

F O R S A L E

AMERICAN NATIONAL BUILDING
OKLAHOMA CITY, OKLA.

We offer for sale a large and well known office building located in the 100% retail district of Oklahoma City and known as the American National Building, fronting 75 feet on Main Street and 145 feet on Robinson Street. For offices no better location can be had in town.

The building is constructed of re-inforced concrete and steel, fire-proof, with the exterior in block stone in most attractive design. Two ground floor retail stores on Main Street and two on Robinson. There are seven modern office floors with flexible arrangement for tenant occupancy. Two elevators.

This building is built on leased ground at rental of \$12,800.00 per year and the lease runs until 2007 and at the end of that time the lease states that the ground is to be appraised and a new lease made on that value.

There are 57,621 square feet of rentable space, of which 7,772 are on the ground floor.

Rental income is as follows:

	Ground floor	Upper floors	Service	Total Income
1940	\$31,000.00	\$42,000.00		\$75,267.69
1941	31,000.00	42,600.00	2,500.00	75,640.00
1942	33,100.00	42,400.00	4,939.68	80,532.50
1943	37,750.00	38,700.00	6,634.79	78,992.78
1944	37,950.00	38,270.00	5,501.96	81,731.59

Income for the year 1945 up in the amount of about \$2000 gross, otherwise the amounts are about the same.

The expenses are as follows for an average year:

Taxes	\$12,458.80
Rent	12,800.00
Operation	28,215.00
Total	<u>\$53,473.80</u>

We have a price on this property of \$350,000.00. It is clear of indebtedness. A loan arrangement can be made by us if you desire and it is in our opinion that the property would stand a sizable loan inasmuch as its location is 100%.

NOTICE: This information was furnished by sources which we deem reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, changes, prior sale or withdrawal without notice.