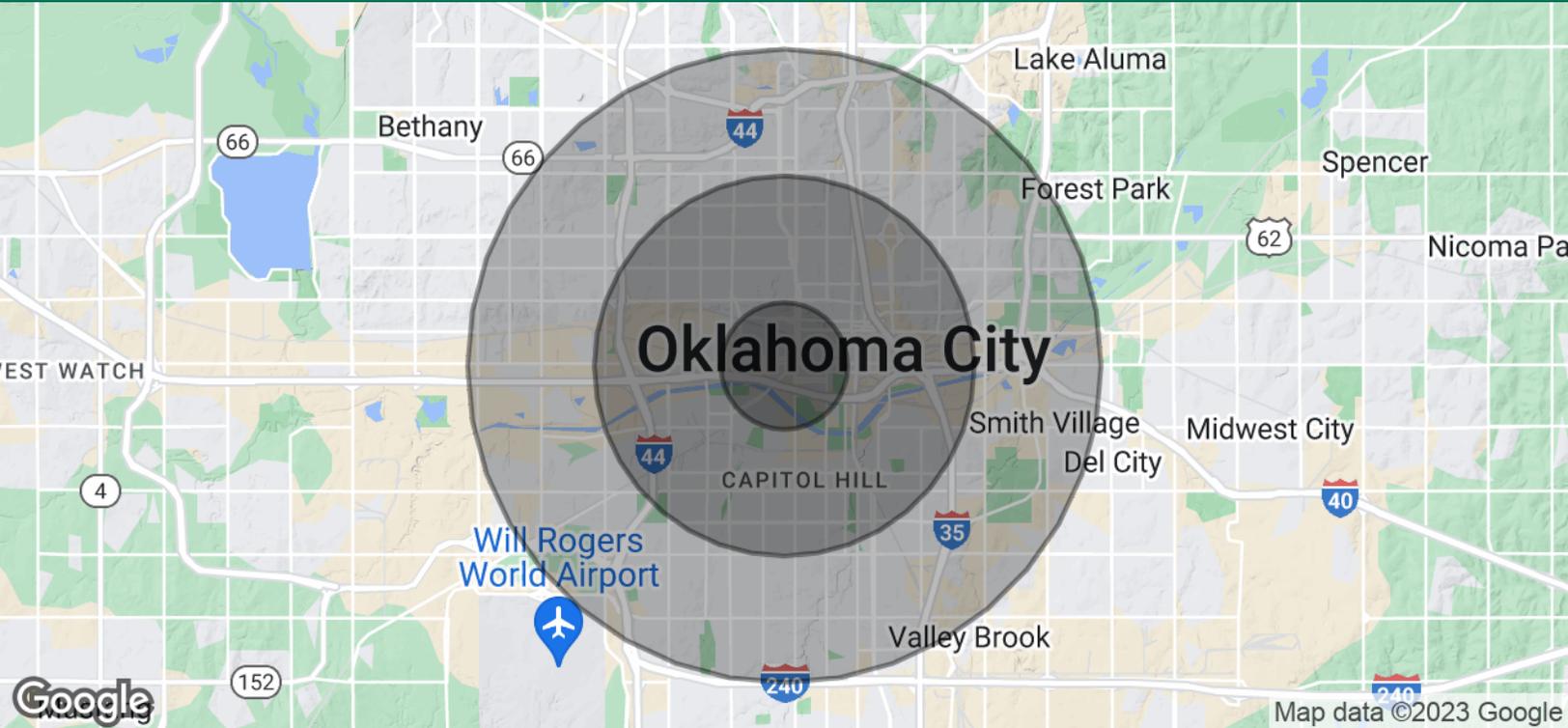
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,745	86,491	230,649
Average Age	30.6	31.8	33.0
Average Age (Male)	32.3	31.9	32.5
Average Age (Female)	31.8	32.3	33.8

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,927	38,148	100,625
# of Persons per HH	3.5	2.3	2.3
Average HH Income	\$49,405	\$51,844	\$48,962
Average House Value	\$92,233	\$123,998	\$110,201

\* Demographic data derived from 2020 ACS - US Census

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