

Midwest City Medical Office

1621 Midtown Place, Midwest City, OK 73130



PROPERTY OVERVIEW

Fully leased medical office in Midwest City, OK. SSM Health and Endodontics and Implant Associates each lease half of the building.

LOCATION OVERVIEW

Located in one of Midwest City's nicest commercial areas, Midtown Office Park. The office park is primarily medical related with tenants ranging from Family Practice Dr., Dentists, Physical Therapy, Oral Surgeons and more.

PROPERTY SUMMARY

Sale Price:	\$1,123,000
Cap Rate:	7.5%
NOI:	\$84,231
Building Size:	4,980 SF
Building Class:	B
Year Built:	2015
Market:	Oklahoma City
Sub Market:	Midwest City
Cross Streets:	SE 15th & Douglas Ave.

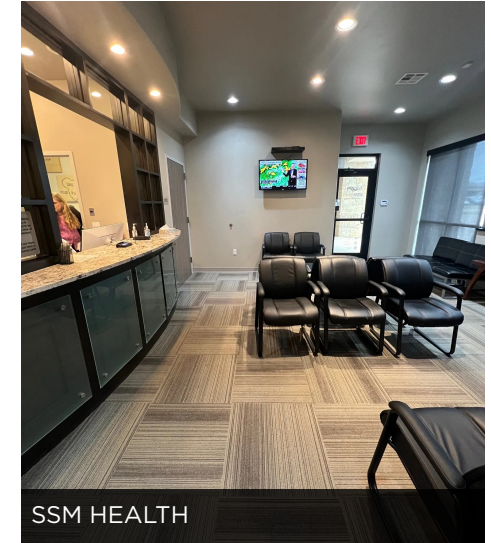
FOR MORE INFORMATION, PLEASE CONTACT:

Chris Anderson, CCIM Principal | P: 405.285.2100 X103 | canderson@grantgroupok.com
Casey Masseegee, CCIM Principal | P: 405.285.2100 X102 | cmassegee@grantgroupok.com

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ENDODONTICS & IMPLANT



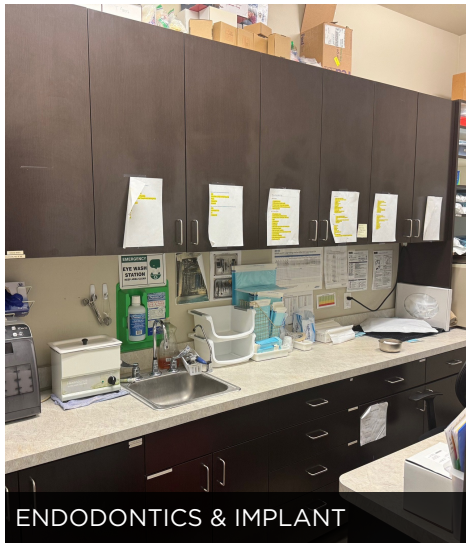
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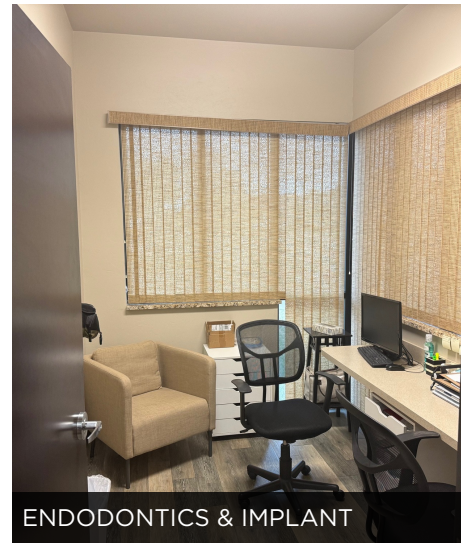
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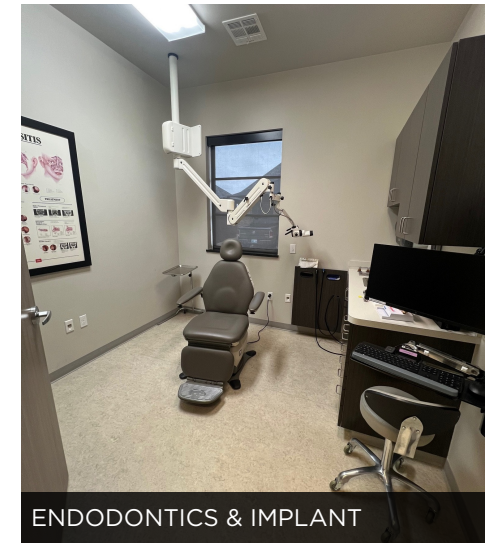
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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
A	SSM HEALTH	2,490 SF	50%	\$23.00	\$57,270	09/23/2024	09/22/2028
B	ENDODONTICS & DENTAL IMPLANTS OF OKLAHOMA	2,490 SF	50%	\$20.25	\$50,423	02/01/2016	08/31/2030
TOTALS		4,980 SF	100%	\$43.25	\$107,693		
AVERAGES		2,490 SF	50%	\$21.63	\$53,847		

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INCOME SUMMARY

2025

SSM HEALTH

\$57,270

ENDODONTICS & DENTAL IMPLANTS OF OKLAHOMA

\$50,423

GROSS INCOME

\$107,693

EXPENSES SUMMARY

2025

PROPERTY TAX

\$12,185

PROPERTY INSURANCE

\$7,776

HOA DUES

\$3,500

OPERATING EXPENSES

\$23,461

NET OPERATING INCOME

\$84,232

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INVESTMENT OVERVIEW

	2025
Price	\$1,123,000
Price per SF	\$226
CAP Rate	7.50%
Cash-on-Cash Return (yr 1)	3.96%
Total Return (yr 1)	\$22,298
Debt Coverage Ratio	1.08

OPERATING DATA

	2025
Gross Income	\$107,693
Operating Expenses	\$23,461
Net Operating Income	\$84,232
Pre-Tax Cash Flow	\$6,448

FINANCING DATA

	2025
Down Payment	\$163,000
Loan Amount	\$960,000
Debt Service	\$77,784
Debt Service Monthly	\$6,482
Principal Reduction (yr 1)	\$15,851

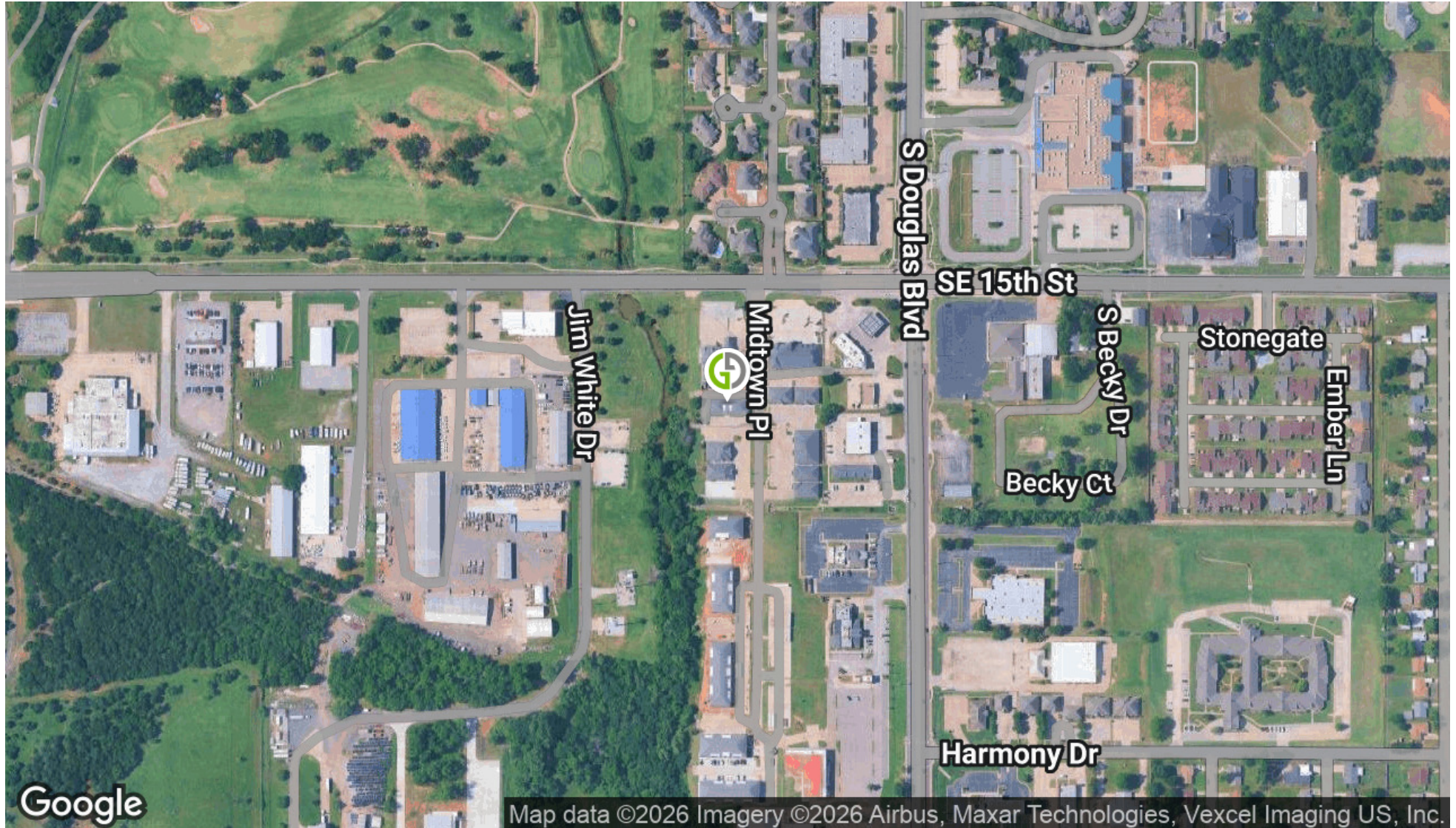
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,739	56,282	107,111
Average Age	40	39	39
Average Age (Male)	38	37	37
Average Age (Female)	42	40	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,240	23,264	43,260
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$85,818	\$72,541	\$74,047
Average House Value	\$248,043	\$191,260	\$188,498

2020 American Community Survey (ACS)

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CHRIS ANDERSON, CCIM

Principal

canderson@grantgroupok.com

Direct: **405.285.2100 x103** | Cell: **405.408.9098**

PROFESSIONAL BACKGROUND

Chris Anderson is a principal and one of two managing partners of Grant Group. Chris specializes in the acquisition and disposition of income producing properties with an emphasis on car washes, self storage, multifamily and net leased buildings.

Prior to forming Grant Group, Chris was both a top performing investment advisor for another prominent commercial real estate firm in Oklahoma as well as an associate for a well known real estate investment trust (REIT) that owns and operates over 26,000 apartment units and roughly 2,000,000 SF of retail space stretching from New Jersey to Florida and throughout the central U.S. in states such as Oklahoma, Kansas and Missouri. Chris was responsible for overseeing all aspects of leasing and marketing for the firm's Oklahoma portfolio. He was also an integral part of a small group of individuals that evaluated potential acquisitions for the company.

Chris attended the University of Central Oklahoma where he studied business administration. He holds the very prestigious Certified Commercial Investment Member (CCIM) designation which approximately only 6% of the 150,000 commercial practitioners nationwide hold.

Chris currently serves on the Board of Directors for the Edmond Chamber of Commerce as well as the Edmond Park and Recreation Board.

He is also a member of the National Association of Realtors (NAR), Realtors Commercial Alliance (RCA) and the Commercial Real Estate Council (CREC).

Grant Group

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Edmond, OK 73034
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CASEY MASSEGEE, CCIM

Principal

cmassegee@grantgroupok.com

Direct: **405.285.2100 x102** | Cell: **405.410.5406**

PROFESSIONAL BACKGROUND

Casey Massegee is a principal and one of two managing partners of The Grant Group, a full service commercial real estate firm located in Edmond, Oklahoma. Casey specializes in the acquisition and disposition of income producing properties such as apartment buildings, self storage facilities, and net lease investments.

Casey brings an array of additional tools to the table through his in depth and real world experience in not only brokerage and financial analysis but also property management, rehabilitation/repositioning as well as new construction.

Prior to forming The Grant Group, Casey was a top performing investment advisor for another prominent commercial real estate firm in Oklahoma. In addition to holding his broker's license, Casey has also obtained his NASD securities and insurance licenses and has obtained the prestigious Certified Commercial Investment Member (CCIM) designation. Only 6% of the estimated 150,000 commercial real estate practitioners nationwide hold the CCIM designation, which reflects not only the caliber of the program but also why it is one of the most coveted and respected designations in the commercial real estate industry.

Casey is a graduate of the University of Oklahoma with a BA in Marketing. He is a member of the National Association of Realtors (NAR), Realtors Commercial Alliance (RCA), the Commercial Real Estate Council (CREC) and the Certified Commercial Investment Member network (CCIM).

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