

The Parkway



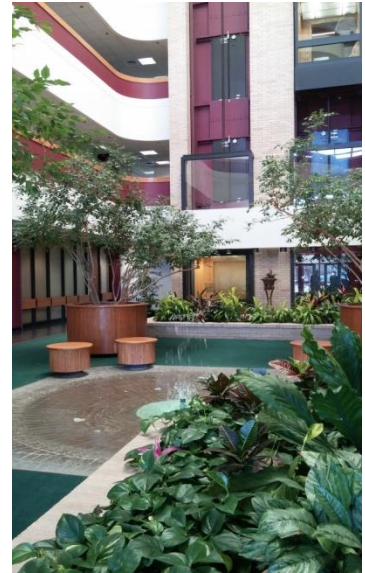
1300 S. Meridian Avenue, Oklahoma City

Now Offered for Sale

- ❖ 96,000 sf
- ❖ 6-Story Interior Atrium
- ❖ Fully Sprinklered
- ❖ New Roof
- ❖ Close to Airport & Downtown
- ❖ Close to over a Dozen Hotels
- ❖ Close to over 25 restaurants

\$6,750,000

- ❖ Fantastic up-side Potential
- ❖ Relatively low psf Investment
- ❖ Perfect for Owner-Occupy



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PARKWAY RENT ROLL

July 2016

TENANT	SF	RENT	RATE	COMMENCE	EXPIRE	BASE YR	SEC DEP	NOTES
TENANT	276 678 700	\$819.25	\$14.50	12/1/2014	11/30/2016	2015	\$819.25	
TENANT	850	\$1,027.08	\$14.50	3/1/2014	3/31/2017	2014	\$1,027.08	Rent Increases Every April
TENANT	1,198	\$1,497.67	\$15.00	4/1/2001	9/30/2020	2016	\$1,397.67	
TENANT	1,511 1,622 1,645	\$1,826.00	\$14.50	3/1/2015	2/28/2017	2015	\$1,826.00	
TENANT	1,849	\$2,234.21	\$14.50	10/1/2015	9/30/2016	2016	\$2,234.21	
TENANT	1,925 2,163	\$2,245.83	\$14.00	4/1/2013	8/31/2016	2013	\$2,245.83	
TENANT	2,207	\$2,712.70	\$14.75	4/1/2012	5/31/2017	2014	\$1,787.19	Rent increases every year in June
TENANT	2,647 2,658	\$3,088.00	\$14.00	10/1/2013	9/30/2016	NA	\$3,033.03	
TENANT	2,684	\$3,355.00	\$15.00	6/1/2013	5/31/2017	2013	\$3,410.92	Rates Change In June
TENANT	3,150	\$3,610.00	\$13.75	1/1/2016	12/31/2020	2016	\$3,872.00	Rent increases every year in January
TENANT	3,159	\$3,817.00	\$14.50	1/1/2003	9/30/2018	2016	\$5,610.50	Rent increases every year in Oct
TENANT	3,392	\$3,958.24	\$14.00	6/1/2013	12/31/2016	2016	\$3,816.00	
TENANT	3,887 4,314 4,809 8,201	\$4,697.00	\$14.50	7/1/2016	1/31/2019	2016	\$4,778.00	Rent increases every year in July
TENANT	8,201	\$9,567.83	\$14.00	1/1/2001	12/31/2018	2016	\$8,201.00	Rent Increases Every January
TENANT	12,782	\$15,070.00	\$14.15	4/1/2008	9/30/2016	2008	\$0.00	
TENANT	21,388	\$24,507.08	\$13.75	5/1/2016	4/30/2026	2016	\$24,000.00	Rent increases every year in May
TOTAL TENANTS	16	\$84,032.89	\$14.10	26,388	71,508.00	73.04%	\$68,058.68	

INCOME & EXPENSES

	2014	2015	Projected 2016	Projected 2017
Income	\$792,072	\$635,087	\$884,776	\$993,234
Utilities	\$169,350	\$140,960	\$151,964	\$163,020
Operating Exp	\$366,787	\$246,505	\$247,129	\$254,929
Taxes	\$76,991	\$82,596	\$83,200	\$85,850
Insurance	\$31,185	\$32,129	\$33,100	\$34,900
Total	\$644,313	\$502,190	\$515,393	\$538,699
NOI	\$147,759	\$132,897	\$369,383	\$454,535

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Aerial

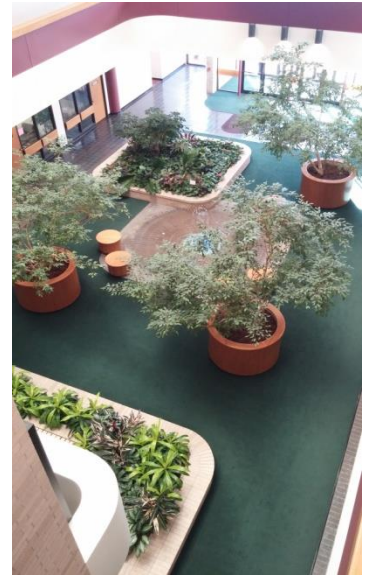


Great West-Side Location

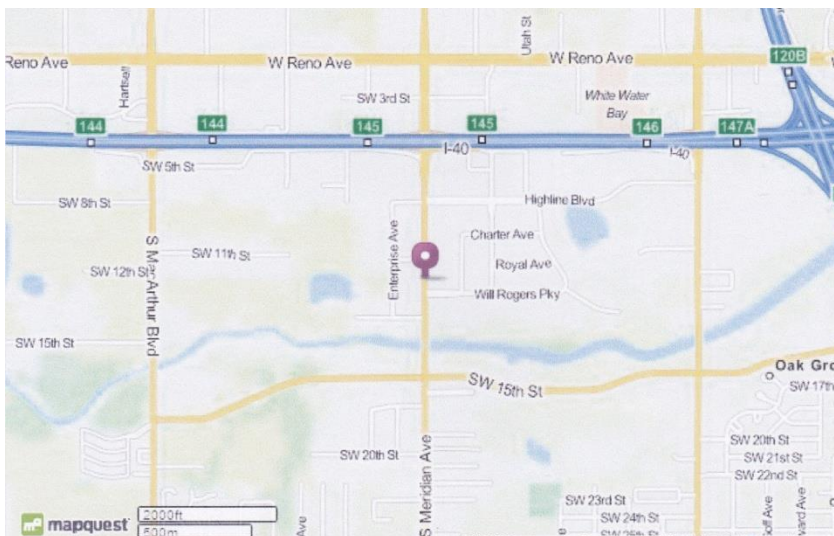
Easy Access In and Out

Easy Access to I-40 and I-44

Easy Access to Airport and FAA



Map



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