

Courtyard Apartments

2215 Highway 9 West – Seminole, OK

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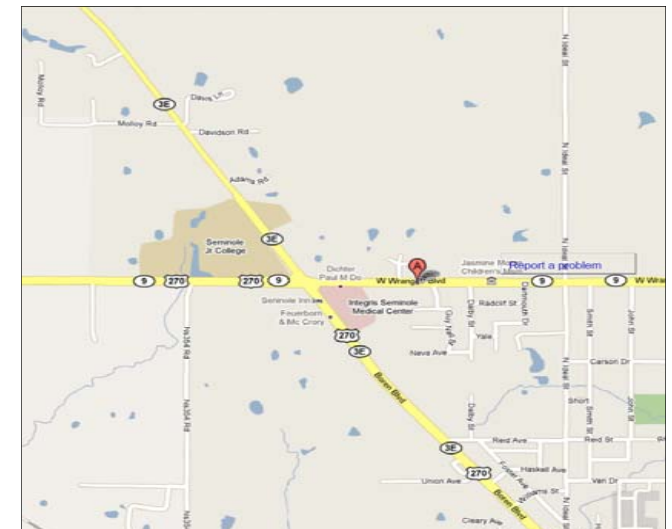
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INVESTMENT SUMMARY

85-Units
63,361 Net Rentable Sq. Ft.

Price:	\$1,550,000
Price/Unit:	\$18,235
Price/Sq. Ft.:	\$24.46
Terms:	Buyer to Obtain New Financing
Cap Rate:	9.02% Actual



Offering Highlights:

- *Complete New Roofs in 2010*
- *New Perimeter Fencing in 2010*
- *New Landings to Stairwells in 2010*
- Excellent Submarket supported by a university and local employers
- Minimal number of competitive properties
- No down units
- Property painted in 2008
- Within walking distance of Seminole State College and Seminole Medical Center



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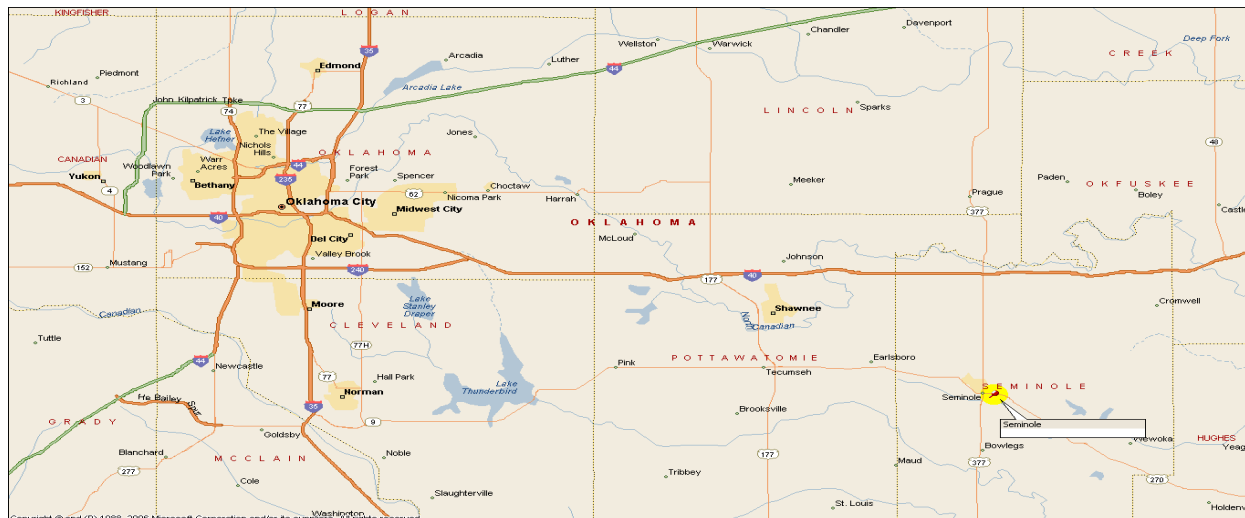
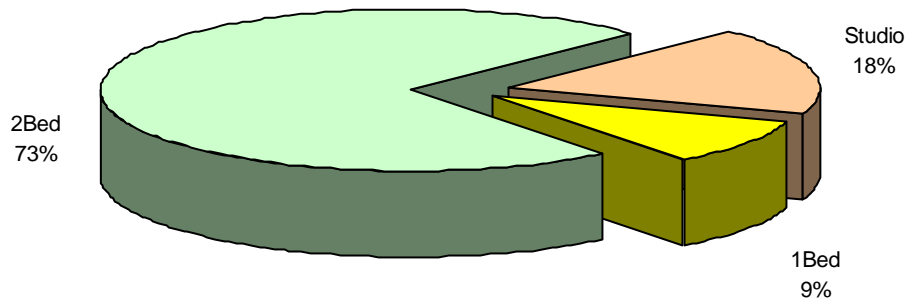
\$1,550,000
\$18,235 per unit

Courtyard Apartments

1974 Construction
85-Units

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No. Units	#Bdrm/Bth	Sq.Ft.	Total Sq.Ft.	Market Rent	Rent/Sq.Ft.	Gross/Mo.	Gross/Yr.
8	Studio	351	2,808	330.00	0.94	2,640	31,680
7	1bed Studio	351	2,457	330.00	0.94	2,310	27,720
8	1bed/1bath	602	4,816	395.00	0.66	3,160	37,920
54	2bed/1bath	848	45,792	470.00	0.55	25,380	304,560
8	2bed/1bath	936	7,488	495.00	0.53	3,960	47,520
85		745	63,361	440.59	0.59	37,450	449,400



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