



331, 333, 335 Bryant Place

Del City, Oklahoma 73115

PROPERTY HIGHLIGHTS

- 3 Buildings Totaling Over 47,220 SF on 2 Acres
- 3 Grade Level Doors
- 12' Clear Ceiling Height
- 5,000 Amp Power
- Current NOI: \$302,103.40

TOTAL SF	47,220 SF
TOTAL ACRES	2 Acres
YEAR BUILT / RENOVATED	1991
ZONED	I-2, Industrial

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INCOME PRODUCING INDUSTRIAL FOR SALE

We are offering for sale two industrial facilities with three tenants totaling 47,220 square feet with a current Net Operating Income of \$302,112.00 and a sales price of \$4,300,000.00, a 7% capitalization rate.

The industrial properties are near each other and consist of a two tenant facility at 331 and 333 Bryant Place and 335 Bryant Place is a single tenant facility. These industrial properties are located in Del City, Oklahoma, a suburb of Oklahoma City, Oklahoma. The tenants are all licensed with the Oklahoma Medical Marijuana Association. The tenants at 331 and 335 are licensed to grow medical cannabis and the tenant at 333 is licensed as a processor of medical cannabis.

331 BRYANT PLACE

This building has 7,222 square feet. The building is an office/warehouse and is in an industrial zoned district within the City limits of Del City, Oklahoma. The building interior was completely removed prior to the commencement of the Lease and the interior was built out with new electric panels and electric wiring, new HVAC units for the offices, new bathrooms and new lighting as well as new flooring in the office area. The current lease is a five (5) year lease beginning August 1, 2019 and ending July 31, 2024. The beginning base rate for the lease is \$6.50 per square foot annually with three percent (3%) annual increases. The current lease rate is \$6.70 per sf annually.

The Lessee reimburses Lessor the cost of property taxes and the property insurance which currently run \$5,952.00 annually paid monthly plus \$3,600.00 annually for common area charges. The Lessee is a Oklahoma Limited Liability Company and there is a personal guarantee on the Lease.

The Lessee is responsible for all maintenance to the property except the roof and structural repairs.

333 BRYANT PLACE

This building has 6,864 square feet and is an office/warehouse in an industrial zoned district within the City limits of Del City, Oklahoma. The building interior was completely removed prior to the commencement of the Lease and the interior was built out with new electric panels and electric wiring, new HVAC units for the offices and warehouse area, new bathrooms and new lighting as well as new flooring and dropped ceiling throughout. The current lease is a seventy-five (75) month lease beginning September 1, 2020 and ending November 30, 2026. The beginning base rate beginning December 1, 2020 is \$8.00 per square foot annually with \$.20 per square foot annual increases. There are two (2) five (5) year options to extend the Lease. of and structure.

The Lessee reimburses Lessor the cost of property taxes and property insurance which currently run \$5,256.00 annually. We have a personal guarantee on the Lease.

The Lessee is responsible for all repairs and maintenance to the property except the roof and structure.

335 BRYANT PLACE

This building comprises 33,134 square feet on approximately 1.34 acres of land. The building is an office/warehouse and is in an industrial zoned district within the City limits of Del City, Oklahoma. The interior of this building was completely removed prior to the commencement of the lease and the new construction included a new fire suppression sprinkler system, a new 2,000 amp electric service and a new 3,000 amp electric service including two (2) new 2500 KVA electric transformers, new electric wiring throughout, and a series of grow rooms constructed and outfitted with lighting and temperature controlled air. The build out of the interior of the property should be completed in May, 2021 when the Lease commences. The Lease is a ten (10) year lease and the lease rate for years one and two is \$6.00 per rentable square foot, and the base rental rate increases by three percent (3%) each 2 years of the lease. The Lessee has two (2) five (5) year options to extend the Lease.

The Lessee reimburses the Lessor for the cost of the property taxes of \$877.00 monthly and the cost of the property insurance of \$1,025.00 monthly.

The Lessee is responsible for all costs of repairs and maintenance except repairs to the roof and structure. There is a personal guarantee on the Lease.

The following table represents the base rental income and Net Operating Income matrix for the properties are as follows:

Address	Base Rate	Sq. Ft.	Monthly	Annual	Expiration	Options	Increases
331 Bryant PI	\$6.70	7,222	\$ 4,032.28	\$ 48,387.40	7/31/2024	None	3% annual
333 Bryant PI	\$8.00	6,864	\$ 4,576.00	\$ 54,912.00	11/30/2026	2-5 year	\$.20 annual
335 Bryant PI	\$6.00	33,134	\$16,567.00	\$198,804.00	4/30/2031	2-5 year	3% /2 years
NOI Bryant		47,220		\$302,103.40			