



COMMERCIAL REALTY RESOURCES CO.
MULTIFAMILY INVESTMENT SERVICES



Arkansas

Oklahoma

Kansas



Tudor Crossing Apartments

1332 & 1346 SW 74th Street
Oklahoma City, Oklahoma 73159

170-Units

Mike Buhl
CRRC-OKC
405.360.5966
buhl@crcc.us

Darla Knight
CRRC-Tulsa
918.557.5966
darla@crcc.us

- \$6,184,000
- Over \$200,000 in recent improvements
- Well Managed
- South OKC with Interstate Frontage on I-240
- Within minutes of major retail and employers
- Within minutes of Downtown and Bricktown
- Assumable FNMA Loan
- Total Electric and Individually Metered
- Gable Roofs
- Part of Envision 240



www.crcc.us

Providing professional apartment brokerage and marketing services for over 32 years

Section 1	Pages
• <i>Disclaimer</i>	4
• <i>Photographs</i>	5-10
• <i>Neighborhood Map</i>	11
• <i>Submarket Map</i>	12
• <i>Aerial Map</i>	13-14
• <i>Offering Description & Highlights</i>	15-18
• <i>Unit Mix</i>	19
• <i>Interior Photographs</i>	20-21
• <i>Floor Plans</i>	22
Section 2	
• <i>Purchase Price and Terms</i>	24
• <i>Financing</i>	25
Section 3	
• <i>Operating Data Highlights</i>	27
• <i>Income & Expense Spreadsheet</i>	27-A
Section 4	
• <i>Sale Comps</i>	29-32
• <i>Rent Comps</i>	33-38
Section 5	
• <i>OKC at a Glance & Accolades</i>	40-42
Section 6	
• <i>CRRC Contacts</i>	44
• <i>Oklahoma Broker Relationship Act</i>	45



1



Disclaimer

This package has been prepared to provide summary information to prospective buyers and to establish an initial and preliminary level of interest in the property described herein. It is not intended to present all material information regarding the subject property, and is not a substitute for a complete and thorough due diligence investigation. Commercial Realty Resources has not made any investigation of the actual property, the tenants, the operating history, financial reports, leases, square footage, age or any other aspect of the property, including but not limited to the actual number of appliances being conveyed or any potential environmental problems that may exist and makes no warranty or representation whatsoever concerning these issues.

The information contained in this package has been obtained from sources we believe to be reliable; however, Commercial Realty Resources and Seller have not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Any pro forma, projections, opinions, assumptions or estimates used are for example only and do not necessarily represent the current or future performance of the property.

Commercial Realty Resources and Seller recommend that prospective buyers conduct an in-depth investigation of the physical and financial aspects of the property to determine if the property meets their needs and expectations. We also recommend that prospective buyers consult with their tax, financial and legal advisors on any matter that may affect their decision to purchase the property and the subsequent consequences of ownership.

Commercial Realty Resources and Seller recommend that prospective buyers consult with qualified professionals regarding the presence of any molds, funguses, or other organisms that may adversely affect the property and the health of individuals.

The material contained in this document is not to be copied and/or used for any purpose or made available without the express written consent of Commercial Realty Resources.









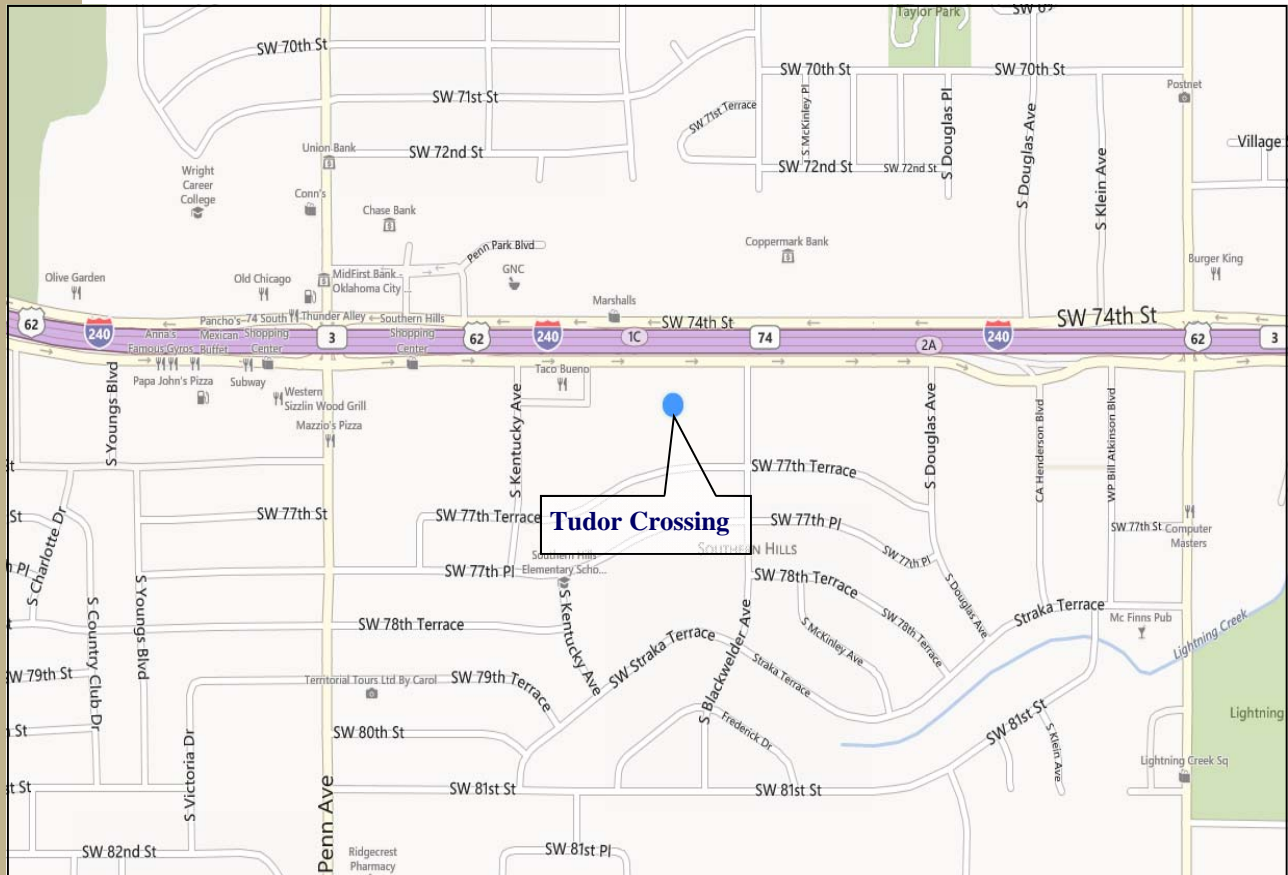






COMMERCIAL REALTY RESOURCES CO.
MULTIFAMILY INVESTMENT SERVICES

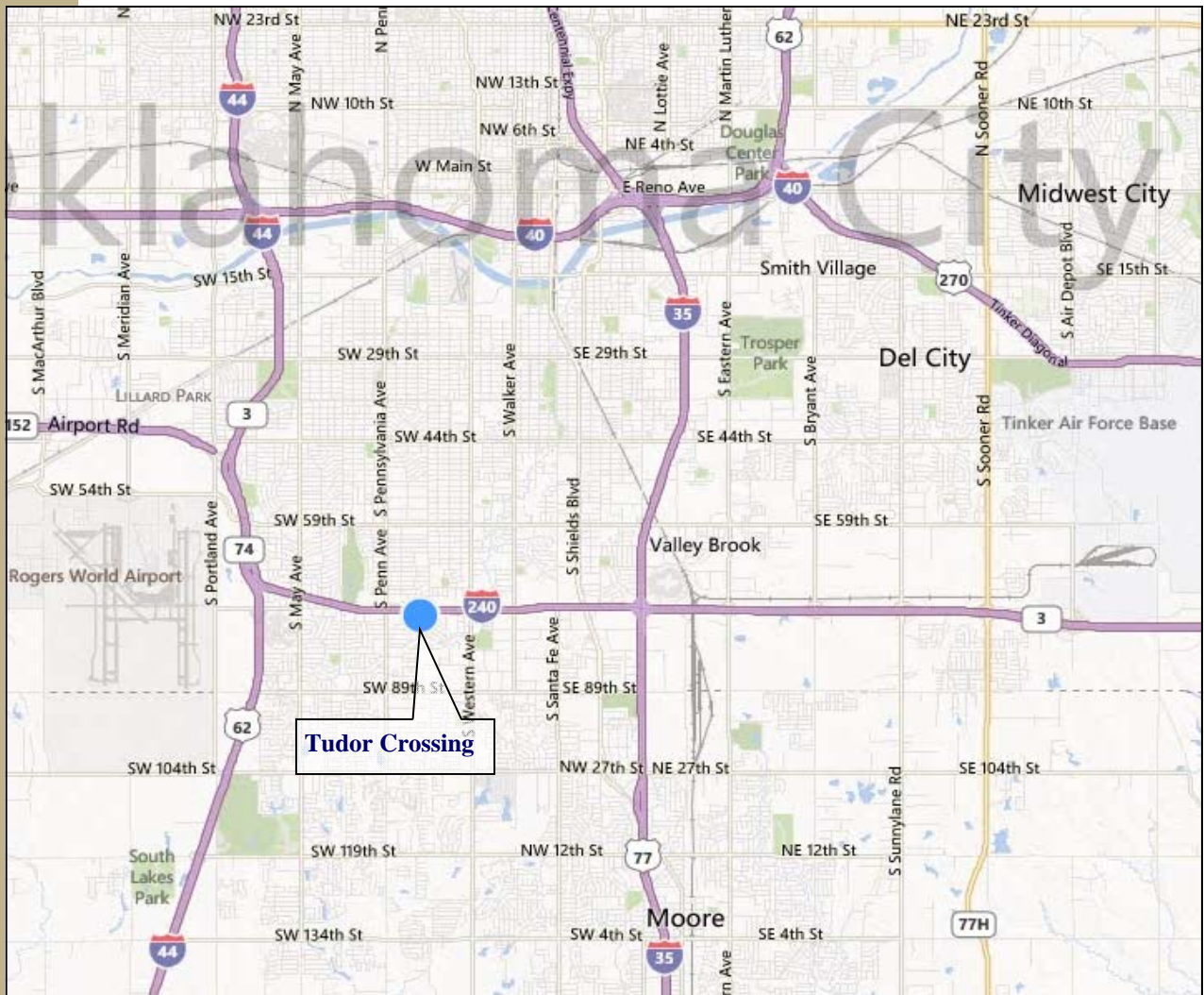
Neighborhood Map





COMMERCIAL REALTY RESOURCES CO.
MULTIFAMILY INVESTMENT SERVICES

Submarket Map





COMMERCIAL REALTY RESOURCES CO.
MULTIFAMILY INVESTMENT SERVICES

Submarket Aerial Photo





COMMERCIAL REALTY RESOURCES CO.
MULTIFAMILY INVESTMENT SERVICES

Subject Property Aerial





COMMERCIAL REALTY RESOURCES CO.
MULTIFAMILY INVESTMENT SERVICES

Offering Description

Tudor Crossing apartments contain 170-units. The property is a two-story garden style community located in south Oklahoma City. Amenities include a swimming pool and on-site laundry facilities.

The property is located in South Oklahoma City about seven miles southwest of the Downtown and Bricktown District. Tudor Crossing has frontage and high visibility on I-240, which is a major retail, commercial and restaurant corridor that carries over **100,000 vehicles per day**. Several neighborhood shopping centers are within walking distance of the property.

The property is also within minutes of Oklahoma City Community College, Plaza Mayor Mall, Will Rogers World Airport, the FAA Training Center and Tinker Air Force Base, which currently employs approximately 28,000 civilian and military personnel.

Offering Highlights:

- 170-units with 57% one bedrooms, 39% two bedrooms and 4% three bedrooms
- Great location along I-240 in South Oklahoma City
- Oklahoma City has experiencing some of the highest profile developments in the country with the \$350 million Devon Tower, the \$50 million Outlet Shoppes at Oklahoma City, and now the \$235.5 million, 600-room Omni convention center hotel planned for downtown Oklahoma City. MAPS 3 projects currently in the works include a \$132 million downtown park, a \$131 million downtown streetcar system, and a \$52 million project to construct senior wellness centers around the metro.
- Tudor Crossing is across the highway from a \$45 million retail development.
- Envision 240 is a study of the area along the I-240 corridor between Will Rogers World Airport and Plaza Mayor Mall. The I-240 corridor has a unique advantage in that it is performing well. The Envision 240 plan is to be aggressively proactive in redevelopment. The I-240 corridor area is well positioned to become a mixed-use destination for Oklahoma City and metro-area residents. The panel recommended three high-level strategies, a series of key recommendations, and several potential tools to utilize in the implementation of the strategies and recommendations. The complete Envision 240 Report can be found on the dedicated web page for Tudor Crossing at www.crrc.us
- Just seven miles to the east at the intersection of I-240 and I-35, Crossroads Mall has been rebranded to Plaza Mayor. Developers have converted the 40-year-old complex into a Hispanic shopping and event center called Plaza Mayor at the Crossroads.





COMMERCIAL REALTY RESOURCES CO.
MULTIFAMILY INVESTMENT SERVICES

Envision 240



- Planning Home
- Urban Redevelopment Division
- Commercial District Revitalization Program
- Envision 240 Past Meetings and Events
- Envision 240 Final Report and Highlights

Envision 240

PLANNING



A study in 2012 is taking a fresh look at the most important retail corridor in South Oklahoma City

Interstate 240 was built in 1965 and now carries over 100,000 vehicles per day as a main service artery in South Oklahoma City. The retail, commercial and various small businesses along this corridor provide necessary goods and services to the surrounding neighborhoods, college students, and commuters.

envision
240

The South OKC Chamber of Commerce and the Greater OKC Chamber of Commerce have formed a partnership with the City of Oklahoma City and the Urban Land Institute to look at ways to improve and strengthen the I-240 corridor and position it to thrive in the coming decades. The partnership was launched in January 2012 with an \$18,000 grant from the Urban Land Institute to carry out the project, called "Envision 240." The Envision 240 study area includes the I-240 corridor between I-35 and I-44.



[Oklahoma Urban Land Institute Envision 240 final report and highlights](#) (PDF)

Next Steps: The South Oklahoma City Chamber of Commerce has taken the lead to implement the report's recommendations and communicate with the community. If you have questions or comments, contact [Elaine Lyons](#), President of the South OKC Chamber, at (405) 634-1436.



COMMERCIAL REALTY RESOURCES CO.
MULTIFAMILY INVESTMENT SERVICES

<p><u>Property Description:</u></p>	<p>Tudor Crossing is located in South Oklahoma City, about seven miles southwest of the Downtown & Bricktown area. The property has frontage on I-240, which is a major retail and restaurant corridor, and is within walking distance of several neighborhood shopping centers. The property is also within minutes of Oklahoma City Community College, Plaza Mayor Mall, Will Rogers World Airport, the FAA Training Center and Tinker Air Force Base, which currently employs approximately 28,000 civilian and military personnel. This is a prime retail area, as evidenced by the \$45 million dollar 240 Penn Park development, which is across the highway. 240 Penn Park includes several new restaurants, as well as Old Navy, Marshall's, Pier One and Famous Footwear. Other major retailers in this area include Wal-Mart Supercenter, Home Depot, and Lowe's.</p>
<p><u>Number of Units:</u></p>	<p>170-units</p>
<p><u>Number of Buildings:</u></p>	<p>15 two-story apartment buildings, 1 single-story building for the office and 1 single-story building for laundry on 5.59 acres of land <i>(according to County records)</i></p>
<p><u>Year Built:</u></p>	<p>1967 and 1968 <i>(according to County records)</i></p>
<p><u>Apartment Features:</u></p>	<p>Apartments feature wall-to-wall carpeting and vinyl tile in the kitchen and baths. Walk-in closets, mini-blinds, ceiling fans, frost-free refrigerator/freezer, dishwasher, range/oven with vent-hood, and garbage disposal. Some apartments with wood plank vinyl flooring.</p>
<p><u>Property Amenities:</u></p>	<p>Amenities include a swimming pool and on-site laundry facilities.</p>
<p><u>Construction:</u></p>	
<p>Style:</p>	<p>Two-Story garden-style</p>
<p>Exterior:</p>	<p>Wood framed with brick and exterior siding with wood trim</p>
<p>Roof:</p>	<p>Gable roofs with composition asphalt shingles. Roofs were replaced in 2009</p>
<p>Parking:</p>	<p>The parking areas are asphalt with concrete curbs and walkways with open parking spaces.</p>



COMMERCIAL REALTY RESOURCES CO.
MULTIFAMILY INVESTMENT SERVICES

<u>Mechanical System:</u>	
Electrical Metering:	Individually Metered
HVAC:	Total electric with individual HVAC
Hot Water:	Each apartment has its own electric hot water heater
Water:	Provided by Property
Utilities:	Tenants pay their own separately metered electric. Owner pays for the common area electric, water and sewer and trash removal.
<u>Current Occupancy:</u>	91% occupied and 94% leased as of 07/31/2017
<u>Real Estate Taxes:</u>	R109681150 AND R109681130 2017 Assessed Value: 570,287 2016 Tax Rate: 113.21 2016 Tax Amount: \$64,562 Assessment Ratio: 11% of Market Value
<u>Recent Capital Improvements:</u>	Over \$200,000 in improvements since 2014 <ul style="list-style-type: none">• New parking lot• Repaired and/or replaced sidewalks• Installed GFC electrical outlets per FNMA requirements• Repaired and/or replaced stairwells• New paint• Upgraded and repaired swimming pool• New laundry rooms• Replaced 30% +/- of appliances





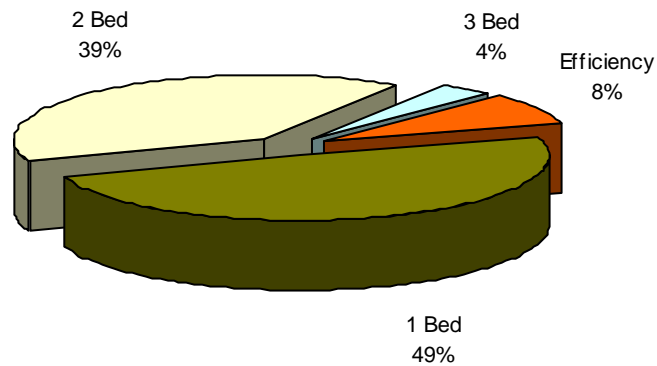
COMMERCIAL REALTY RESOURCES CO.
MULTIFAMILY INVESTMENT SERVICES

UNIT MIX

No.	Sq.Ft.	Type	Total Sq.Ft.	Rent Roll Avg	Market/Sq.Ft.	Gross/Mo.	Gross/Yr.
12	450	Efficiency	5,400	\$ 420.00	\$ 0.93	\$ 5,040	\$ 60,480
1	375	Efficiency	375	\$ 422.00	\$ 1.13	\$ 422	\$ 5,064
49	544	1 Bed / 1 Bath	26,656	\$ 480.00	\$ 0.88	\$ 23,520	\$ 282,240
13	544	1 Bed / 1 Bath Upgrade	7,072	\$ 505.00	\$ 0.93	\$ 6,565	\$ 78,780
22	750	1 Bed / 1 Bath	16,500	\$ 500.00	\$ 0.67	\$ 11,000	\$ 132,000
48	825	2 Bed / 1 Bath	39,600	\$ 591.00	\$ 0.72	\$ 28,368	\$ 340,416
8	825	2 Bed / 1 Bath Upgrade	6,600	\$ 610.00	\$ 0.74	\$ 4,880	\$ 58,560
3	920	2 Bed / 1.5 Bath TH	2,760	\$ 650.00	\$ 0.71	\$ 1,950	\$ 23,400
8	920	2 Bed / 2 Bath	7,360	\$ 650.00	\$ 0.71	\$ 5,200	\$ 62,400
6	1168	3 Bed / 2 Bath	7,008	\$ 780.00	\$ 0.67	\$ 4,680	\$ 56,160
170	702		119,331	\$ 538.97	\$ 0.77	\$ 91,625	\$ 1,099,500

DISTRIBUTION RATIO

Distribution Ratio





COMMERCIAL REALTY RESOURCES CO.
MULTIFAMILY INVESTMENT SERVICES

Interior Photos





COMMERCIAL REALTY RESOURCES CO.
MULTIFAMILY INVESTMENT SERVICES

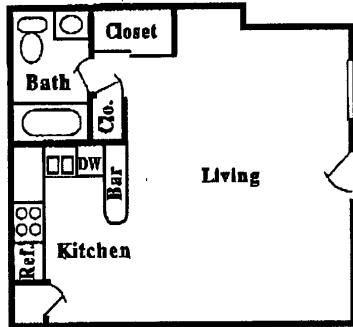
Interior Photos



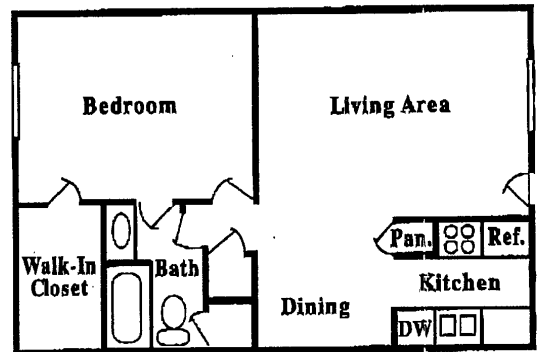


COMMERCIAL REALTY RESOURCES CO.
MULTIFAMILY INVESTMENT SERVICES

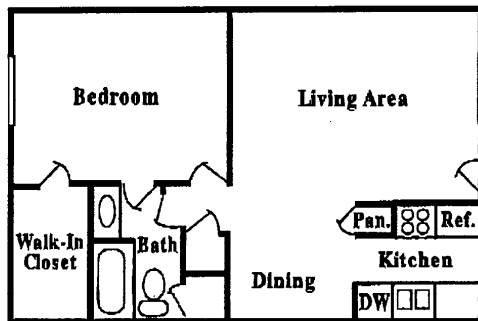
Floor Plans



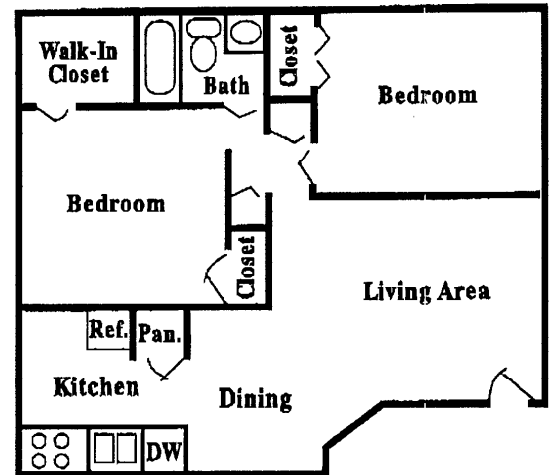
The Depot Efficiency _____ 450 SF



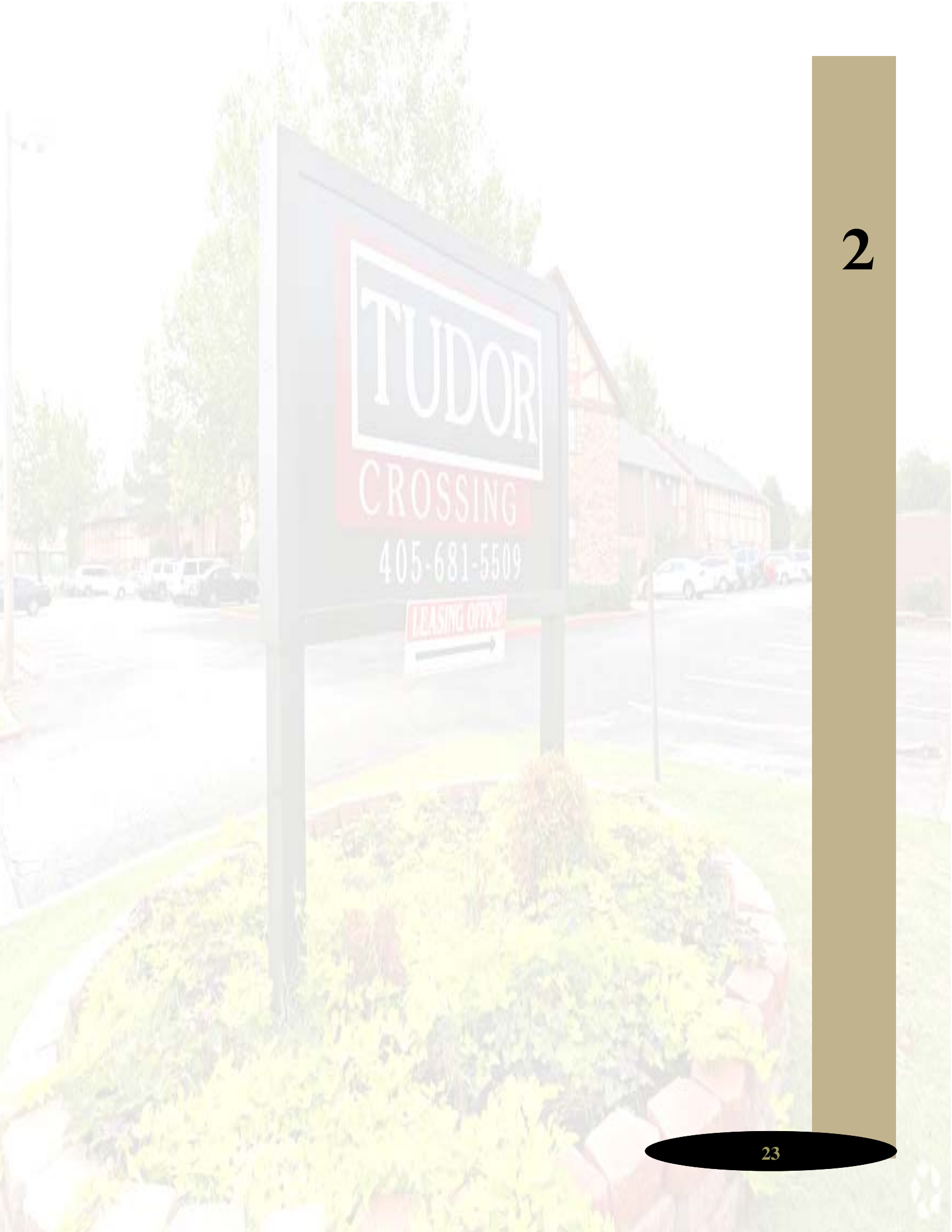
The Boardwalk 1 Bed/1 Bath _____ 750 SF



The Chestnut 1 Bed - 1 Bath _____ 544 SF



The Chateau 2 Bed - 1 Bath _____ 865 SF



2



COMMERCIAL REALTY RESOURCES CO.
MULTIFAMILY INVESTMENT SERVICES

PURCHASE PRICE & TERMS

<u>Purchase Price:</u>	\$6,184,000
<u>Terms of Sale:</u>	Buyer to assume existing FNMA Loan with an approximate balance of \$4,142,139.
<u>Price Per Apartment Unit:</u>	\$36,376
<u>Price Per Net Rentable Sq. Ft.</u>	\$51.82
<u>Cap Rate:</u> <i>(Based on actual / pro forma)</i>	7.53%
<u>Cash-On-Cash:</u> <i>(Based on actual / pro forma)</i>	8.86% 12.42% with principal reduction



COMMERCIAL REALTY RESOURCES CO.
MULTIFAMILY INVESTMENT SERVICES

EXISTING FINANCING

<u>Original Amount/Date:</u>	\$4,360,000 (January 2014)
<u>Current Balance/Date:</u>	\$4,142,139 (July 2017)
<u>Interest Rate:</u>	5.12%
<u>Interest Only Period:</u>	None
<u>Payment:</u>	\$284,715
<u>Amortization:</u>	30 years
<u>Maturity Date:</u>	10 years
<u>Lender:</u>	Fannie Mae Hunt Mortgage Group
<u>Assumption Fees:</u>	Buyer to pay 1% assumption, application fee and legal.





COMMERCIAL REALTY RESOURCES CO.
MULTIFAMILY INVESTMENT SERVICES

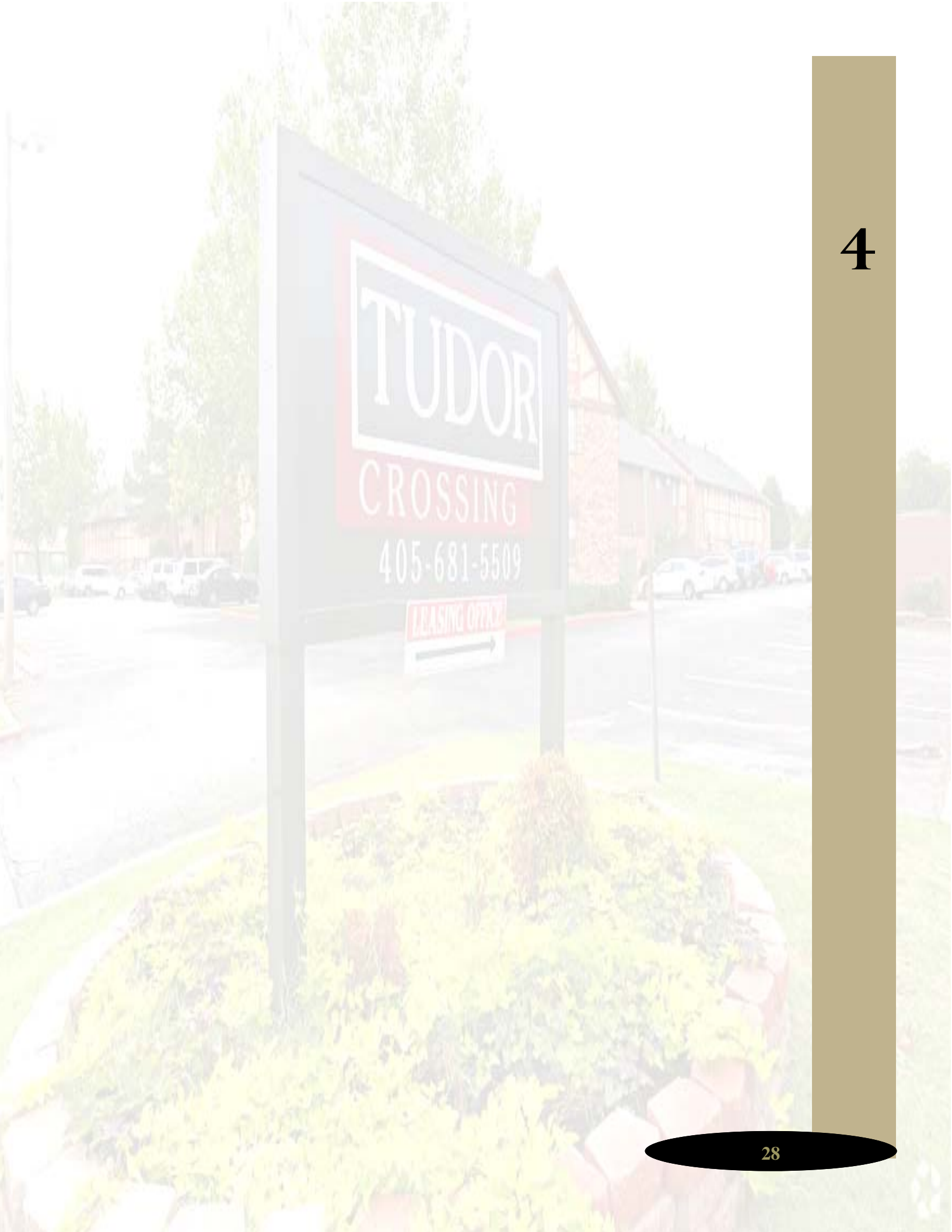
Operating Data Highlights

<p>Pro forma</p> <p>Income</p>	<p>Income is based on the July 2017 Rent Roll and the 2017 actual, trending forward at 6.87%. We included loss-to-lease at \$15,000, concessions and bad debt at \$20,000 and a 7% vacancy loss.</p> <p>Effective Rental Income was determined to be \$988,585, which is 2.92% above the July 2017 Lease Rent Annualized of \$960,492.</p> <p>Other Income is based on 2016 actual.</p>
<p>Expenses</p>	<p>Real Estate taxes have been increased</p> <p>Utilities are based on 2016 actual</p> <p>Management fee is based on 4%</p> <p>Payroll is based on \$900 per unit per year</p> <p>Replacement Reserves are included at \$300 per unit per year</p> <p>Total Expenses are calculated at \$3,869 per unit per year</p>
<p>Net Operating Income</p>	<p>Stabilized NOI is underwritten at \$465,603</p>

Annual Property Operating Data											
Property:	Tudor Crossing Apartments			Price:	\$ 6,184,000	Run Date:	14-Aug-17				
Street:	1332 SW 74th Street			Price Per Unit:	\$ 36,376	Cap Rate:	7.53%				
City, State:	Oklahoma City 73159			Price Per SF:	\$ 51.82	Cash-on-Cash Return:	8.86%				
Number of Units:	170			Mortgage Balance:	\$ 4,142,139	Cash-on-Cash w/ Principal Reduction:	12.42%				
				Equity Requirement:	\$ 2,041,861	33%					
No.	Sq.Ft.	Type	Total Sq.Ft.	Rent Roll	Utility Chg	Rent + Utility	Rent Sq.Ft.	Gross/Mo.	Gross/Yr.		
12	450	Efficiency	5,400	\$ 420.00	\$ -	\$ 420.00	\$ 0.93	\$ 5,040	\$ 60,480		
1	375	Efficiency	375	\$ 422.00	\$ -	\$ 422.00	\$ 1.13	\$ 422	\$ 5,064		
49	544	1 Bed / 1 Bath	26,656	\$ 480.00	\$ -	\$ 480.00	\$ 0.88	\$ 23,520	\$ 282,240		
13	544	1 Bed / 1 Bath Upgrade	7,072	\$ 505.00	\$ -	\$ 505.00	\$ 0.93	\$ 6,565	\$ 78,780		
22	750	1 Bed / 1 Bath	16,500	\$ 500.00	\$ -	\$ 500.00	\$ 0.67	\$ 11,000	\$ 132,000		
48	825	2 Bed / 1 Bath	39,600	\$ 591.00	\$ -	\$ 591.00	\$ 0.72	\$ 28,368	\$ 340,416		
8	825	2 Bed / 1 Bath Upgrade	6,600	\$ 610.00	\$ -	\$ 610.00	\$ 0.74	\$ 4,880	\$ 58,560		
3	920	2 Bed / 1.5 Bath TH	2,760	\$ 650.00	\$ -	\$ 650.00	\$ 0.71	\$ 1,950	\$ 23,400		
8	920	2 Bed / 2 Bath	7,360	\$ 650.00	\$ -	\$ 650.00	\$ 0.71	\$ 5,200	\$ 62,400		
6	1168	3 Bed / 2 Bath	7,008	\$ 780.00	\$ -	\$ 780.00	\$ 0.67	\$ 4,680	\$ 56,160		
170	702		119,331	\$ 538.97	\$ -	\$ 538.97	\$ 0.77	\$ 91,625	\$ 1,099,500		
								Utility Charge	\$ -		
2017 Financing											
2017											
Jan-July											
Annualized											
Proforma											
Per Unit											
Existing Loan											
INCOME	Market Rent			-	1,099,020	1,099,500	1,099,500	6,468	Original Bal.	Jan-14	\$ 4,360,000
	Loss-to-Lease			-	(46,896)	(37,803)	(15,000)		Current Bal.	Jul-17	\$ 4,142,139
	Gross Potential Rent			-	1,052,124	1,061,697	1,084,500	6,379	Interest Only		0
	(Concessions)			-	17,760	18,397	10,000	59	Maturity Date		10
	(Bad Debt)			-	18,034	12,792	10,000		Amortization		30
	(Vacancy)			-	123,254	111,656	75,915	447	Interest Rate		5.12%
	Effective Rental Income			-	893,076	918,852	988,585	5,815	Constant		6.530%
	Other Income			-	54,537	54,862	54,537	321	Debt Service		\$ 284,715
	Utility Charge			-	71,019	68,352	71,019	418	Principal Year 4		\$ 72,636
	Laundry Income			-	9,263	9,091	9,263	54			
Gross Operating Income				1,027,895	1,051,157	1,123,404	6,608				
EXPENSES	R E Taxes			-	68,308	68,431	75,000	441			
	Insurance			-	62,225	59,280	59,500	350			
	Utility Other			-	1,455	732	-	-			
	Electricity ABP			-	25,374	26,047	25,374	149			
	Electricity Vacant			-	10,134	10,491	10,134				
	Electricity Common			-	20,764	20,160	20,764	122			
	Trash			-	13,779	13,897	13,779	81			
	Water / Sewer			-	72,314	47,460	72,314	425			
	Supplies			-	1,437	3,205	2,500	15			
	Services			-	28,358	29,491	29,500	174			
	Make Ready			-	33,084	31,476	30,000	176			
	Repairs & Maintenance			-	41,511	54,871	35,000	206			
	Wages & Payroll Taxes			-	152,244	153,373	153,000	900			
	Management Fee			-	40,896	45,456	44,936	264			
	Advertising			-	11,670	9,475	12,000	71			
Administration			-	23,162	24,997	23,000	135				
Capital / Replacement Reserves			-	-	-	51,000	300				
Total Operating Expenses				606,715	598,842	657,801					
Per Unit				3,569	3,523		3,869				
Per Sq Ft				5.08	5.02		5.51				
Net Operating Income				421,180	452,315	465,603	2,739				
Non-Recurring Capital Expenditures				-	-	-					
Debt Service				-	-	284,715	1,675				
Cash Flow				421,180	452,315	180,888	1,064				
Real Estate Tax Information:											
Account: R109681150 and R109681130			2017	Assessed Value:	570,287	Rate/\$1000:	113.21	Value:	\$	5,184,427.27	
				Tax Amount:	\$ 64,562	Tax Dist:	0	Per Unit:	\$	30,496.63	

Notes: 7/31/17 Rent Roll Lease Rent Annualized is \$960,492

2017 Water / Sewer is lower because of a utility deposit credit



4



COMMERCIAL REALTY RESOURCES CO.
MULTIFAMILY INVESTMENT SERVICES

Sale Comparison

Property Address: 125 SW 74th Street, Oklahoma City

Size and Age: 224-units, Built in 1970

Price: \$8,200,000 **Price Per Unit:** \$36,607 **Price SF:** \$47.64

Closing Date: 09/2016

Total Square Footage: 186,298



Seminole Ridge

Property Address: 2300 SW 74th, Oklahoma City

Size and Age: 156-units, Built in 1970

Price: \$6,510,000 **Price Per Unit:** \$41,730 **Price SF:** \$54.01

Closing Date: 11 / 2016

Total Square Footage: 120,533



Rosemont

Property Address: 717 Santa Rosa, Oklahoma City

Size and Age: 201-units, Built in 1974

Price: \$8,000,000 **Price Per Unit:** \$39,801 **Price SF:** \$39.26

Closing Date: 02/2014

Total Square Footage: 203,769



Los Pueblos

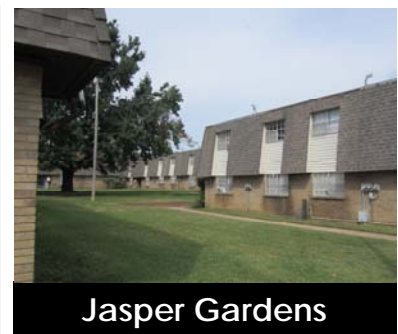
Property Address: 2530 N. Rockwell, Oklahoma City

Size and Age: 103-units, Built in 1970

Price: \$3,865,000 **Price Per Unit:** \$37,524 **Price Per SF:** \$39.02

Closing Date: Jan 2017

Total Square Footage: 99,051 **Reported Cap Rate:** 7.49



Jasper Gardens



COMMERCIAL REALTY RESOURCES CO.
MULTIFAMILY INVESTMENT SERVICES

Sale Comparison

Property Address: 9200 N. MacArthur, Oklahoma City

Size and Age: 160-units, Built in 1972

Price: \$6,030,000 **Price Per Unit:** \$37,687 **Price Per SF:** \$39.00

Closing Date: Feb 2017

Total Square Footage: 154,615



Village on the Lake

Property Address: 1701 NW 46th, Oklahoma City

Size and Age: 136-units, Built in 1964

Price: \$5,000,000 **Price Per Unit:** \$36,764 **Price Per SF:** \$52.78

Closing Date: Feb 2016

Total Square Footage: 94,732



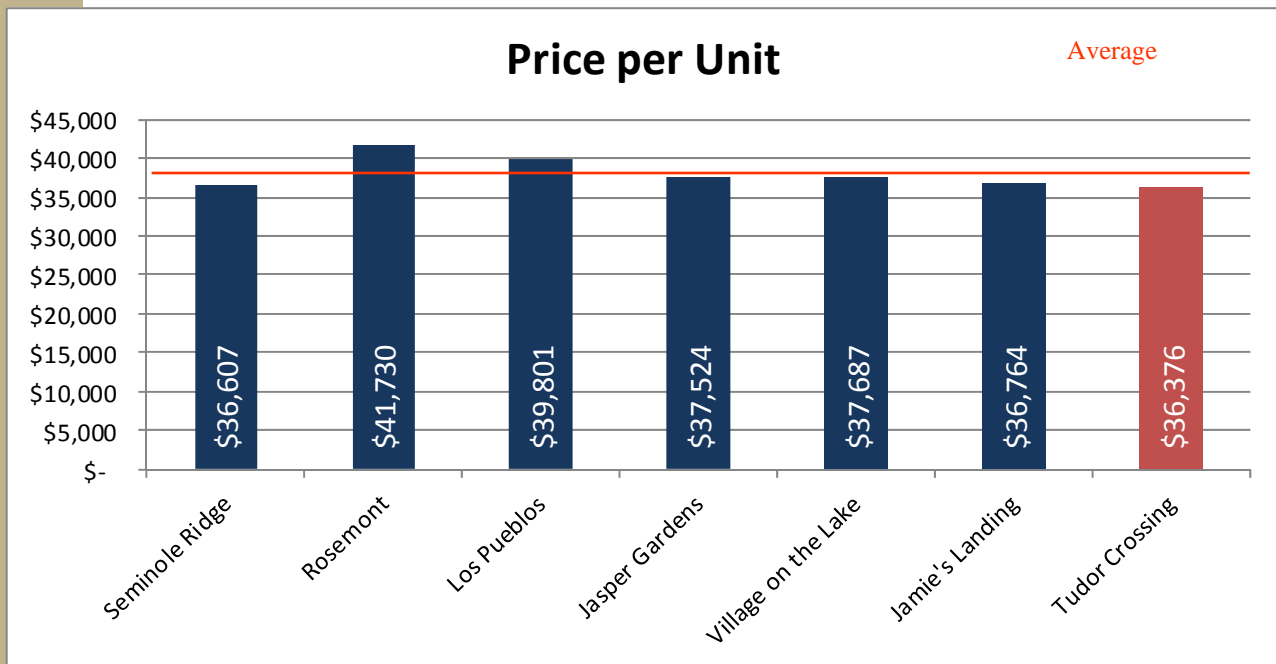
Jamies Landing



COMMERCIAL REALTY RESOURCES CO.
MULTIFAMILY INVESTMENT SERVICES

Sale Comparison Summary

Property	Price/Unit	Overall Price	No. Unit	Year Built
Seminole Ridge	\$36,607	\$8,200,000	224	1970
Rosemont	\$41,730	\$6,510,000	156	1970
Los Pueblos	\$39,801	\$8,000,000	201	1974
Jasper Gardens	\$37,524	\$3,865,000	103	1970
Village on the Lake	\$37,687	\$6,030,000	160	1972
Jamie's Landing	\$36,764	\$5,000,000	136	1964
Average	\$38,372	\$37,605,000	980	
Tudor Crossing	\$36,376	\$6,184,000	170	1968





COMMERCIAL REALTY RESOURCES CO.
MULTIFAMILY INVESTMENT SERVICES

Sale Comparison Map





COMMERCIAL REALTY RESOURCES CO.
MULTIFAMILY INVESTMENT SERVICES

RENT COMPS

In order to estimate market rents for Tudor Crossing, four apartment communities were selected as most competitive. Each property has been chosen due to its similarity with regard to quality, location, age, or amenities. While each property may not be directly comparable in all aspects, collectively they represent the rental market for Tudor Crossing. Rental Rates are based on market rates excluding any concessions or specials.

Meadow Park Apartments

1105 W. I-240 Service Road, Oklahoma City 73139

112-units / 1972 Construction



Pickwick Place Apartments

2759 W. I-240 Service Road, Oklahoma City 73139

305-units / 1972 Construction



Brickell Apartments

1292 SW 74th Street, Oklahoma City 73139

254-units / 1970 Construction



Seminole Ridge Apartments

125 W. I-240 Service Road, Oklahoma City 73139

224-units / 1970 Construction





COMMERCIAL REALTY RESOURCES CO.
MULTIFAMILY INVESTMENT SERVICES

Rent Comps at a Glance

Meadow Park Apartments

1105 W. I-240 Service Road, Oklahoma City 73139



Floor Plans & Pricing

Beds	Bath	Sq. Ft.	Rent	Rent Per Sq. Ft.
1	1	750	\$584 to \$599	\$0.78 to \$0.80
2	1	950	\$630	\$0.66
2	2	1,000	\$640	\$0.64

☆ Special Features

- Free Basic & Extended Cable
- I-240 Access to Metro
- Preferred employee discount
- Senior discount
- Front & Back Doors
- No Section 8, please
- Reduced Deposit for Active Military

🏠 Community Features

- Self-Service Laundry
- On-Site Property Manager
- Courtesy Patrol
- Fitness Center
- Playground
- On-Site Maintenance
- Spanish-Speaking
- Online Services
- Swimming Pool

🏠 Floor Plan Amenities

- High Speed Internet
- Heating
- Wired for Cable
- Dishwasher
- Stove
- Balcony
- Outdoor Grill
- A/C
- Smoke Free
- Fireplace
- Garbage Disposal
- Refrigerator
- Patio



COMMERCIAL REALTY RESOURCES CO.
MULTIFAMILY INVESTMENT SERVICES

Rent Comps at a Glance

Pickwick Place Apartments

2759 W. I-240 Service Road, Oklahoma City 73139



Floor Plans & Pricing

Beds	Bath	Sq. Ft.	Rent	Rent Per Sq. Ft.
1	1	650	\$560	\$0.86
2	1	950	\$594 to \$616	\$0.63 to \$0.65
2	2	980	\$582 to \$594	\$0.59 to \$0.61

Apartment Amenities

Unique Features

- Gazebo-Reading Area
- Large, Spacious Floorplans
- Pet Play Station
- Professionally Manicured Landscaping
- Professionally Owned and Managed
- Updated Bathroom Lighting

Lease Length

12-15 month lease

Fitness & Recreation

- Fitness Center
- Pool
- Playground

Kitchen

- Dishwasher
- Disposal
- Microwave
- Oven
- Range
- Refrigerator

Pet Policy

Dogs and Cats Allowed Pet deposit depends on the carpet in the apartment weather it be older or newer and ranges from \$250.00-\$1000.00/250.00 Non-Refundable.

- \$1,000 Fee
- 100 lb Weight Limit
- 1 Pet Limit
- Pet Interview Required

Services

- Laundry Facilities
- Controlled Access
- Maintenance on site
- Property Manager on Site
- Pet Play Area

Living Space

- Hardwood Floors
- Carpet
- Office
- Walk-In Closets
- Loft Layout

Parking

Surface Lot and Street
1 space.

Covered: \$20
1 space; Assigned Parking.

Property Information

- Built in 1972
- 315 Units/2 Stories

Outdoor Space

- Gated

Features

- Washer/Dryer Hookup
- Ceiling Fans
- Smoke Free
- Fireplace
- Wheelchair Accessible (Rooms)

Outdoor Sp

- Patio



COMMERCIAL REALTY RESOURCES CO.
MULTIFAMILY INVESTMENT SERVICES

Rent Comps at a Glance

Brickell Apartments

1292 SW 74th Street, Oklahoma City 73139



Floor Plans & Pricing

Beds	Bath	Sq. Ft.	Rent	Rent Per Sq. Ft.
1	1	750	\$410 to \$535	\$0.55 to \$0.71
2	1	948	\$520 to \$585	\$0.55 to \$0.62

Apartment Amenities

Unique Features

- 2 beautiful pools
- community center for special events
- fitness center

Pet Policy

Pets Negotiable

Dogs Allowed: Breed restrictions may apply One time non-refundable pet fee of 300.00 per pet. Pet rent is not included in the amount of rent and is 25.00 per month per pet.

- \$150 Deposit
- \$25 Monthly Pet Rent
- \$150 Fee
- 20 lb Weight Limit
- 1 Pet Limit

Cats Allowed One time non-refundable pet fee of 300.00 per pet. Pet rent is not included in the amount of rent and is 25.00 per month per pet.

- \$150 Deposit
- \$25 Monthly Pet Rent
- \$150 Fee
- 1 Pet Limit



COMMERCIAL REALTY RESOURCES CO.
MULTIFAMILY INVESTMENT SERVICES

Rent Comps at a Glance

Seminole Ridge Apartments

125 W. I-240 Service Road, Oklahoma City 73139



Floor Plans & Pricing

Beds	Bath	Sq. Ft.	Rent	Rent Per Sq. Ft.
1	1	750	\$568	\$0.76
2	2	948	\$707	\$0.75

Apartment Amenities

Unique Features

- A Sparkling Pool
- Ample Parking Space
- Corporate Billing Available
- High Speed Internet Access Available
- Laundry Facility
- Military Moving Clause
- Near Public Transportation
- Shared Laundry Room

Fitness & Recreation

- Fitness Center
- Pool

Kitchen

- Dishwasher
- Disposal
- Kitchen
- Refrigerator

Pet Policy

Pets Negotiable

Dogs and Cats Allowed Both cats and dogs allowed. Please contact property for details on deposits, fees, and restrictions.

- \$200 Deposit
- 25 lb Weight Limit
- 2 Pet Limit

Services

- Laundry Facilities
- Courtesy Patrol
- Laundry Service

Living Space

- Double Pane Windows
- Window Coverings

Parking

Surface Lot
1 space.

Property Information

- Built in 1970
- Renovated in Jan 2009
- 224 Units/2 Stories

Interior

- Business Center

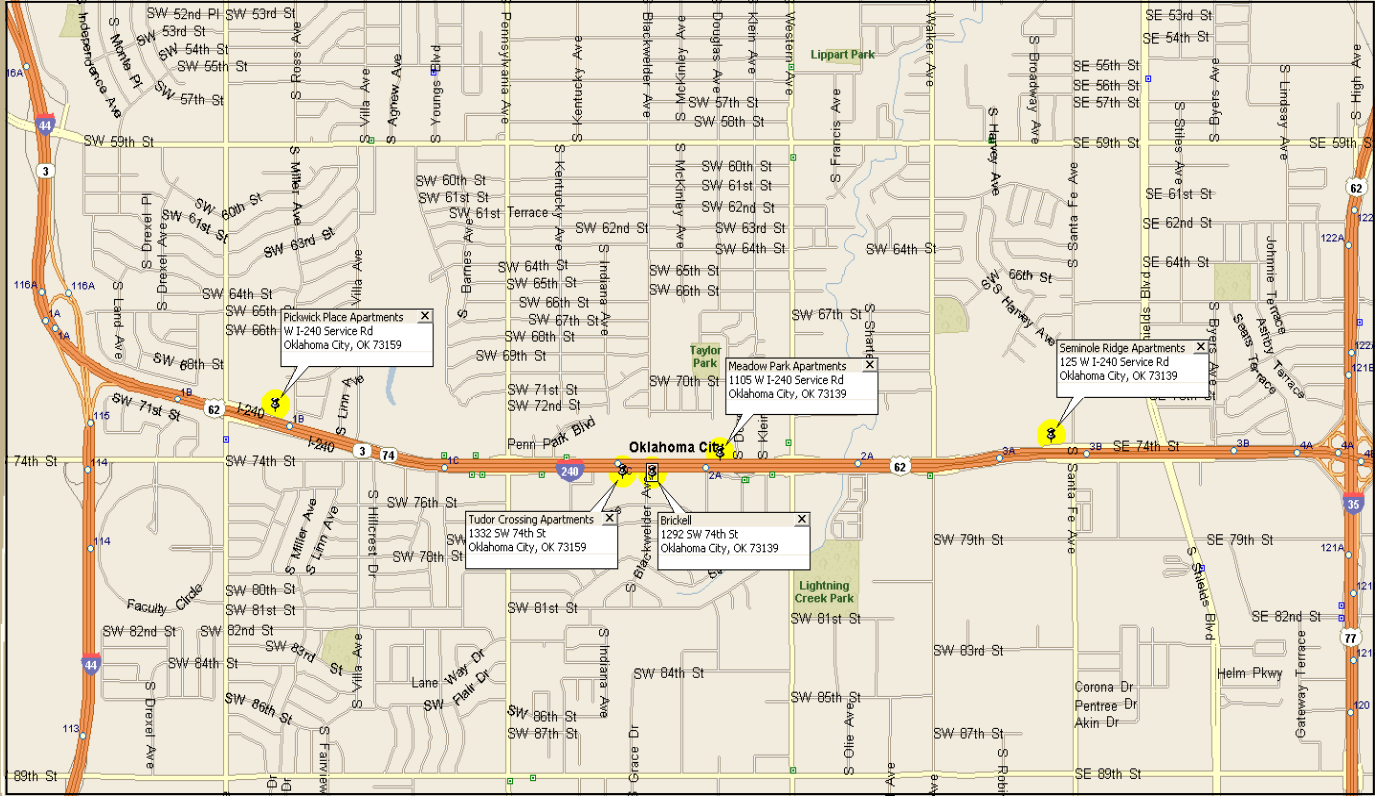
Features

- High Speed Internet Access
- Air Conditioning
- Heating



COMMERCIAL REALTY RESOURCES CO.
MULTIFAMILY INVESTMENT SERVICES

RENT COMP MAP





5



COMMERCIAL REALTY RESOURCES CO.
MULTIFAMILY INVESTMENT SERVICES

Click below to view Oklahoma City at a Glance

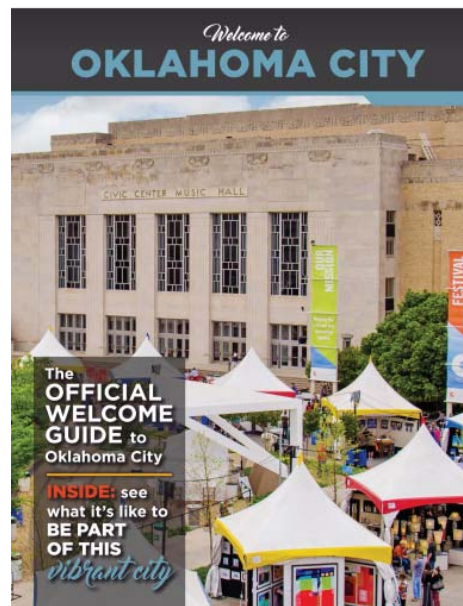
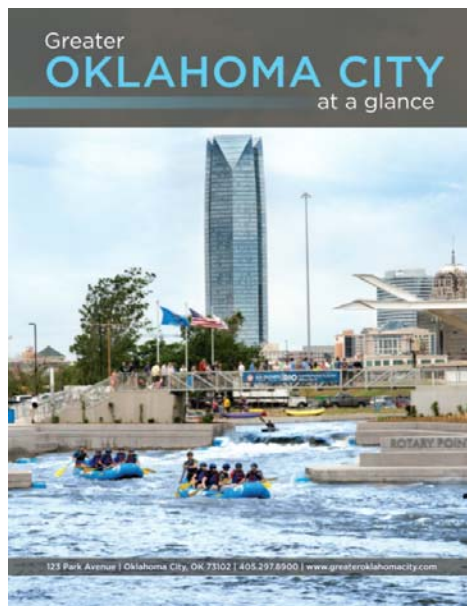
[http://issuu.com/okcchamber/docs/datasheet_2015-may?
e=1518993/31729052](http://issuu.com/okcchamber/docs/datasheet_2015-may?e=1518993/31729052)

Click below to view Oklahoma City Chamber

<http://www.okcchamber.com/>

Click below to view Oklahoma City Welcome Guide

https://issuu.com/okcchamber/docs/2016_welcome_guide?e=1518993/35183085





COMMERCIAL REALTY RESOURCES CO.
MULTIFAMILY INVESTMENT SERVICES

Oklahoma City Accolades

OKC ranks in top ten for most popular U.S. cities to live

June 6, 2017 - [Business Insider](#)

It's a good time to be in OKC. New data Business Insider obtained from realtor.com shows OKC coming in at No. 8 on their list of most popular cities everyone wants to live right now. The list is based on factors such as the migration ratio and growth rate.

OKC in top ten among cheapest U.S. cities to live

May 31, 2017 - [Kiplinger](#)

According to Kiplinger, OKC housing costs run 28.8% below the national average, earning it the No. 10 spot on their list of cheapest U.S. cities to live.

OKC top city for saving money

May 26, 2017 - [MarketWatch](#)

From an analysis of the 60 largest U.S. cities, *MarketWatch* listed Oklahoma City at No. 3 when it comes to saving money. The research found that Oklahoma City is one of the most affordable cities to live in the U.S., taking into account income, cost of living and unemployment.

OKC best place to start a business in 2017

May 3, 2017 - [WalletHub](#)

Looking at the top 150 cities in the U.S., *WalletHub* examined a variety of metrics including financing, growth rates, business environment/affordability and more and found that Oklahoma City ranked #1 as the best place to start a business.

OKC Gets High Marks for First-Time Homeowners

April 15, 2017 - [SmartAsset](#)

According to new research from *SmartAsset* few metros stack up to Oklahoma City when it comes to buying a home for the first time. OKC's steady housing market and affordability garnered the metro No. 2 on the "Best Cities for First-Time Homebuyers" list.

Standard & Poor's, Moody's reaffirm Oklahoma City's AAA bond rating

Mar. 15, 2017 - [Moody's / Standard & Poor's](#)

For the seventh year in a row, the City of Oklahoma City has earned the highest bond ratings possible from two of the nation's most respected financial rating services. Strong financial policies and practices, high reserve levels and the City's role as an economic center are three of the factors that led to Oklahoma City's strong rating.

OKC #1 on "Most Romantic Cities" list

Feb. 6, 2017 - [OpenTable](#)

It's fun to be in love in (and with) OKC! Doing some inventive data mining, OpenTable looked at percentage of restaurants labeled "romantic," reservations for tables of two, and people who went out for Valentine's Day in 2016 to generate their rankings.

Oklahoma City at #7 on "Best Cities to Raise a Family" ranking

Feb. 2, 2017 - [SmartAsset](#)

SmartAsset examined eight factors, including high school graduation rates, percentage of people below the poverty line, unemployment rate, child care costs, housing costs and more and found what locals already know: OKC is a great place to live and raise a family.

Demographia: OKC top-ten major market for housing affordability

Jan. 23, 2017 - [Demographia](#)

3rd Quarter 2016 housing and income data showed that OKC is a top-ten city for housing affordability among big cities, according to urban policy consultancy Demographia.

OKC in top ten among large cities for recession recovery

Jan. 11, 2017 - [WalletHub](#)

Looking at 505 cities and 18 key economic indicators, *WalletHub* found Oklahoma City came back stronger from the recession than cities like San Francisco, San Jose, Dallas, San Antonio and Houston, among others.

OKC is One of the Top Metros for Wage Growth

Dec. 7, 2016 - [Forbes](#)

Forbes recently looked at a study by *Headlight Data* to find which large metros had the fastest growing wages over the past decade. They found that the Oklahoma City metro had a 5.3-percent median wage growth rate which ranks No. 8 in the country.



COMMERCIAL REALTY RESOURCES CO.
MULTIFAMILY INVESTMENT SERVICES

Oklahoma City Accolades –continued

Oklahoma Ranks No. 1 for Oil & Gas Investment Worldwide

Dec. 7, 2016 - [Fraser Institute](#)

In their annual look at the top places for oil and gas investment, the Fraser Institute ranked Oklahoma the "Most Attractive Jurisdictions for Petroleum and Development Investment" in the world. It is the first time Oklahoma has beaten out Texas for that honor.

What are the Best Cities for Workforce? OKC Earns High Marks

Nov. 23, 2016 - [Global Trade](#)

In *Global Trade's* annual look at the top cities for global trade, Oklahoma City scored high marks for work force. "Young, smart professionals have been flocking to the city - it's grown by more than 125,000 people since 2000 - attracted by a low cost of living, low housing costs and healthy job growth," said the publication.

OKC is Tops Among Tourists

Oct. 19, 2016 - [USA Today](#)

USA Today set out to find what U.S. cities leave tourists the most satisfied and Oklahoma City got high marks. The metro made the top 25, finishing No. 4 among Southwest cities, in the survey.

OKC Among the Top Cities Rebounding from the Great Recession

Aug 16, 2016 - [CNBC](#)

CNBC listed Oklahoma City at No. 5 on its "7 Cities where Incomes have Rebounded the Most since the Great Recession" list. The metro has seen a personal income growth rate of 13.4 percent since 2009.

Business Facilities: OKC Ranks No. 1 for Quality of Life

Aug 3, 2016 - [Business Facilities](#)

Business Facilities recently released its 12th annual rankings report and it was full of good news for Oklahoma City. Greater Oklahoma City took the top spot in quality of life. "By just about any benchmark you can raise in evaluating the quality of life in a location, OKC is a frontrunner," said the publication.

OKC Has Some of the Lowest Business Cost in the U.S.

Aug 3, 2016 - [Business Facilities](#)

Oklahoma City was once again recognized for its low business cost as *Business Facilities* ranked the metro No. 8 on its annual "Lowest Cost of Business" list.

Your Dollar Goes Further in OKC

Aug 3, 2016 - [Business Facilities](#)

We've always claimed your dollar simply stretches further in Oklahoma City but don't take our word for it. *Business Facilities* listed Oklahoma City at No. 7 on its recent "Best Cost of Living" ranking.

Oklahoma City Ranked as One of the Best Cities for 20-Somethings

June 8, 2016 - [Angie's List](#)

Move.org listed Oklahoma City as the ninth best city to live in while in your 20s. The metro was highly recommended when looking at median gross rent, unemployment rates, short commutes and cost of living.

The Housing Market in OKC gives you more Bang for your Buck

May 23, 2016 - [Angie's List](#)

Website *Angie's List* ranked Oklahoma City No. 5 among the least expensive major metros to own a home. The website found that OKC has one of the lowest monthly tax rates, home maintenance costs and the lowest percentage of income spent on housing costs in the country.

OKC Makes the Honor Roll when it Comes to College Grads

May 18, 2016 - [Zumper](#)

Website *Zumper* recently gave Oklahoma City an A+ on its "Best Cities for New College Graduates" list. The site ranked OKC No. 10 and said "Oklahoma City's bustling economy is a great place to start a career."

Best Cities for Jobs? You know OKC Makes the List

May 18, 2016 - [Glassdoor](#)

Website *Glassdoor* released their 2016 list of "Best Cities for Jobs" and Oklahoma City came in at No. 10. The list was based on factors such as hiring opportunity, cost of living and job satisfaction.

OKC Ranked in Top 10 for Best Cities to Start a Career

May 9, 2016 - [WalletHub](#)

Oklahoma City ranked as the seventh best city to start a career, according to a recent study conducted by *WalletHub*. 150 of the most populated U.S. cities were compared using two key dimensions, Professional Opportunities and Quality of Life.



6



COMMERCIAL REALTY RESOURCES CO.
MULTIFAMILY INVESTMENT SERVICES



Mike Buhl
CRRC Oklahoma City
611 24th Avenue SW, Suite 100
Norman, OK 73069
405-360-5966
buhl@crrc.us



Darla Knight
CRRC Tulsa
15 West 6th Street, Suite 1303
Tulsa, OK 74119
918-557-5966
darla@crrc.us



OKLAHOMA REAL ESTATE COMMISSION

What You Need to Know About Broker Services

A real estate broker may work with one or both parties to a real estate transaction. *The Oklahoma Broker Relationships Law (Title 59, Oklahoma Statutes, §858-351 – 858-363) allows a real estate firm to provide brokerage services to both parties to the transaction. This could occur when a firm has contracted with a seller to sell their property and a prospective buyer contacts that same firm to see the property. If the prospective buyer wants to make an offer on the property, the firm must now provide a written notice to both the buyer and seller that the firm is now providing brokerage services to both parties to the transaction.*

Oklahoma real estate brokers have mandatory duties and responsibilities to all parties in a real estate transaction. *These duties and responsibilities shall be described and disclosed in writing prior to signing a contract to sell, purchase, lease, option or exchange real estate. These duties and responsibilities are to:*

- *Treat all parties with honesty and exercise reasonable skill and care.*
- *Receive all written offers and counteroffers, reduce offers or counteroffers to a written form upon request of any party to a transaction and present timely all written offers and counteroffers (unless specifically waived in writing by a party).*
- *Timely account for all money and property received by the broker.*
- *Disclose information pertaining to the property as required by the Residential Property Condition Disclosure Act.*
- *Comply with all requirements of The Oklahoma Real Estate License Code and all applicable statutes and rules.*
- *Keep confidential information received from a party or prospective party confidential unless written consent is granted by the party, the disclosure is required by law, or the information is public or becomes public as the results of actions from a source other than the broker. Confidential information includes:*
 - *That a party is willing to pay more or accept less than what is being offered*
 - *That a party or prospective party is willing to agree to financing terms different from those offered*
 - *The motivating factors of the party or prospective party purchasing, selling, leasing, optioning or exchanging the property*
 - *Any information specifically designated as confidential by the party unless such information is public.*

A broker has additional duties and responsibilities only to a party for whom the broker is providing brokerage services. *These duties and responsibilities shall also be described and disclosed in writing prior to signing a contract to sell, purchase, lease, option and exchange real estate. These duties are to:*

- *Inform the party in writing when an offers is made that the party will be expected to pay certain costs, brokerage services costs and approximate amount of the costs.*
- *Keep the party informed regarding the transaction.*

If a broker intends to provide fewer brokerage services than those required to complete a transaction, the broker shall provide written disclosure to the party for whom the broker is providing services. *The disclosure shall include a description of those steps in the transaction that the broker will not provide and state that the broker assisting the other party in the transaction is not required to provide assistance with these steps in any manner.*

Disclosure of these duties and responsibilities is required in writing. *The duties and responsibilities disclosed by the broker shall be confirmed in writing by each party in a separate provision, incorporated in or attached to the contract to purchase, option or exchange real estate.*

Services provided to a tenant do not automatically create a broker relationship. *When a broker provides brokerage services to a landlord under a property management agreement, the services provided to the tenant by the broker shall not be construed as creating a broker relationship between the broker and the tenant unless otherwise agreed to in writing; however, the broker owes to the tenant the duties of honesty and exercising reasonable skill and care.*

For more information, visit www.orec.ok.gov