



FIRST AMERICAN TITLE

133 NW 8TH ST., OKLAHOMA CITY, OK

OFFERING MEMORANDUM

THE
RETAIL
GROUP



OFFERED

EXCLUSIVELY BY

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TENANT OVERVIEW



FIRST AMERICAN TITLE INSURANCE COMPANY

Newmark Robinson Park is pleased to offer For Sale a 12,000-square-foot building at 133 NW 8th St., Oklahoma City, OK, constructed in 1985 and 100% leased to First American Title.

About First American

First American Title Insurance Company, a Fortune 500 company, facilitates and streamlines real estate transactions by providing comprehensive title insurance protection and professional settlement services. The company helps homebuyers and sellers, real estate agents and brokers, mortgage lenders, commercial property professionals, homebuilders and developers, title agencies and legal professionals close transactions. Its parent company is First American Financial Corporation.

First American Financial Corporation (NYSE: FAF) is a premier provider of title, settlement and risk solutions for real estate transactions. With its combination of financial strength and stability built over more than 130 years, innovative proprietary technologies, and unmatched data assets, the company is leading the digital transformation of its industry. First American also provides data products to the title industry and other third parties; valuation products and services; mortgage subservicing; home warranty products; banking, trust and wealth management services; and other related products and services. With total revenue of \$9.2 billion in 2021, the company offers its products and services directly and through its agents throughout the United States and abroad. In 2022, First American was named one of the 100 Best Companies to Work For by Great Place to Work® and Fortune Magazine for the seventh consecutive year.

OFFERING SUMMARY



133 NW 8TH ST.

\$2,900,000

Price

\$242

Price Per SF

1985

Year Built

100%

Percent Leased

12,000 SF

Building Size

0.64 ACRES

Land Area



INVESTMENT OVERVIEW



133 NW 8TH ST.

OKLAHOMA CITY, OK

\$2,900,000

Price

4 YEARS

Current Lease Term

**TWO (2), FIVE (5)
YEAR OPTIONS**

Renewal Options
at Fair Market Value

\$183,600

NOI – Year 1

2%

Annual Rent Increase

**ABSOLUTE
NET LEASE**

Additional Rent

NONE

Landlord Responsibilities

RENT ROLL

Tenant	SF	Lease Term		Rent Term		Annual Base Rent		Rent Increase	Renewal Options
				Start	End	PSF	Total		2 Five-Year Renewal Options
First American Title	12,000	Five Years	Year 1	07.21.2023	07.20.2024	\$15.30	\$183,600	2%	
			Year 2	07.21.2024	07.20.2025	\$15.61	\$187,272	2%	
			Year 3	07.21.2025	07.20.2026	\$15.92	\$191,017	2%	
			Year 4	07.21.2026	07.20.2027	\$16.24	\$194,838	2%	
		Renewal Option 1	Years 5-9	07.21.2027	07.20.2032	Fair Market Value			
		Renewal Option 2	Year 10-14	07.21.2032	07.20.2037	Fair Market Value			
Total	12,000	\$756,727							



LOCATION OVERVIEW

DOWNTOWN OKLAHOMA CITY

Downtown Oklahoma City includes six distinct districts that create the fabric of a lively urban core. Gleaming skyscrapers make up the Central Business District, which is home to major energy companies Devon and Continental Resources, the headquarters of BancFirst, and offices for Bank of Oklahoma, Chase, Arvest, and others. In the shadow of those towers are the Arts District, Automobile Alley, Bricktown, Deep Deuce, and Midtown.

Downtown has undergone a renaissance in recent decades thanks to the taxpayer-funded MAPS projects that have financed the Bricktown Canal, the Ronald J. Norick Downtown Library, Paycom Center home to the NBA's OKC Thunder and, most recently, the OKC Convention Center and Scissortail Park.

Spurred by the convention center, OMNI Hotels and Resorts constructed a 605-room hotel to accommodate large conventions and events for years to come. MAPS 4 will continue adding to downtown's appeal with \$115 million in renovations to the Paycom Arena and a \$37 million multipurpose stadium.



\$58,056

Median Household Income
2022



11,058

Population
2022



4,200

Households



\$91,066

Avg. Household Income
2022



3.17%

Population Increase
2010-2020



36

Median Age
(U.S. median avg. age is 38.9)

NOTABLE BUSINESSES



AVE

W 8TH ST





SITE

BROADWAY AVE

NW 8TH ST



Heartland

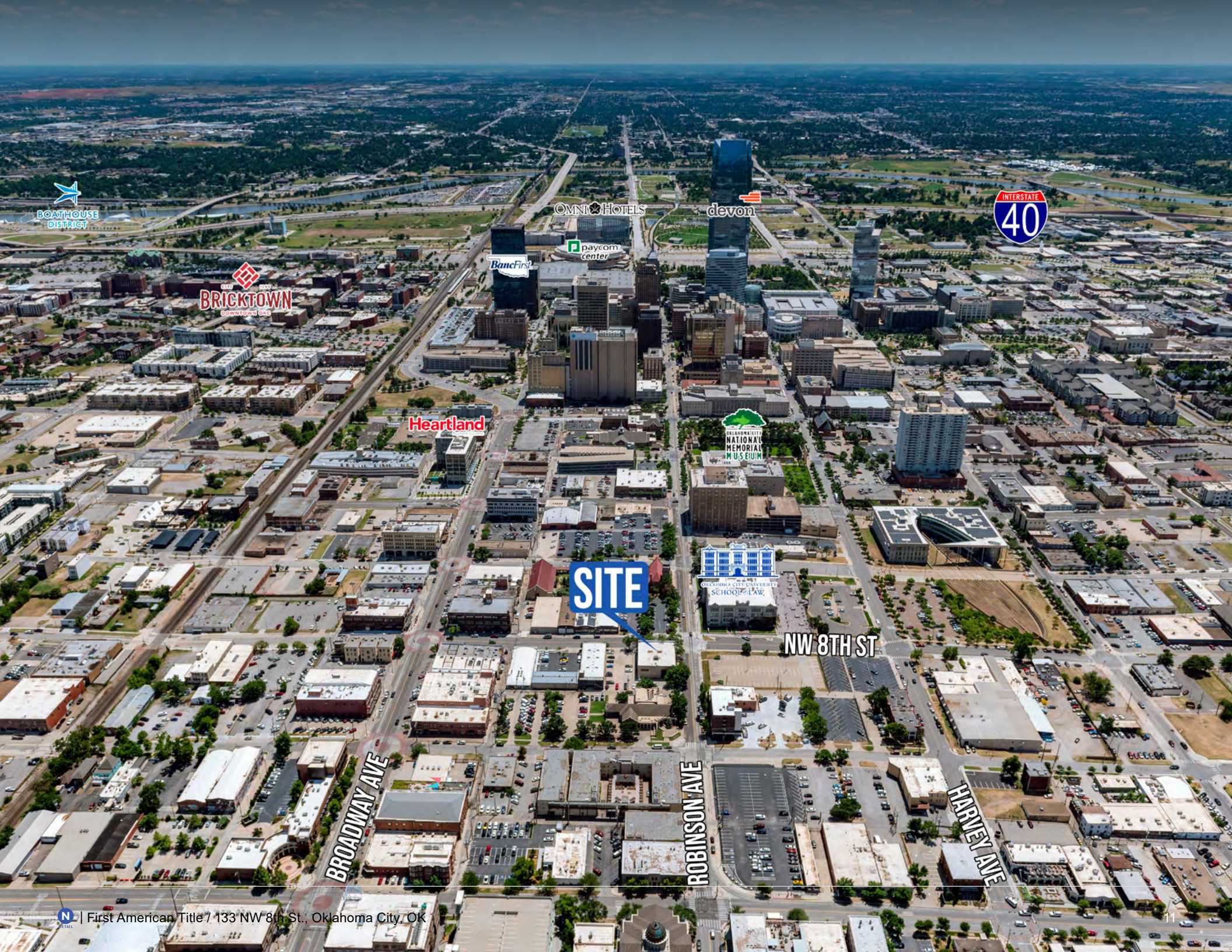
SITE



School of Law
OKLAHOMA CITY UNIVERSITY

NW 8TH ST

ROBINSON AVE



BOATHOUSE
DISTRICT

BRICKTOWN
DOWNTOWN OKC

OMNI HOTELS

devon

INTERSTATE
40

BancFirst

paycom
center

Heartland

OKLAHOMA CITY
NATIONAL
MEMORIAL
MUSEUM

SITE

OKLAHOMA CITY UNIVERSITY
SCHOOL OF LAW

NW 8TH ST

BROADWAY AVE

ROBINSON AVE

HARVEY AVE





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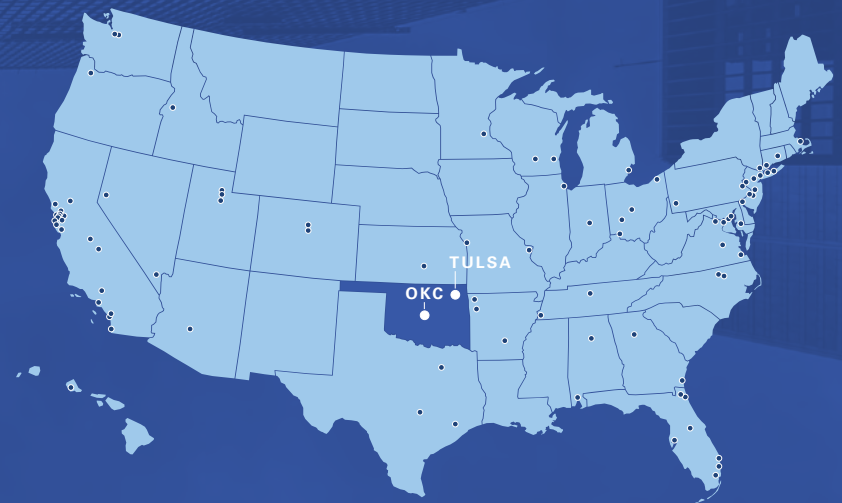
EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Newmark Robinson Park makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Newmark Robinson Park does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions

should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Newmark Robinson Park in compliance with all applicable fair housing and equal opportunity laws.



NATIONAL REACH, LOCAL EXPERTISE

We are an affiliate of Newmark National, and as such have access to national data, trends and other resources. This includes up-to-the-minute response to COVID-19 and how it affects our clients.

**18,000 PROFESSIONALS
480 OFFICES WORLDWIDE
SIX CONTINENTS**

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