

Summit Springs

2202 SW B Avenue – Lawton, Oklahoma

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INVESTMENT SUMMARY

246-Units
248,372 Net Rentable Sq. Ft.

Price:	\$16,974,000
Price/Unit:	\$69,000
Price/Sq. Ft.:	\$68.34
Terms:	Buyer to Obtain New Financing
Cap Rate:	7.52% Proforma 11.09% Potential CC

Offering Highlights:

- New Construction
- Within only minutes of the Main Gate to Fort Sill
- **Buyer can secure New Financing at today's historic low rates**
- Near Schools, Shopping, Dining and Medical Facilities
- Washer / Dryer Connections
- The U.S. Bureau of Economic Analysis recently named Lawton as one of four metropolitan statistical areas across the nation having the fastest personal income growth rates in 2010.

Lawton is the home of Fort Sill, headquarters for the U.S. Army Field Artillery Center and School. Lawton has become the home of world-class manufacturing, and software development companies that serve both domestic and international markets. A vibrant city of almost 100,000, Lawton offers virtually every business and cultural amenity of a major market without big-city problems. Lawton is Oklahoma's third largest MSA with a workforce of over 110,000 from seven contiguous counties.



COMMERCIAL REALTY RESOURCES CO.
MULTIFAMILY INVESTMENT SERVICES

\$16,974,000
\$69,000 per unit

Summit Springs

2008 Construction
246-Units

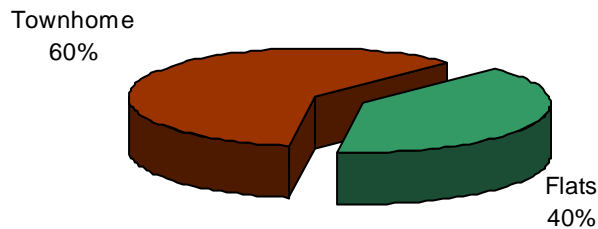
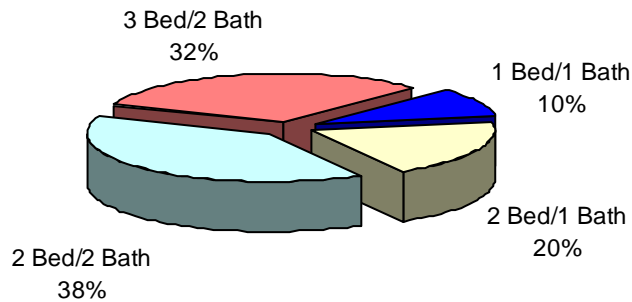
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Kansas

No.	Type	#Bdrm/Bth	Sq.Ft.	Total Sq.Ft.	Avg Rent	Rent/Sq.Ft.	Gross/Mo.	Gross/Yr.
6	A1W	1Bed/1 Bath Flat	676	4,056	625.00	0.92	3,750	45,000
18	A1C	1 Bed/1 Bath Flat	676	12,168	649.00	0.96	11,682	140,184
48	B1	2 Bed/1 Bath TH	1,016	48,768	778.00	0.77	37,344	448,128
48	B2	2 Bed/2 Bath TH	992	47,616	799.00	0.81	38,352	460,224
24	B3C	2 Bed/2 Bath Flat	1,003	24,072	789.00	0.79	18,936	227,232
24	B3W	2 Bed/2 Bath Flat	1,003	24,072	809.00	0.81	19,416	232,992
26	C1	3 Bed/2 Bath TH	996	25,896	865.00	0.87	22,490	269,880
13	C2W	3 Bed/2 Bath Flat	1,141	14,833	889.00	0.78	11,557	138,684
13	C2C	3 Bed/2 Bath Flat	1,141	14,833	899.00	0.79	11,687	140,244
26	C3	3 Bed/2 Bath TH	1,233	32,058	950.00	0.77	24,700	296,400
246			1,010	248,372	812.66	0.80	199,914	2,398,968



Oklahoma



Arkansas



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