



OFFERING SUMMARY

Sale Price:	\$5,290,000
Building Size:	10,851 SF
Lot Size:	2.622 Acres
Price / SF:	\$487.51
Cap Rate: (Projected)	4.75%
NOI:	\$251,049
Year Built:	1960
Renovated:	2010
Zoning:	Commercial
Market:	Oklahoma City Metro
Submarket:	Nichols Hills

PROPERTY OVERVIEW

The former Hideaway (6,216 sf) and West Buildings (4,635 sf) are two separate buildings located on the east border of Nichols Hills. Though the two buildings are presently vacant, each have had long term leasing success that should continue. Many local investors will find these well thought of assets very attractive for their portfolio. These properties also come with a half acre lot for development.

PROPERTY HIGHLIGHTS

- Excellent long term Investment
- Iconic location
- Located 1 mile from Hwy 77 and Interstate 44
- Located less than half a mile from new Ellison Hotel and Event Center
- Great local demographics
- Upscale Neighborhood
- Parking ratios 13.07 per 1000

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Former Hideaway and West Buildings

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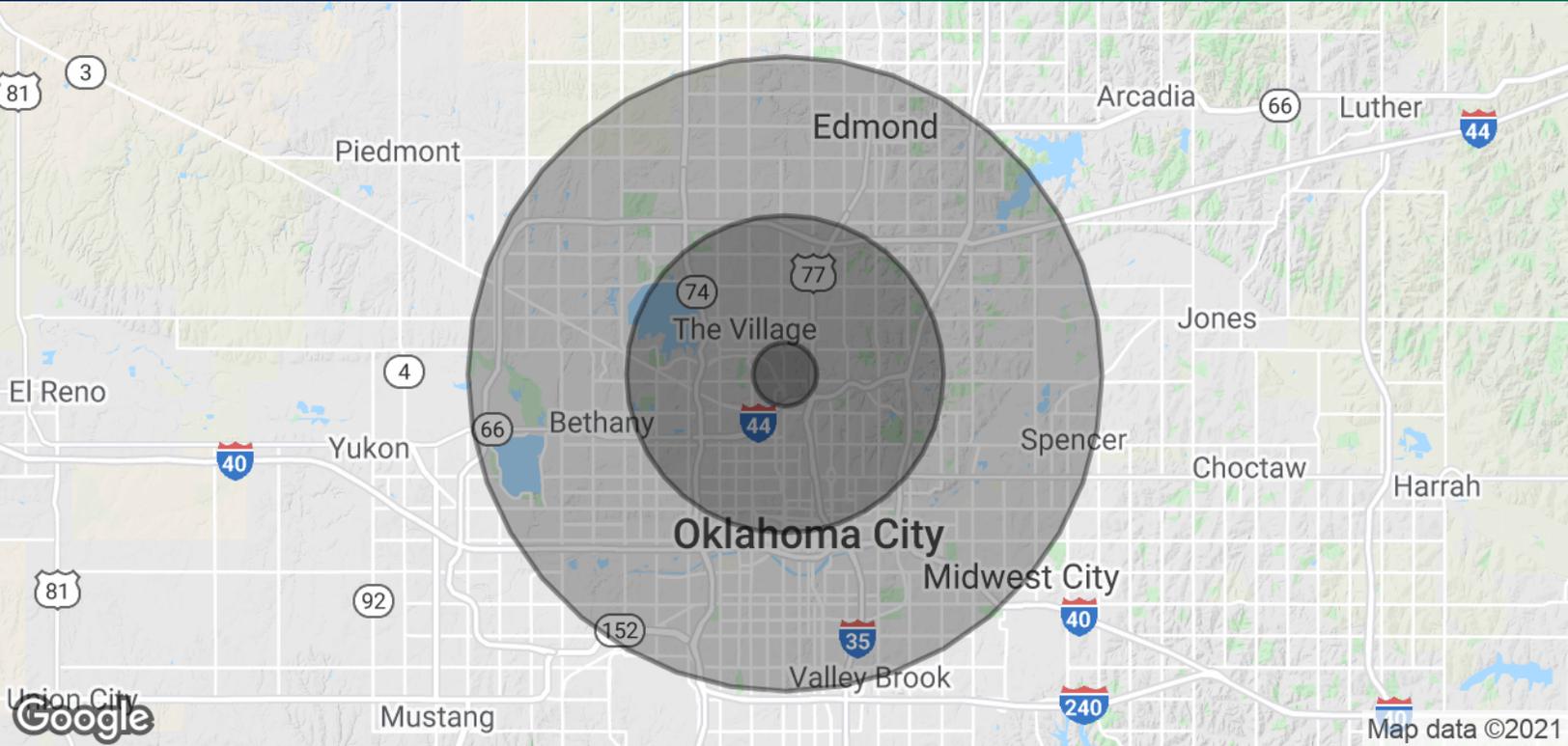
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,133	186,176	640,654
Average age	41.8	35.9	34.6
Average age (Male)	38.7	34.0	33.4
Average age (Female)	43.5	37.1	35.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,254	82,640	257,652
# of persons per HH	2.3	2.3	2.5
Average HH income	\$120,859	\$59,309	\$59,508
Average house value	\$352,445	\$178,288	\$158,035

* Demographic data derived from 2010 US Census

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