

Property Details

CONTROL:	Exclusive	VALUE: \$1,900,000
		LOAN: \$0
		EQUITY: \$1,900,000
TITLE:	INCOME PROPERTY IN REDEVELOPING AREA	
TYPE:	Office Building	
HAVE:	100% leased office property in Oklahoma City. Located is the redevelopment area of North Classen Blvd. 10,000 sq ft. Partial Net Leases. NOI is \$112,246. Owner finance available at 4.5% interest!	
ADDRESS:	1217-1223 North Classen Blvd, Oklahoma City, Oklahoma	
BENEFITS TO NEW OWNER:	Cash Flow in appreciating area. Owner financing at below market rates.	
GROSS SCHEDULED INCOME:	\$146,935 Actual	
VACANCY LOSS:	\$0	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$34,688	
NOI:	\$112,247	
DEBT SERVICE:	\$0	
CASH FLOW:	\$112,247	
CAP RATE:	5.91%	
BENEFITS SOUGHT:	Move on to next deal	
MOTIVATION:	Can use the capital in owners Oil and Gas business or move to next real estate transaction	
CAN ADD:	Some cash	
REMARKS:	Owner financing available at 4.5% interest.	
OWNER:	Baseline Minerals, Inc.	
COUNSELOR:	Bill Richert P.O. Box 2352 Tulsa, Oklahoma, 74101	Phone: 918-743-6262 Cell: 918-743-6262 Fax: 918-550-8182 Email: brichert@sbcglobal.net