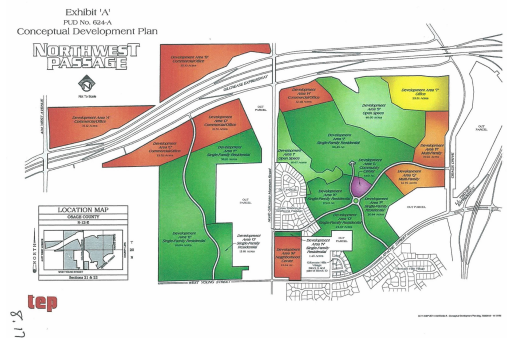


Property Details

CONTROL: Exclusive
VALUE: \$6,885,000
LOAN: \$0
EQUITY: \$6,885,000

TITLE: ON THE EDGE OF DOWNTOWN - OPPORTUNITY IN TULSA
TYPE: Development
370 acres of development land approx 1.5 miles north of downtown Tulsa.
HAVE: Located at the intersection of two expressways, it has convenient access to all parts of Tulsa
ADDRESS: Gilcrease Expressway and Tisdale Expressway, Tulsa, Oklahoma
BENEFITS TO NEW OWNER: Excellent development tract in Tulsa. Owner will carry financing. Owner will exchange. Large profit potential.

GROSS SCHEDULED INCOME: \$0 Actual
VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$1,000
NOI: \$-1,000
DEBT SERVICE: \$0
CASH FLOW: \$-1,000
CAP RATE: 0.00%



BENEFITS SOUGHT: Move out of title. Will look at creative solutions - exchange, finance, etc
MOTIVATION: Excess property for the owner
CAN ADD: some cash or other real estate
REMARKS: Owner is creative and will work with a purchaser

OWNER: Pickard
COUNSELOR: Bill Richert
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