

The Monterey Arts Center

224 S 9th Street, Durant, OK 74701

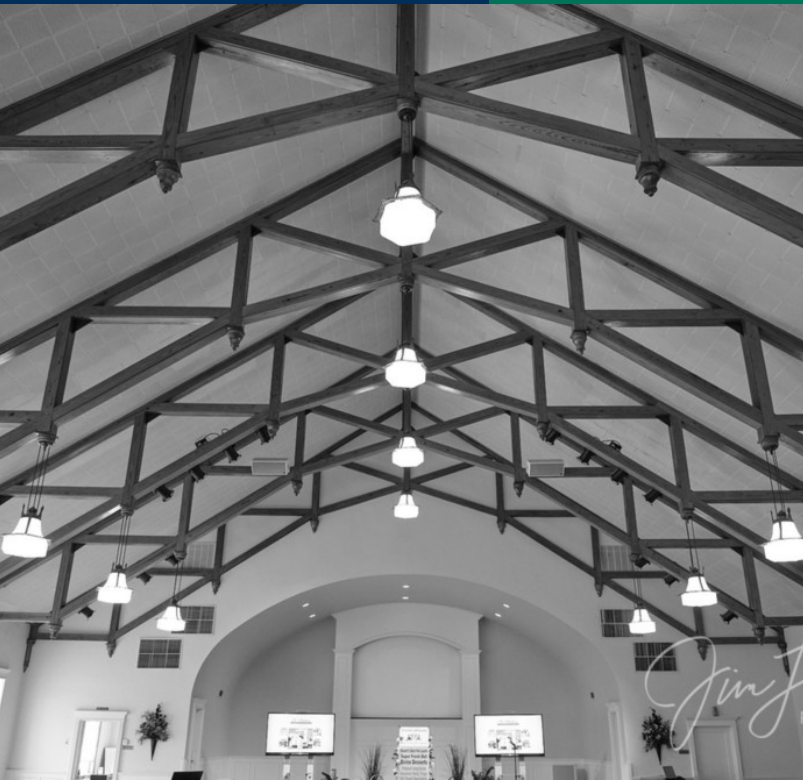


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The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.

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PROPERTY DESCRIPTION

The Monterey Arts Center (TMAC) is a unique business that derives revenue from two sources of income via individual monthly studio rental and date specific venue rental. This business opportunity allows the investor to maintain a steady cash flow while generating additional bookings for weddings, memorial services, private movie screenings and performing artists. The TMAC recently renovated its auditorium with new flooring, new stage, auditorium seating and a state-of-the-art HD projector with an 18.5 foot movie screen. The TMAC is a one of a kind established business in Bryan County that anchors Durant's newly formed Arts District.

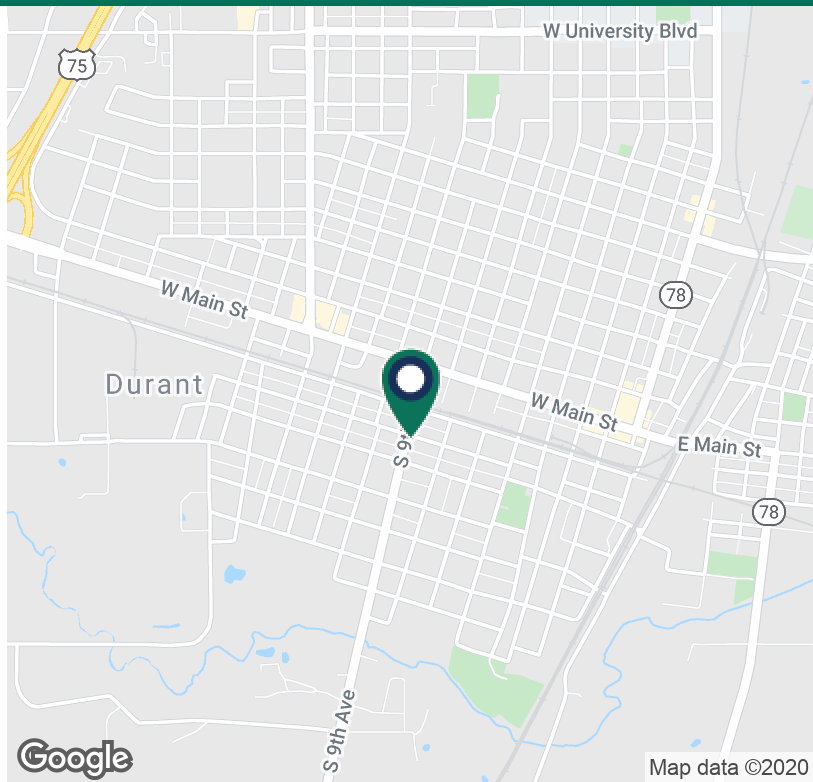
Durant is one of the fastest growing communities in Southern Oklahoma. This Versatile Mixed Use Building shares a campus with People First Industries of Bryan County which offers job employment to physically and mentally delayed adults within our community. Choctaw Casino Resort is approximately three (3) miles South of this property and Lake Texoma is only a short ten (10) minute drive West. The property is zoned commercial and has a cross parking easement with adjacent property owners creating a campus of likeminded individuals.



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THE MONTEREY



Sale Price	\$375,000
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OFFERING SUMMARY

Building Size:	14,000 SF
Price / SF:	\$26.79
Lot Size:	0.54 Acres
Year Built:	1950
Yrs Renovated:	1985 2019

PROPERTY HIGHLIGHTS

- New Roof 2018
- 90% Occupancy Rate
- 18 Individual Music/Art Studios
- Pearl Auditorium with Balcony Seating
- Bridal Suite/Family Room
- Groomsmen Lounge/Officiant Room
- Floral Room with Secured Drop Off
- Sound Room/ Audio Equipment
- Eight Access Points
- Lift Elevator (Handicap Accessible)

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LOCATION INFORMATION

Building Name	The Monterey Arts Center
Street Address	224 S 9th Street
City, State, Zip	Durant, OK 74701
County	Bryan
Cross-Streets	S 9th Ave & W Texas St

BUILDING INFORMATION

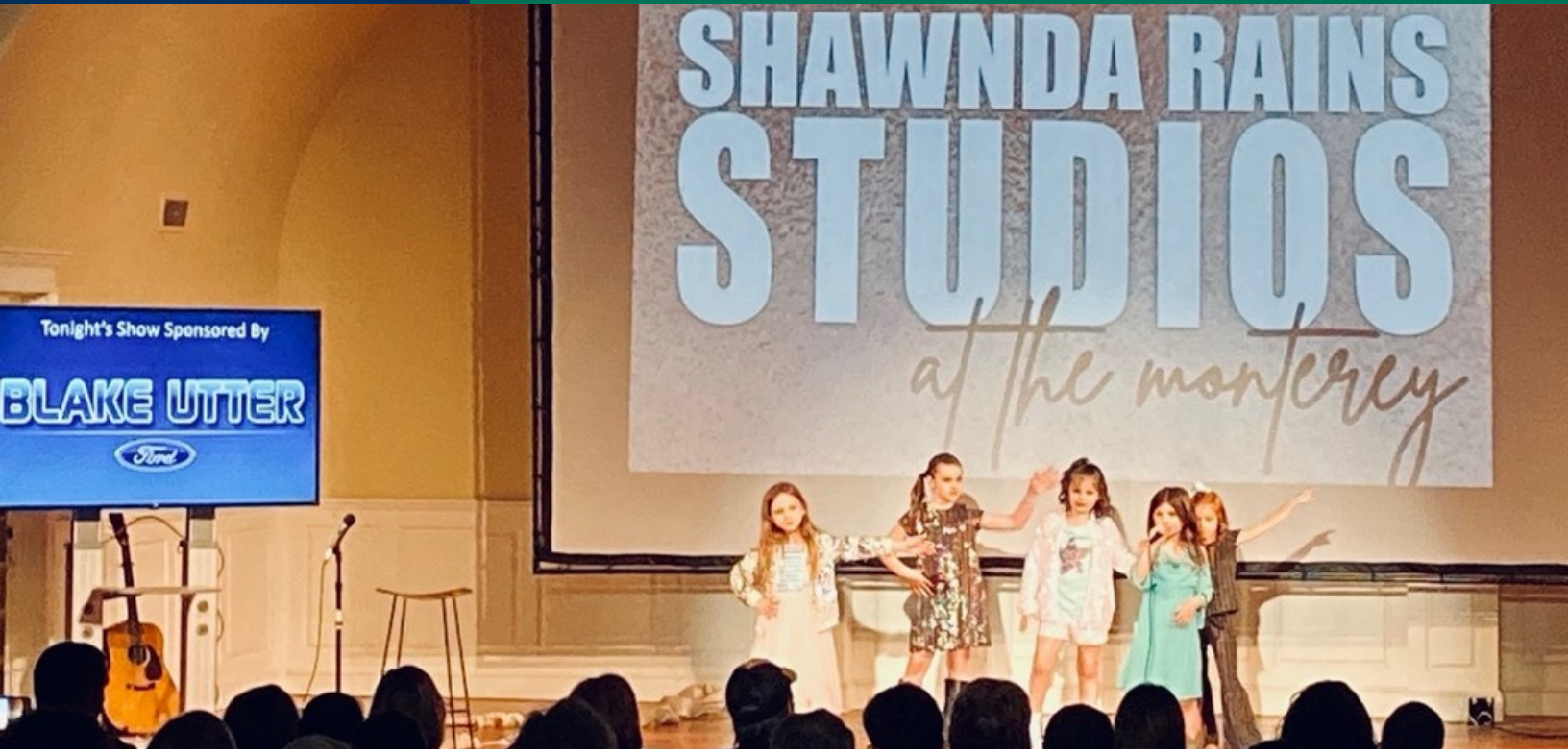
Number of Floors	2
Year Built	1950
Year Last Renovated	2019
Free Standing	Yes
New Roof:	2018
Occupancy Rate:	90%



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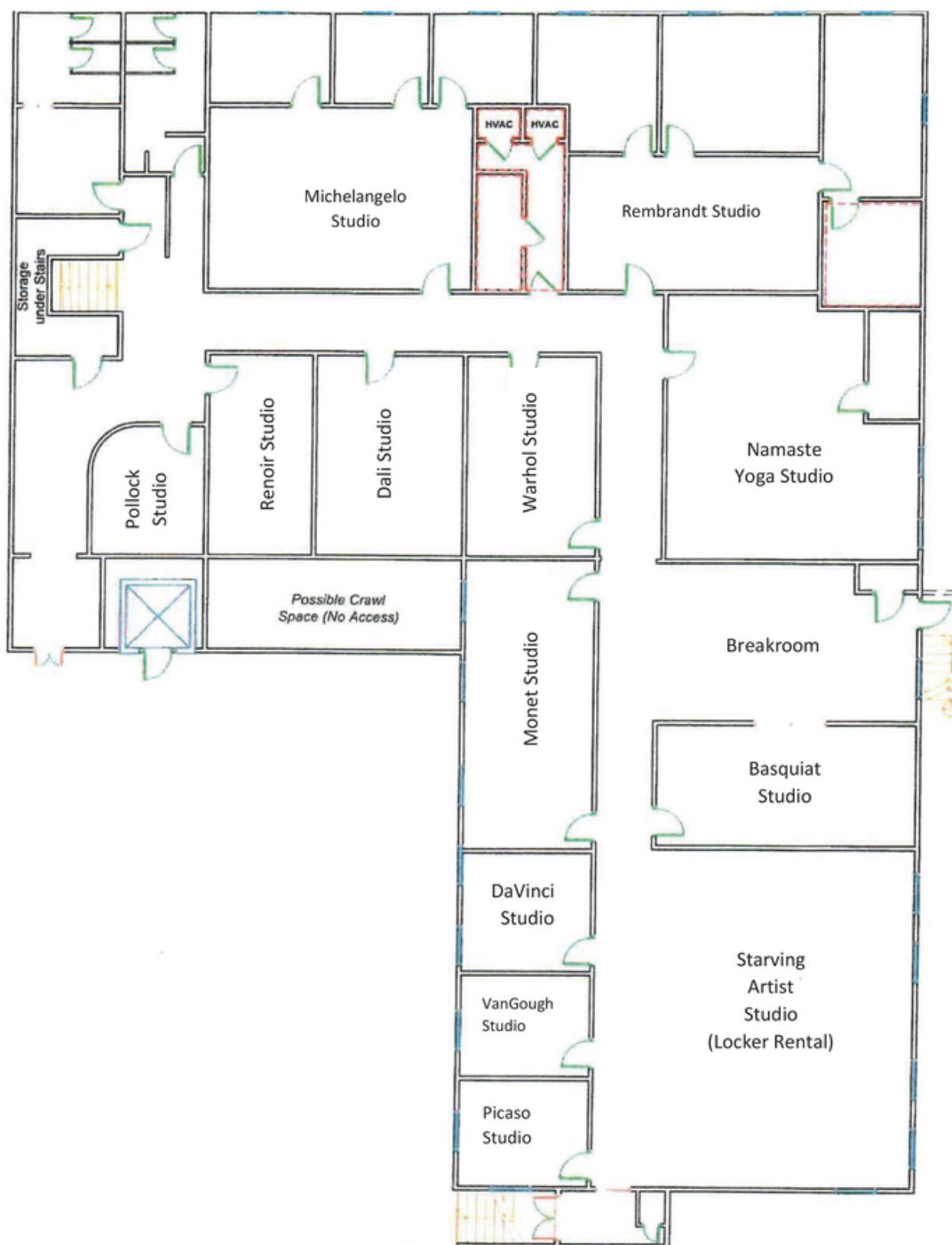


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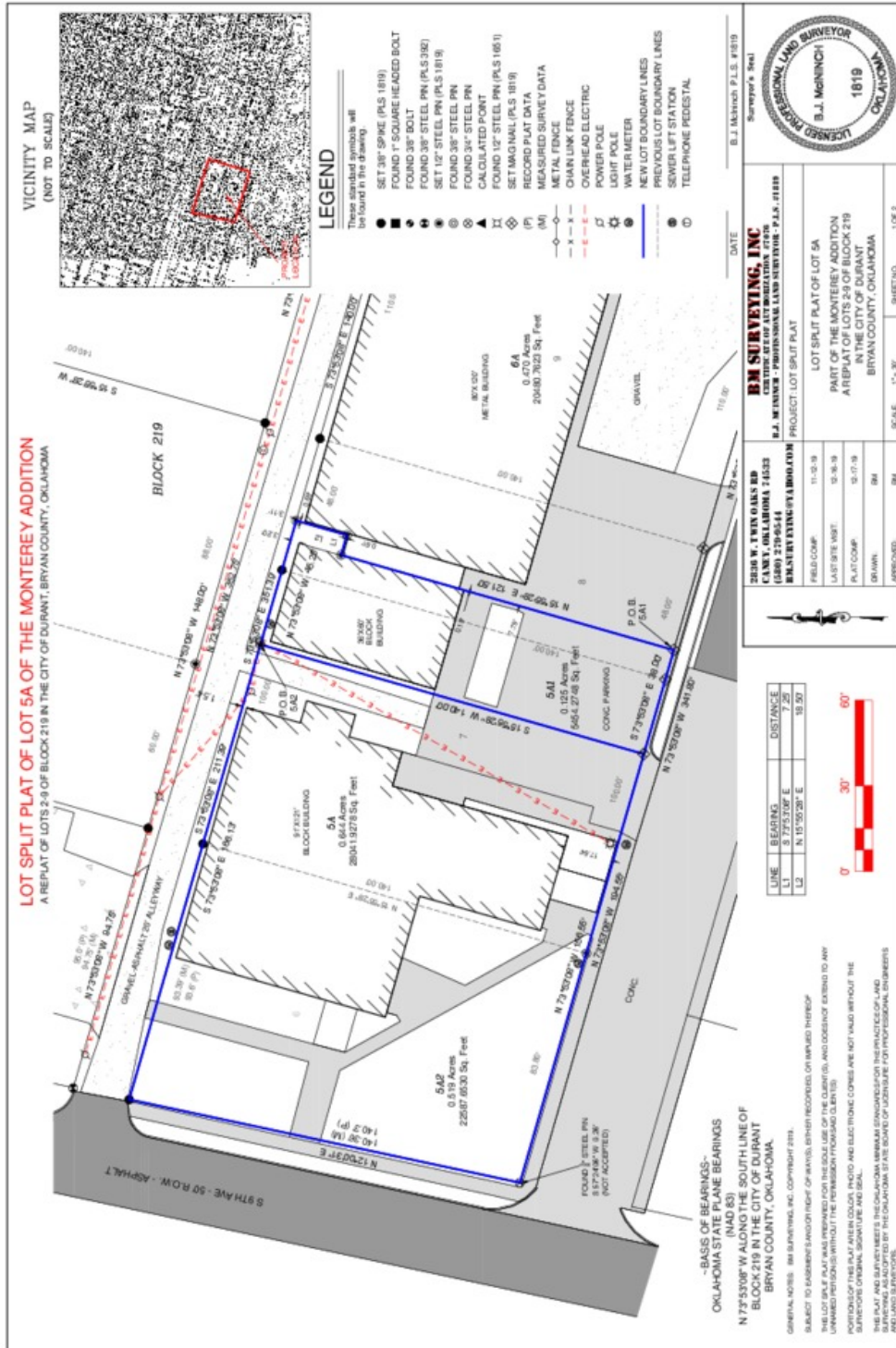
The Monterey, Chapel of Allied Arts
Studio Floor Plan



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The Monterey, Chapel of Allied Arts

<p>Basquiat Studio \$200 Per Month w/ Annual Contract \$250 Per Month w/o Annual Contract Dimensions: 11X13 (143 SF)</p>	<p>Namaste Studio \$450 Per Month w/ Annual Contract \$500 Per Month w/o Annual Contract Dimensions: 13X25 (325 SF)</p>
<p>Beethoven Studio (Upstairs) \$250 Per Month w/ Annual Contract \$300 Per Month w/o Annual Contract Dimensions: 13X16 (208 SF)</p>	<p>Picasso Studio \$200 Per Month w/ Annual Contract \$250 Per Month w/o Annual Contract Dimensions: 10X12 (120 SF)</p>
<p>Chopin Studio (Upstairs) \$275 Per Month w/ Annual Contract \$325 Per Month w/o Annual Contract Dimensions: 14X19 (266 SF)</p>	<p>Pisano Studio (Upstairs) \$275 Per Month w/ Annual Contract \$325 Per Month w/o Annual Contract Dimensions: 14X19 (266 SF)</p>
<p>Dali Studio \$275 Per Month w/ Annual Contract \$325 Per Month w/o Annual Contract Dimensions: 14X19 (266 SF)</p>	<p>Pollock Studio \$200 Per Month w/ Annual Contract \$250 Per Month w/o Annual Contract Dimensions: 11X12 (132 SF)</p>
<p>DaVinci Studio \$225 Per Month w/ Annual Contract \$275 Per Month w/o Annual Contract Dimensions: 11X12 (132 SF)</p>	<p>Rembrandt Studio \$400 Per Month; Annual Contract Required Dimensions: Suite A 13X24 (312 SF) Suite B 10X13 (130 SF) Suite C 13X15 (195 SF) Suite D 9X17 (153 SF)</p>
<p>Michelangelo Studio \$400 Per Month; Annual Contract Required Dimensions: Suite A 17X25 (425 SF) Suite B 8X11 (88 SF) Suite C 8X9 (72 SF) Suite D 8X9 (72 SF)</p>	<p>Renoir Studio \$250 Per Month w/ Annual Contract \$300 Per Month w/o Annual Contract Dimensions: 10X19 (190 SF)</p>
<p>Monet Studio \$250 Per Month w/ Annual Contract \$300 Per Month w/o Annual Contract Dimensions: 12X15 (180 SF)</p>	<p>VanGogh Studio \$200 Per Month w/ Annual Contract \$250 Per Month w/o Annual Contract Dimensions: 10X12 (120 SF)</p>
<p>Mozart Studio (Upstairs) \$250 Per Month w/ Annual Contract \$300 Per Month w/o Annual Contract Dimensions: 13X16 (208 SF)</p>	<p>Warhol Studio \$250 Per Month w/ Annual Contract \$300 Per Month w/o Annual Contract Dimensions: 12X19 (228 SF)</p>

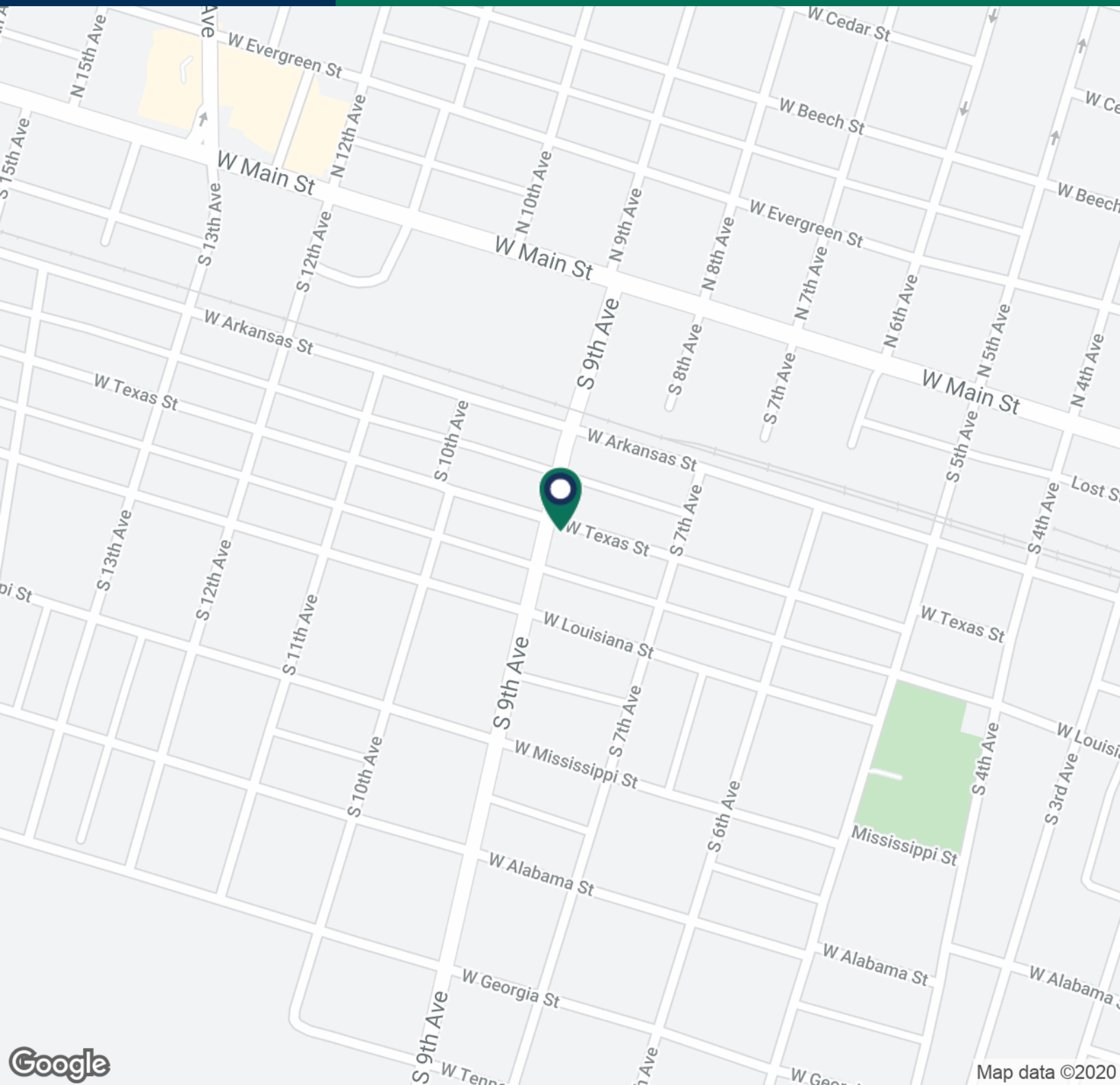


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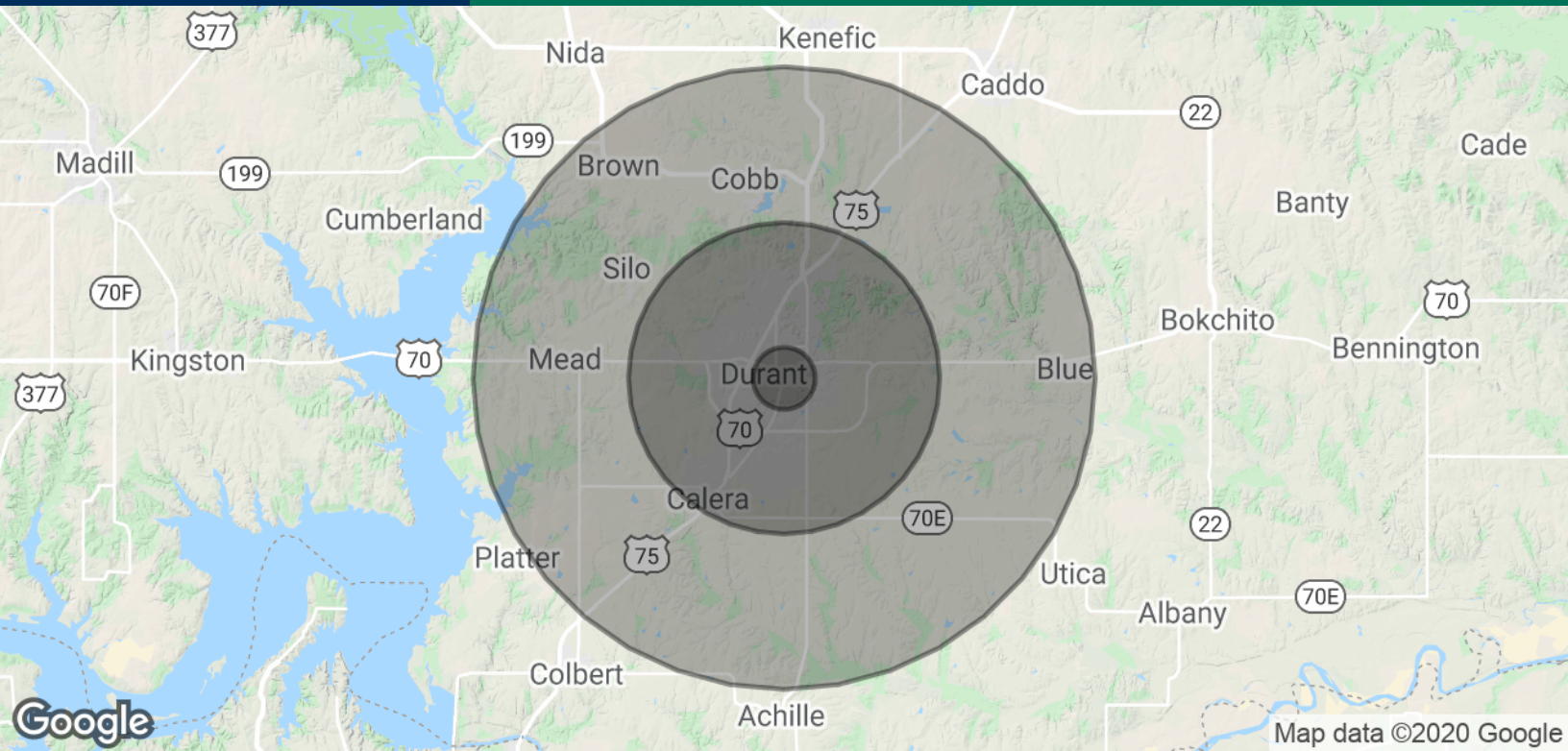
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,727	22,252	33,190
Average age	27.5	32.1	33.6
Average age (Male)	25.6	30.5	32.3
Average age (Female)	29.5	34.6	35.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,433	8,668	12,787
# of persons per HH	2.6	2.6	2.6
Average HH income	\$42,342	\$46,527	\$46,986
Average house value	\$87,260	\$95,666	\$108,069

* Demographic data derived from 2010 US Census

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