

Main Street Lofts

119 North Main Street– Sand Springs, Oklahoma

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INVESTMENT SUMMARY

5-Units
8,226 Net Rentable Sq. Ft.

Price: \$399,000
Price/Unit: \$79,800
Price/Sq. Ft.: \$48.50
Terms: Cash



Offering Highlights:

Main Street Lofts is a 4-unit downtown apartment building with a 4,540 square feet commercial space on ground level. The apartment units average 921 square feet.

Main Street Lofts has an excellent location on Main Street in downtown Sand Springs. Sand Springs enjoys all of the small town perks and is just seven miles from Tulsa.

Main Street Lofts consistently has 100% occupancy on both the multifamily and the commercial space. The commercial space is occupied by a long term tenant. The property can be purchased at a 9.44% cap rate.



COMMERCIAL REALTY RESOURCES COMPANY
MULTIFAMILY INVESTMENT SERVICES

Main Street Lofts

\$399,000
\$48.50 per square foot

1920 Construction
5-Units

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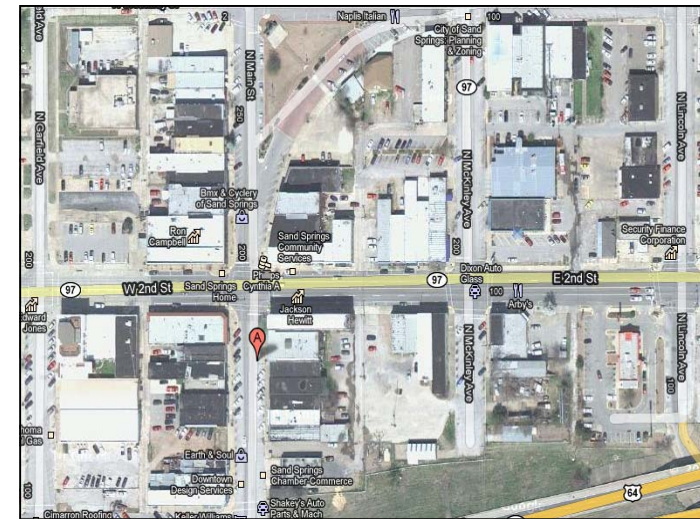
Kansas



Oklahoma



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Arkansas

No. Units	#Bdrm/Bth	Sq.Ft.	Total Sq.Ft.	Rent	Rent/Sq.Ft.	Gross/Mo.	Gross/Yr.
1	1 Loft 1Bd/1Bth	910	910	550.00	0.60	550	6,600
1	2 Loft 2Bd/1Bth	1,003	1,003	700.00	0.70	700	8,400
1	3 Loft 2Bd/1Bth	1,036	700	600.00	0.58	600	7,200
1	4 Loft 2Bd/1Bth	1,073	1,073	600.00	0.56	600	7,200
1	Commercial Space	4,540	4,540	2000.00	0.44	2,000	24,000
5		1,645	8,226	890.00	0.54	4,450	53,400

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