



COMMERCIAL REALTY RESOURCES COMPANY
MULTIFAMILY INVESTMENT SERVICES



Arkansas

Oklahoma

Kansas



Yukon, OK

Woodrun Village Apartments

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Providing professional apartment brokerage and marketing services for over 25 years

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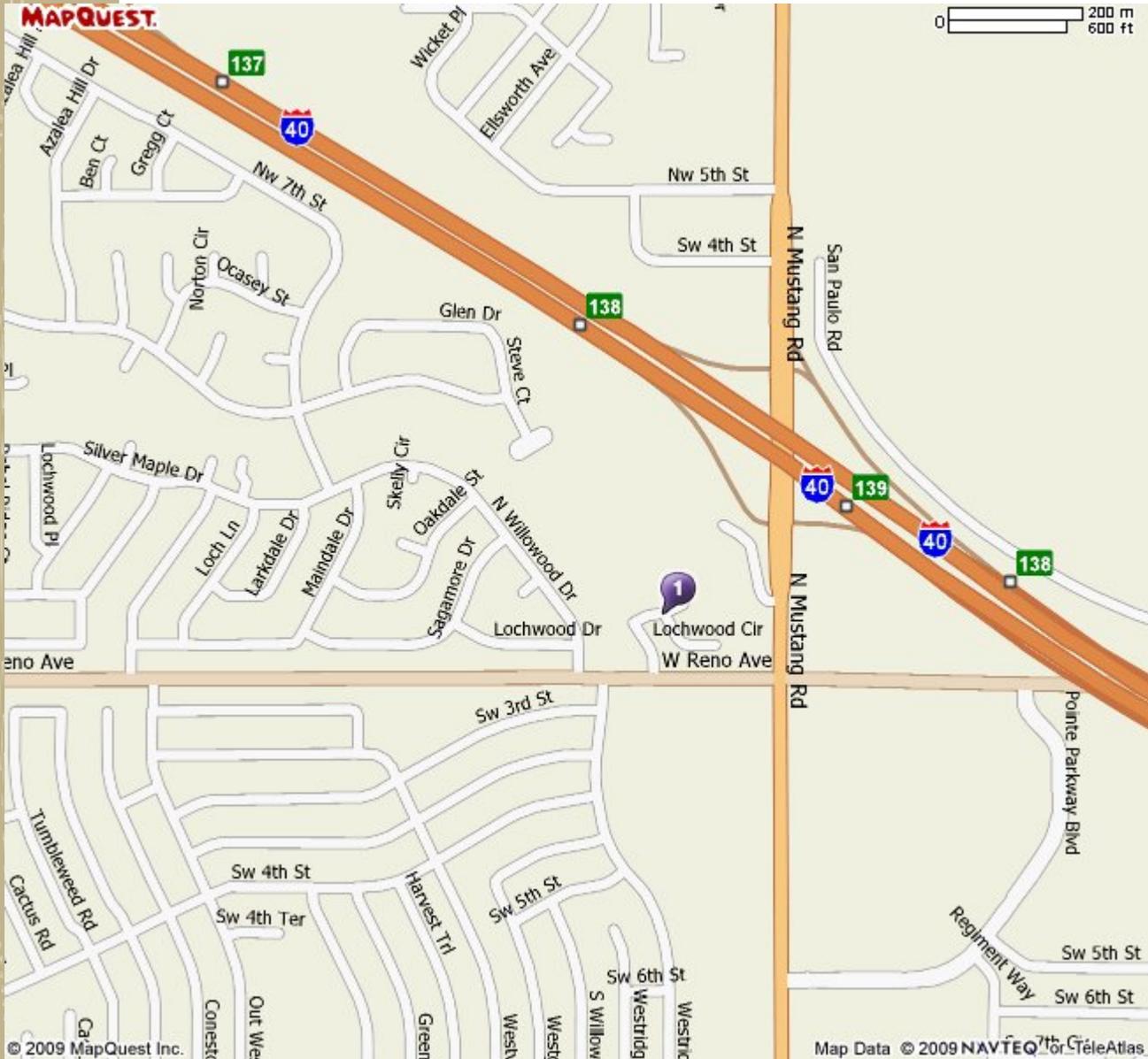


Woodrun Village Apartments
11501 Lochwood
Yukon, OK



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Neighborhood Map



Woodrun Village Apartments

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Aerial Photo



Woodrun Village Apartments

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ACS to hire 500 for call center

Journal Record

OKLAHOMA CITY – Affiliated Computer Services Inc., a subsidiary of the Xerox Co., plans to hire 500 people by year's end for its new call center in Oklahoma City.

The majority of the positions are call center agents, said Chris Gilligan, corporate communications manager for Affiliated Computer Services. The hiring is in response to the needs of a new ACS client. Gilligan said he couldn't reveal the client because of a confidentiality agreement, but it is a communications provider that serves Oklahoma.

Gilligan said the call center agents will take calls from the client's customers on several issues, from trouble-shooting to low-end technical support to billing questions. Supervisor positions will be filled as well.

"We will be hiring as many people as we can as quickly as we can as long as their skills sets match up with our needs," Gilligan said.

The 500 new employees will be working in the longtime Xerox facility just east of Yukon at 100 N. Mustang Rd. Gilligan said the call center agents will start above minimum wage with the opportunity to increase based on performance, and supervisor salaries are based on experience. He said he didn't know how much above minimum wage the call center agents' salaries would be. Applicants must be 18 or older, have a high school degree or its equivalent, basic typing skills and six months of customer service experience in any industry. The rest will be provided in a training that will last about a month.

Why invest in Oklahoma???

Click photo below for video



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ACS to hire 500 for call center ~ continued

The facility will be open from 6 a.m. to 1 a.m. seven days a week.

“But the staffing will be based on the needs and demands of our client and what the call volume is and when it’s heaviest,” Gilligan said.

Mike Seney, senior vice president of operations for The State Chamber of Oklahoma, said that in addition to the economic boost of the jobs, it’s good to see the local Xerox facility being used. When the local plant stopped manufacturing toners a few years ago, a portion of the facility was unused, he said.

“I’m glad to see it fill back up with Xerox employees, even though they’re part of Affiliated Computer Services, a subsidiary. That’s great,” Seney said. “Xerox has a history of paying good wages and good benefits, so it’s going to help the economy and the Oklahoma City, Mustang and Yukon areas tremendously.”

Seney said the 500 new positions rank as one of the top one-time hires in the state in recent years. It’s also one of the biggest for ACS, Gilligan said. Last year, ACS hired 600 new people in Colorado Springs, he said.

“I’m glad to see it fill back up with Xerox employees, even though they’re part of Affiliated Computer Services, a subsidiary. That’s great,” Seney said. “Xerox has a history of paying good wages and good benefits, **so it’s going to help the economy and the Oklahoma City, Mustang and Yukon areas tremendously.**”

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In February, ACS was acquired by Xerox, a public company trading on the New York Stock Exchange with headquarters in Norwalk, Conn. Its closing stock price Thursday was \$10.04, down 3.65 percent from the previous close. Its 52-week range is \$5.86 to \$11.72.

Woodrun Village Apartments

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Property Description:

Wood Run is a two-story garden style apartment community located in Yukon, OK. Wood Run has an excellent location Just minutes away from downtown OKC and fine dining. From I-40 Westbound exit south on Mustang Road to West Reno. Go West on Reno to Woodrun Drive

Number of Units:

192

Number of Buildings:

12 two-story apartment buildings and 1 single-story office/laundry building.

Year Built:

1985 *(according to courthouse records)*

Apartment Features:

Fully equipped kitchens • Breakfast bars • Accent lighting • Generous closets • Ceiling fans • Private exterior storage • Microwave ovens

Property Amenities:

- Swimming Pool
- Yukon School District
- Laundry Facility

Construction:

Style: Two-Story Garden Style

Exterior: Brick Veneer and Wood/Siding

Roof: Gable Roofs with Composition Shingles

Mechanical System:

Electrical Metering: Individually Metered

HVAC: Individual HVAC

Hot Water: Individual Hot Water Heaters

Water: Provided by Property

Site/Land Area:

8.31 acres *(according to courthouse records)*

Density:

23 units per acre

Current Occupancy:

See Rent Roll

Real Estate Taxes:

090022686

Assessed Value (2009): 612,640

Tax Rate : 113.64

Tax Amount : \$69,620

Woodrun Village Apartments
 11501 Lochwood
 Yukon, OK



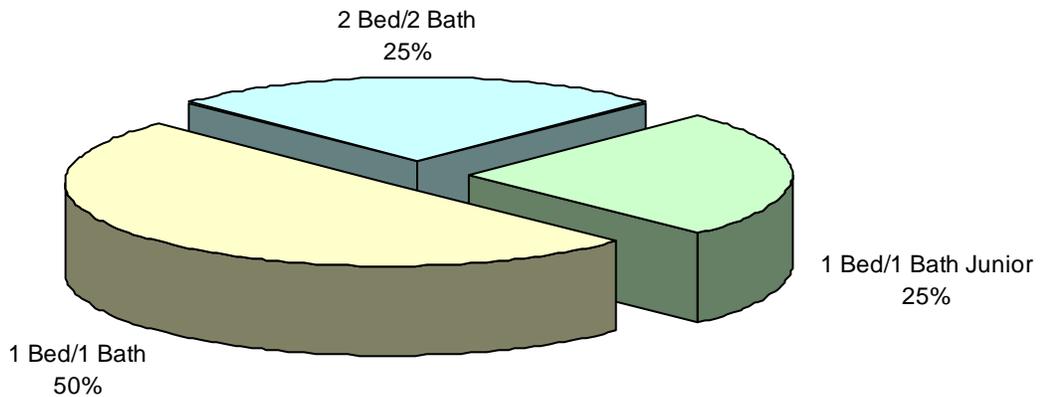
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**UNIT MIX
 MARKET RENTS**

No.	#Bdrm/Bth	Sq.Ft.	Total Sq.Ft.	Avg Rent	Rent/Sq.Ft.	Gross/Mo.	Gross/Yr.
48	1Bed/1 Bath Jr	476	22,848	459.00	0.96	22,032	264,384
96	1 Bed/1 Bath	572	54,912	499.00	0.87	47,904	574,848
48	2 Bed/2 Bath	796	38,208	649.00	0.82	31,152	373,824
192		604	115,968	526.50	0.87	101,088	1,213,056

DISTRIBUTION RATIO

**Wood Run
 Distribution Ratio**



Woodrun Village Apartments

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FLOOR PLANS



Value-add potential to add washers and dryers. This floor plan offers two closets in the bedroom with the walk-in closet backing up to the bathroom for a cost effective conversion.



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Purchase Price & Terms

<u>Purchase Price:</u>	\$7,995,000
<u>Terms of Sale:</u>	Buyer must assume existing loans. See pg. 15 for Terms
<u>Price Per Apartment Unit:</u>	\$41,641
<u>Price Per Net Rentable Sq. Ft.</u>	\$68.94
<u>Cap Rate:</u> <i>(Based on Proforma)</i>	7.88%
<u>Cash-On-Cash:</u> <i>(Based on Proforma)</i>	8.97%
<u>Cash-On-Cash with principal reduction:</u> <i>(Based on Proforma)</i>	12.77%
<u>GRM:</u>	6.59

Woodrun Village Apartments

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Existing Financing

NOTE A

Original Amount/Date:

\$5,600,000 Oct-05

Current Balance/Date:

\$5,409,600 May-10

Interest Rate:

5.539%

Interest Only Period:

Dec-05 through Dec-07

Payment:

\$383,200

Amortization:

30 years

Maturity Date:

10 years

NOTE B

Original Amount/Date:

\$345,000 Oct-05

Current Balance/Date:

\$338,800 May-10

Interest Rate:

12.75%

Interest Only Period:

None

Payment:

\$44,989

Amortization:

30 years

Maturity Date:

10 years

PROPERTY SPREAD SHEET

Project:	Wood Run Apartments	Price:	\$ 7,995,000	Run Date:	11-May-10
Location:	11501 Lochwood - Yukon	Per Unit:	\$ 41,641	Cap Rate On Proforma:	7.88%
Number of Units:	192	Per Foot:	\$ 68.94	Cash-On-Cash Return:	8.97%
Net Rentable S.F.:	115,968	Mortgage Balances:	\$ 5,748,400	CC with Principal Reduction:	12.77%
Avg. Unit Size:	604	Equity Requirement:	\$ 2,246,600 28%	GRM:	6.59

No.	Type	#Bdrm/Bth	Sq.Ft.	Total Sq.Ft.	Avg Rent	Rent/Sq.Ft.	Gross/Mo.	Gross/Yr.
48		1Bed/1 Bath Jr	476	22,848	459.00	0.96	22,032	264,384
96		1 Bed/1 Bath	572	54,912	499.00	0.87	47,904	574,848
48		2 Bed/2 Bath	796	38,208	649.00	0.82	31,152	373,824
							-	-
							-	-
192			604	115,968	526.50	0.87	101,088	1,213,056

INCOME	Annualized				Proforma	Per Unit	Existing Financing - Note A		
	2007	2008	2009	Jan-Apr 2010					
Gross Potential	-	-	-	-	1,213,056	6,318	Current Bal.	May-10 \$ 5,409,600	
Other	-	-	-	-	-	-	Original Bal.	Oct-05 \$ 5,600,000	
Vacancy and Credit Loss	-	-	-	-	4.0% 48,522	253	Maturity	10	
Effective Rental Income	994,805	1,089,811	1,095,835	1,133,665	<i>See Rent Roll</i> 1,164,534	6,065	Amortization	30	
Laundry & Other Income	50,715	85,400	50,839	59,846	51,000	266	Interest Rate	5.539%	
RUBS Income	19,943	17,218	21,965	31,563	22,000		Constant	6.843%	
Gross Operating Income	1,065,463	1,192,429	1,168,639	1,225,074	1,237,534	6,445	Debt Service	\$ 383,200	
EXPENSES	R E Taxes	70,123	70,740	72,847	71,976	109,000	568	Debt Coverage Ratio	1.64
	Insurance	42,881	31,932	42,445	39,879	38,400	200	Principle Reduction Yr 5	\$ 83,651
	Gas	-	-	3,054	-	3,100	16	Interest Only Dec-05 thru Dec-07	
	Electricity	-	-	22,403	-	22,500	117	Existing Financing - Note B	
	Water / Sewer	-	-	42,717	-	43,000	224	Current Bal.	May-10 \$ 338,800
	Trash	-	-	11,225	-	11,250	59	Original Bal.	Oct-05 \$ 345,000
	Total Utilities	70,784	80,842	-	72,021	-	-	Maturity	10
	Maintenance/Repairs	88,619	81,996	95,427	77,706	95,000	495	Amortization	30
	Wages & Payrol Taxes	119,441	147,314	139,216	120,612	139,216	725	Interest Rate	12.750%
	Management Fee	42,273	46,453	47,263	48,265	3.5% 43,314	226	Constant	13.040%
	Advertising	24,063	27,054	14,700	8,984	15,000	78	Debt Service	\$ 44,989
	Administration	35,473	42,632	44,527	40,020	40,000	208	Debt Coverage Ratio	14.00
	Replacement Reserves	-	-	-	-	48,000	250	Principle Reduction Yr 5	\$ 1,764
	Total Operating Expenses	493,657	528,964	535,824	479,463	607,780		Blended	
Per Unit	2,571	2,755	2,791	2,497		3,166	Current Bal.	May-10 \$ 5,748,400	
Per Sq Ft	4.26	4.56	4.62	4.13		5.24	Original Bal.	Oct-05 \$ 5,945,000	
Net Operating Income	571,806	663,465	632,815	745,611	629,754	3,280	Maturity	10	
Debt Service	-	-	-	-	428,189	2,230	Amortization	30	
Cash Flow	571,806	663,465	632,815	745,611	201,565	1,050	Interest Rate	6.010%	
							Constant	7.203%	
							Debt Service	\$ 428,189	
							Debt Coverage Ratio	1.47	
							Principle Reduction Yr 5	\$ 85,415	

Real Estate Tax Information:	2009	Assessed Value:	612,640	Rate/\$1000:	113.64	Value:	\$ 5,105,333.33
Account: 090022686		Tax Amount:	\$ 69,620	Tax Dist:	0	Per Unit:	\$ 26,590.28

Woodrun Village Apartments

11501 Lochwood
Yukon, OK



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Last Page of Rent Roll

ADDRESS	UNIT	TENANT	SQFT	MOVE-IN	DEPOSIT	PET DEP	MARKET	RENT	BALANCE	LAST RCVD
11501 LOCHWOOD	1114	DARE, CHRISTOPHER	500	01/18/2010	50.00	0.00	459.00	484.00	0.00	05/01/2010
11501 LOCHWOOD	1115	KISSNER, MICHAEL	600	05/06/2010	0.00	0.00	499.00	499.00	0.00	05/01/2010
11501 LOCHWOOD	1116	HEATHERLY, CHAD	800	07/30/2009	200.00	0.00	649.00	639.00	0.00	06/01/2010
11501 LOCHWOOD	1201	VACANT	800	//	0.00	0.00	649.00	0.00	0.00	//
11501 LOCHWOOD	1202	HUGO, GRANT	600	12/01/2009	50.00	0.00	499.00	499.00	0.00	05/01/2010
11501 LOCHWOOD	1203	BORGER, ANDREW	500	01/24/2001	100.00	200.00	459.00	459.00	0.00	05/01/2010
11501 LOCHWOOD	1204	DURBIN, PAUL	600	09/06/2006	50.00	0.00	499.00	499.00	499.00	04/01/2010
11501 LOCHWOOD	1205	TRUELOCK, DON	600	09/04/2009	100.00	0.00	499.00	499.00	0.00	06/01/2010
11501 LOCHWOOD	1206	AYALA, REBECA	500	07/24/2009	100.00	0.00	459.00	509.00	229.00	05/01/2010
11501 LOCHWOOD	1207	SHINAMAN, ELLA	600	05/03/2000	100.00	200.00	499.00	499.00	0.00	05/01/2010
11501 LOCHWOOD	1208	EDENS, CHERYL	800	11/14/2007	100.00	200.00	649.00	649.00	0.00	06/01/2010
11501 LOCHWOOD	1209	HEATH, CHRIS	800	09/08/2008	100.00	0.00	649.00	639.00	0.00	05/01/2010
11501 LOCHWOOD	1210	FRENCH, NICK	600	05/09/2008	100.00	0.00	499.00	499.00	0.00	06/01/2010
11501 LOCHWOOD	1211	LAMAR, BRANDY	500	02/03/2010	50.00	0.00	459.00	459.00	0.00	05/01/2010
11501 LOCHWOOD	1212	DAVIS, TROY	600	11/05/2008	100.00	0.00	499.00	475.00	0.00	05/01/2010
11501 LOCHWOOD	1213	DIAMOND, VICKI	600	04/20/2005	50.00	0.00	499.00	499.00	0.00	07/01/2010
11501 LOCHWOOD	1214	ARCE, MICHAEL	500	12/11/2009	50.00	0.00	459.00	459.00	454.85	05/01/2010
11501 LOCHWOOD	1215	HOBBS, TYLER	600	03/17/2010	100.00	0.00	499.00	524.00	0.00	05/01/2010
11501 LOCHWOOD	1216	BRAWNER, ARIEL	800	03/29/2010	100.00	200.00	649.00	649.00	0.00	06/01/2010
TOTALS					14675.00	5750.00	101218.00	97217.00	11896.22	

Woodrun Village
11501 Lochwood
Yukon, OK



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RENT COMPS

In order to estimate market rents for Woodrun Village, five 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 Woodrun Village.

1. Countryside Village
9516 S. Shields Blvd
Moore 73160



No. Units	Apt. Type	Sq.Ft.	Total Sq. Ft	Rent	Rent/Sq. Ft	Monthly Gross	Annual Gross
162	1 Bdrm/1 Bath	708	114,696	\$529	\$0.75	\$85,698	\$1,028,376
62	2 Bdrm/1 Bath	875	54,250	\$609	\$0.70	\$37,758	\$453,096
136	2 Bdrm/2 Bath	986	134,096	\$637	\$0.65	\$86,632	\$1,039,584
360		842	303,042	\$583.58	\$0.69	\$210,088	\$2,521,056

2. The Hunt
3016 SW 89th
Oklahoma City 73159



No. Units	Apt. Type	Sq.Ft.	Total Sq. Ft	Rent	Rent/Sq. Ft	Monthly Gross	Annual Gross
48	1 Bdrm/1 Bath Jr	468	22,464	\$449	\$0.96	\$21,552	\$258,624
128	1 Bdrm/1 Bath	662	84,736	\$565	\$0.85	\$72,320	\$867,840
40	2 Bdrm/2 Bath	868	34,720	\$710	\$0.82	\$28,400	\$340,800
216		657	141,920	\$566	\$0.86	\$122,272	\$1,467,264

3. Oak Place
12500 South Western
Oklahoma City 73170



No. Units	Apt. Type	Sq.Ft.	Total Sq. Ft	Rent	Rent/Sq. Ft	Monthly Gross	Annual Gross
80	1 Bdrm/1 Bath	600	48,000	\$525	\$0.88	\$42,000.00	\$504,000
80	1 Bdrm/1 Bath	750	60,000	\$590	\$0.79	\$47,200.00	\$566,400
80	2 Bdrm/2 Bath	900	72,000	\$680	\$0.76	\$54,400.00	\$652,800
240		750	180,000	\$372	\$0.50	\$89,200	\$1,070,400

Woodrun Village

11501 Lochwood
Yukon, OK



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2008 RENT COMPS

4. Eastlake Village

12901 South Western
Oklahoma City 73170



No. Units	Apt. Type	Sq.Ft.	Total Sq. Ft	Rent	Rent/Sq. Ft	Monthly Gross	Annual Gross
64	1 Bdrm/1 Bath	600	38,400	\$490	\$0.82	\$31,360.00	\$376,320
56	2 Bdrm/1 Bath	710	39,760	\$570	\$0.80	\$31,920.00	\$383,040
57	2 Bdrm/2 Bath	750	42,750	\$595	\$0.79	\$33,915.00	\$406,980
177		683	120,910	\$549	\$0.80	\$97,195	\$1,166,340

5. Winchester Run

201 SE 89th
Oklahoma City 73139



No. Units	Apt. Type	Sq.Ft.	Total Sq. Ft	Rent	Rent/Sq. Ft	Monthly Gross	Annual Gross
48	1 Bdrm/1 Bath JR	476	22,848	\$414	\$0.87	\$19,872	\$238,464
96	1 Bdrm/1 Bath	572	54,912	\$450	\$0.79	\$43,200	\$518,400
48	2 Bdrm/2 Bath	796	38,208	\$604	\$0.76	\$28,992	\$347,904
192		604	115,968	\$480	\$0.79	\$92,064	\$1,104,768

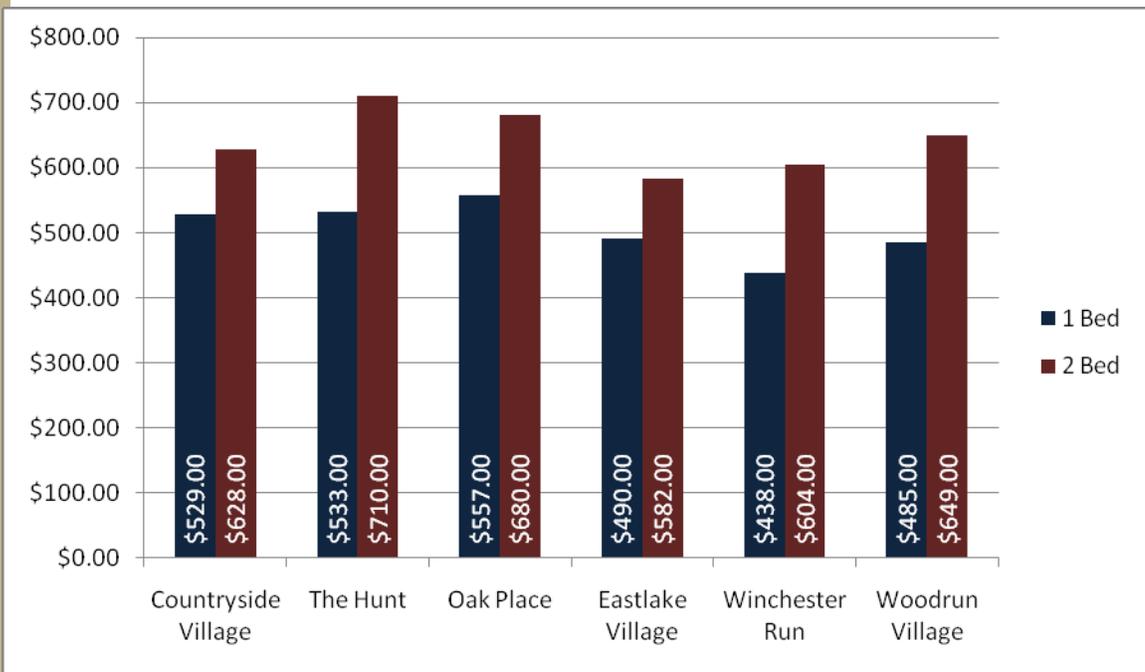
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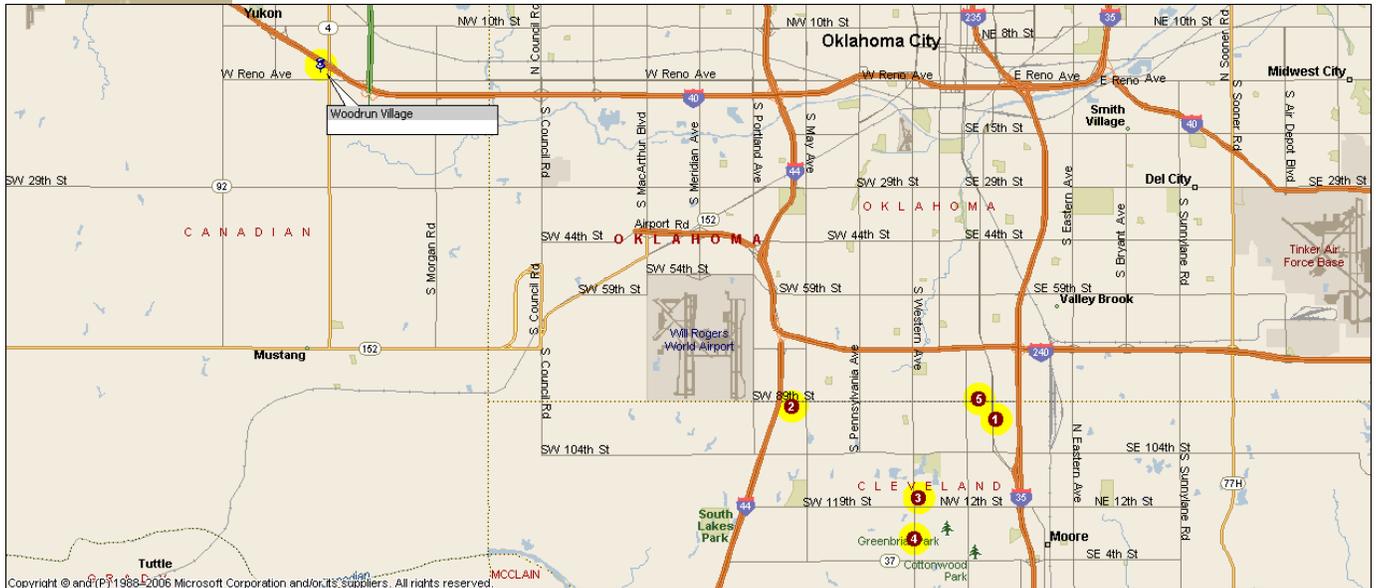
Property Name and Address	Year Built	NO. Of Units	Average Unit Size One Bedroom	Average Unit Size Two Bedroom	Overall Effective Rent per Sq. Ft.	Market Rent (1Bed)	Market Rent (2 Bed)
1 Countryside Village 9516 S Shields Blvd	1985	360	708	951	\$0.69	\$529	\$628
2 The Hunt 3016 SW 89th St	1985	216	609	868	\$0.86	\$533	\$710
3 Oak Place 12500 S. Western	2003	240	675	900	\$0.50	\$557	\$680
4 Eastlake Village 12901 S. Western	1985	177	600	730	\$0.80	\$490	\$582
5 Winchester Run 201 SE 89th St	1985	192	540	796	\$0.79	\$438	\$604
		1,185	632	868	\$0.71	\$514	\$631
Woodrun Village 11501 Lochwood	1985	192	540	796	\$0.81	\$485	\$649



Woodrun Village
11501 Lochwood
Yukon, OK



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1	Countryside Village Apartments
2	The Hunt Apartments
3	Oak Place Apartments
4	Eastlake Village Apartments
5	Winchester Run Apartments

Woodrun Village

11501 Lockwood
Yukon, OK



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Sold Comparison

Property Address: 4317 SW 22nd Street, Oklahoma City, OK

Size and Age: 368-units, Built in 1986

Price: \$15,597,500 **Price Per Unit:** \$42,384

Closing Date: 10/2009

Total Square Footage: 259,726



Property Address: 1920 E Second Street, Edmond, OK

Size and Age: 488-units, Built in 1985

Price: \$24,281,000 **Price Per Unit:** \$49,756

Closing Date: 10/2009

Total Square Footage: 371,984



Property Address: 3016 SW 89th, Oklahoma City, OK

Size and Age: 216-units, Built in 1984

Price: \$9,360,000 **Price Per Unit:** \$43,333

Closing Date: 07/2009

Total Square Footage: 142,704



Property Address: 201 SE 89th, Oklahoma City, OK

Size and Age: 192-units, Built in 1985

Price: \$7,100,000 **Price Per Unit:** \$36,979

Closing Date: 11/2008

Total Square Footage: 115,975



Note: The Hunt involved the sale of the L.L.C interest and was not shown on County Records . *Purchase price is based on 80% LTV of the loan amount .

Woodrun Village

11501 Lockwood
Yukon, OK



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Sold Comparison

Property Address: 705 Ridgecrest Court, Norman, OK

Size and Age: 304-units, Built in 1985

Price: \$13,850,000 **Price Per Unit:** \$45,559

Closing Date: 02/2008

Total Square Footage: 205,124



Post Oak

Property Address: 3001 Oak Tree, Norman, OK

Size and Age: 248-units, Built in 1985

Price: \$10,600,000 **Price Per Unit:** \$42,741

Closing Date: 02/2008

Total Square Footage: 153,312



Hampton Woods

Property Address: 4401 NW 39th, Oklahoma City, OK

Size and Age: 498-units, Built in 1982

Price: \$20,599,999 **Price Per Unit:** \$41,365

Closing Date: 11/2007

Total Square Footage: 361,593



Woodscape

Property Address: 6701 NW Maple Drive, Oklahoma City, OK

Size and Age: 160-units, Built in 1984

Price: \$6,730,000 **Price Per Unit:** \$42,062

Closing Date: 08/2007

Total Square Footage: 96,639



Willow Park

Note: Willowpark was included as a comp because it is an identical property to Woodrun Village. Willow Park has an average unit size of 604 square feet and average rents of \$500 per month and \$0.83 per s.f at the time of closing. The sale involved the assumption of the existing A and B mortgages.

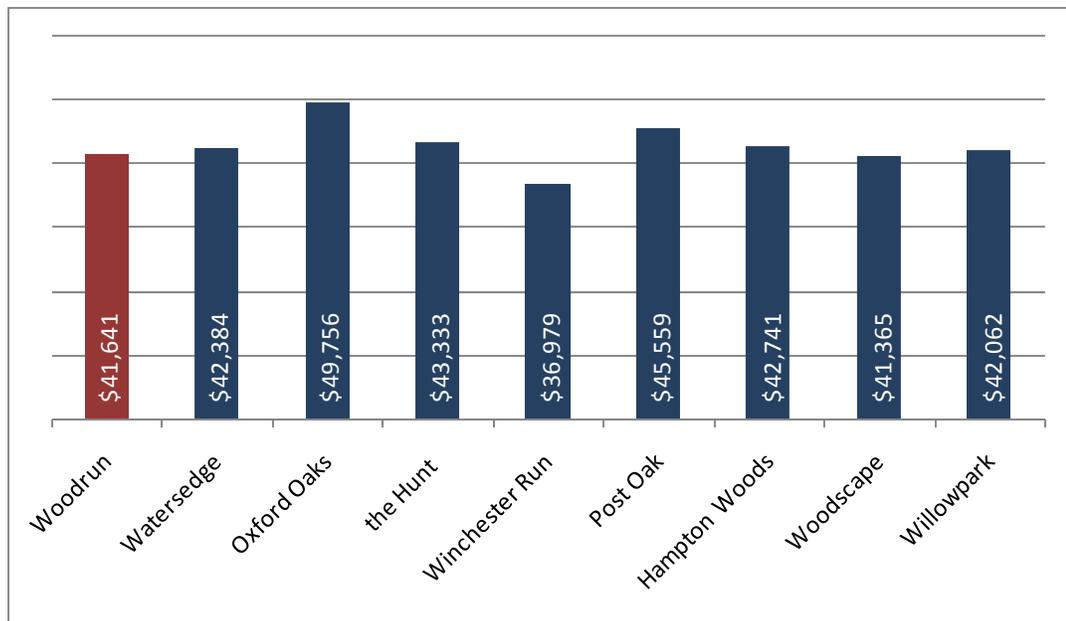
Woodrun Village
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Sale Comp Summary

Property	Price/Unit	Overall Price	No. Unit	Year Built	Price Per Square Foot
Watersedge	\$42,384	\$15,597,500	368	1986	\$60.05
Oxford Oaks	\$49,756	\$24,281,000	488	1985	\$65.27
The Hunt	\$43,333	\$9,360,000	216	1984	\$65.59
Winchester Run	\$36,979	\$7,100,000	192	1985	\$61.22
Post Oak	\$45,559	\$13,850,000	304	1985	\$67.52
Hampton Woods	\$42,741	\$10,600,000	248	1985	\$69.14
Woodscape	\$41,365	\$20,599,999	498	1982	\$56.97
Willowpark	\$42,062	\$6,730,000	160	1984	\$69.64
Average	\$43,702	\$108,118,499	2,474		\$63.34
Woodrun Village	\$41,641	\$7,995,000	192	1985	\$68.94



Woodrun Village
 11501 Lockwood
 Yukon, OK

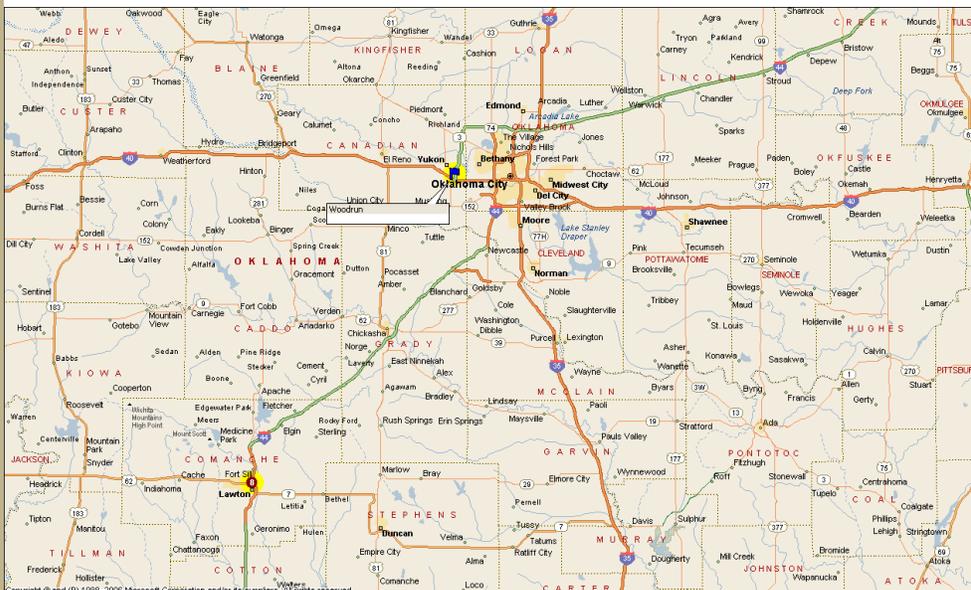


COMMERCIAL REALTY RESOURCES CO.
 MULTIFAMILY INVESTMENT SERVICES

Sale Comp Map



- | | |
|-------------------------|---------------------------------|
| 1 Watersedge | 5 Post Oak |
| 2 Oxford Oaks | 6 Hampton Woods |
| 3 The Hunt | 7 Woodscape |
| 4 Winchester Run | 8 Willowpark (See Below) |



OKLAHOMA CITY INFORMATION



COMMERCIAL REALTY RESOURCES COMPANY
MULTIFAMILY INVESTMENT SERVICES



Welcome to Oklahoma City

Welcome to Oklahoma City, Capital of the New Century. Here, city leaders and citizens had a vision. A far-reaching vision that's led Oklahoma City into a new frontier of urban innovation. It's a pioneering work in progress. And a driver of unprecedented growth and change. Today, this very city stands as a vision...accomplished.

A billion-dollar renaissance has seen sweeping changes and improvements across nearly every sector. Significant downtown business development has accompanied the renovation of convention, cultural and educational sites. Landmark projects such as the mile-long Bricktown Canal have infused a new life and vibrancy into the Southwest's fastest-growing entertainment district. And neighborhood programs citywide have helped restore historic homes and buildings to their original luster.

Oklahoma City is going places, and so are its people. They're off to the ballet. Museums. Theatre. Golf courses. Philharmonic. Malls. To the lake, zoo, theme park and the big game.

This is an active, activity-filled city. One that enables its residents to enjoy an exceptional quality of life. The mild climate offers year-round sunshine. There's low traffic congestion and low pollution. Plus an abundance of arts. Excellence in education. A variety of recreation. And an ever-broadening cultural landscape.



OKLAHOMA CITY INFORMATION



COMMERCIAL REALTY RESOURCES COMPANY
MULTIFAMILY INVESTMENT SERVICES

About Oklahoma City



Oklahoma City is unlike any other city in the world. Born in a single day at the sound of a gunshot, Oklahoma City was settled by a historic land run. Angelo Scott, a journalist who staked his claim in the run, wrote at the time about the spirit of the city, saying it has "an attitude that all things are possible if people are willing to take a chance and embrace the future without hesitation or reservation."



That same spirit lives today as the city undergoes a renaissance. Public and private partnerships over the last 10 years have dramatically transformed the face of the city, staking a claim for the future as a pre-eminent American city.

Oklahoma City offers everything you look for in a modern metropolitan community - an abundance of the arts, quality health care, excellence in education and more. And it does so without high costs, energy shortages, smog or traffic congestion. It is a distinctly livable city where you can chase your business dreams and still enjoy a rich quality of life.

Major Employers of the Area – Top 10

Employees	Name	City	Sector
38,100	State of Oklahoma	Oklahoma City	Govt.
26,000	Tinker Air Force Base	Oklahoma City	Govt.
8,706	U.S. Postal Service	Oklahoma City	Govt.
7,902	University of Oklahoma	Norman	Education
5,900	Oklahoma City Public Schools	Oklahoma City	Education
5,600	FAA Mike Monroney Aeronautical Center	Oklahoma City	Govt.
4,320	City of Oklahoma City	Oklahoma City	Govt.
4,102	INTEGRIS Baptist Medical Center	Oklahoma City	Health
3,200	University of Oklahoma Health Sciences Center	Oklahoma City	Education
3,200	OU Medical Center	Oklahoma City	Health

A more comprehensive list of Major Employers is available to download in the [Chamber Store & Download Center](#)

OKLAHOMA CITY INFORMATION



COMMERCIAL REALTY RESOURCES COMPANY
MULTIFAMILY INVESTMENT SERVICES

Living in Oklahoma City

Oklahoma City is not only a quality place to live, it is an easy place to live. With all the amenities of a large city, low traffic congestion and an excellent ground transportation system, and affordable cost of living, you can devote more time and energy to things you care about.

As the nation's 29th largest city, you will find all the things here you are looking for - the ballet, the philharmonic, sports events and outdoor recreation. And you will find it without big ticket prices, long lines or travelling long distances. Oklahoma City is one America's most livable cities.



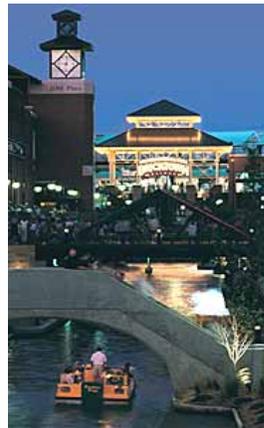
Housing



You will find the American Dream alive and well in Oklahoma City...especially when you consider the high value and low cost of housing in Oklahoma City. In fact, an Ernst and Young study showed Oklahoma City to have the lowest-cost executive-level homes in America. From south to north, east to west and beyond, Oklahoma City offers a wide choice of desirable neighborhoods and housing styles to suit your lifestyle. Architectural styles range from historical preservation to newly developed. Prices range from \$36,000 to \$359,000 for single family homes, with condominiums and townhouses from \$39,000 to \$120,000. Rents range from \$350 to \$850 for homes and apartments.

Metropolitan Area Projects

In the early 1990s, the leaders of Oklahoma City were faced with a decision: to compete or retreat. The city was in the wake of the oil bust and had lost a bid to land a United Airlines maintenance facility. The decision was made that to compete, the city must launch a visionary project -- one that would change the face of Oklahoma City forever. That plan is Metropolitan Area Projects (MAPS), an ambitious program that's one of the most aggressive and successful public-private partnerships ever undertaken in the U.S. The current amount being spent in this public/private partnership exceeds \$1 billion.



OKLAHOMA CITY INFORMATION



COMMERCIAL REALTY RESOURCES COMPANY
MULTIFAMILY INVESTMENT SERVICES

Public Projects

- The 15,000-seat Southwestern Bell Bricktown Ballpark is home to the Oklahoma RedHawks, the Texas Rangers Triple A affiliate. This \$34.2 million facility was completed in 1998 and has been named one of the nation's top two minor league baseball facilities.
- The Bricktown Canal, a \$32.1 million project, opened in 1999 and extends through the Bricktown entertainment district -- just east of downtown, past the Ballpark and to the Canadian River. Shops, restaurants and entertainment, hiking and biking trails, and park areas are part of this developing area.
- A \$63.1 million facelift and renovation of the Myriad Convention Center in 1999 has added new meeting rooms and lobby areas, along with a remodeled exterior and exhibit space. The facility is now named the Cox Business Services Convention Center.
- The Civic Center Music Hall is the premier performing arts venue in the Southwest. This \$52.4 million renovation of the historic art deco building has been greatly anticipated by residents.
- The new 20,000-seat Ford Center opened in 2002. The most expensive of the nine MAPS initiatives at \$87.7 million, the facility includes 56 suites and 3,600 club-level seats. The arena is an ideal location for professional hockey or basketball.
- In 1998, renovations at the Oklahoma City Fairgrounds arena, horse stalls and barns gave a \$14 million facelift to the facilities that are home to more than 10 world and national championship shows each year.
- The \$21.5 million downtown Library & Learning Center houses a business information center, updated information services, and classrooms and meeting spaces for area universities.
- A new trolley system, the Oklahoma Spirit, covers a three-mile area and loops through downtown with an additional segment of the trolley system linking the state fairgrounds area with downtown and Bricktown. The North Canadian River will be transformed into a seven-mile-long series of river lakes bordered by landscaped areas, trails and recreational facilities. Work on this \$23.1 million project began in 1999 and will continue into 2004.

Funding

All of the public projects were funded by a self-imposed, five-year, one-cent sales tax. The tax was extended by a vote of the people for six months to cover cost increases during construction. The tax is complete and the projects, when finished, will be debt-free.

For more information about the MAPS Projects, visit the [City of OKC](#) or <http://maps.newsok.com>.

Please visit the Greater Oklahoma City Chamber of Commerce at www.okcchamber.com
Economic Development Division, 123 Park Avenue, Oklahoma City, OK 73102
(405) 297-8900 (800) 616-1114

OKLAHOMA CITY INFORMATION



COMMERCIAL REALTY RESOURCES CO.
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To learn more about Oklahoma City, please follow the links below:

www.okccvb.org

www.oklahomacity.com

www.connectok.com

www.okcchamber.com

www.ocbn.org

www.okcedis.com

www.crrc.us

Oklahoma Broker Relationships Act
Title 59
Oklahoma Statutes Sections 858-351--858-363
Effective November 1, 2000

PREFACE

This pamphlet has been compiled and published for the benefit of real estate licensees and members of the general public. It is intended as a general guide and is not for the purpose of answering specific legal questions. Questions of interpretation should be referred to an attorney. If a question arises as to whether or not a licensee has failed to comply with this act, please contact the Oklahoma Real Estate Commission at (405) 521-3387.

First Printing
June 2000

858-351. Definitions. Unless the context clearly indicates otherwise, as used in Section 858-351 through 858-363 of this act:

1. "Broker" means a real estate broker as defined in Section 858-102 of Title 59 of the Oklahoma Statutes, and means, further, except where the context refers only to a real estate broker, an associated broker associate, sales associate, or provisional sales associate authorized by a real estate broker to provide brokerage services;
2. "Party" means a person who is a seller, buyer, landlord, or tenant or a person who is involved in an option or exchange;
3. "Single-party broker" means a broker who has entered into a written brokerage agreement with a party in a transaction to provide services for the benefit of that party;
4. "Transaction" means those real estate activities enumerated in Section 858-102 of Title 59 of the Oklahoma Statutes which are performed by a broker; and
5. "Transaction broker," means a broker who provides services by assisting a party in a transaction without being an advocate for the benefit of that party.

858-352. Written brokerage agreement. A broker may enter into a written brokerage agreement to provide services as either a single-party broker or a transaction broker. If a broker does not enter into a written brokerage agreement with a party, the broker shall perform services only as a transaction broker.

858-353. Transaction broker--Duties and responsibilities. A transaction broker shall have the following duties and responsibilities:

1. To perform the terms of the written brokerage agreement, if applicable;
2. To treat all parties with honesty;
3. To comply with all requirements of the Oklahoma Real Estate License Code and all applicable statutes and rules; and
4. To exercise reasonable skill and care including:
 - a. timely presentation of all written offers and counteroffers,
 - b. keeping the party for whom the transaction broker is providing services fully informed regarding the transaction,
 - c. timely accounting for all money and property received by the broker,
 - d. keeping confidential information received from a party confidential as required by 858-357 of this act, and
 - e. disclosing information pertaining to the property as required by the Residential Property Condition Disclosure Act.

858-354. Single-party broker--Duties and responsibilities.

- A. A broker shall enter into a written brokerage agreement prior to providing services as a single-party broker.
- B. The single-party broker shall have the following duties and responsibilities:
 1. To perform the terms of the brokerage agreement;
 2. To treat all parties with honesty;
 3. To comply with all requirements of the Oklahoma Real Estate License Code and all applicable statutes and rules; and
 4. To exercise reasonable skill and care including:
 - a. timely presentation of all written offers and counteroffers,
 - b. keeping the party for whom the single-party broker is performing services fully informed regarding the transaction,
 - c. timely accounting for all money and property received by the broker,
 - d. keeping confidential information received from a party confidential as required by 858-357 of this act,
 - e. performing all brokerage activities for the benefit of the party for whom the single-party broker is performing services unless prohibited by law,
 - f. disclosing information pertaining to the property as required by the Residential Property Condition Disclosure Act, and
 - g. obeying the specific directions of the party for whom the single-party broker is performing services that are not contrary to applicable statutes and rules or contrary to the terms of a contract between the parties to the transaction.
- C. In the event a broker who is a single-party broker for a buyer or a tenant receives a fee or compensation based on a selling price or lease cost, such receipt does not constitute a breach of duty or obligation to the buyer or tenant if fully disclosed to the buyer or tenant in the written brokerage agreement.

858-355. Alternative relationships entered into where broker assists one or both parties--Written disclosure--Written consent--Contents of brokerage agreement--Withdrawal by broker--Referral fees--Cooperation with other brokers.

- A. When assisting one party to a transaction, a broker shall enter into one of the following relationships:
 1. As a transaction broker without a written brokerage agreement;
 2. As a transaction broker through a written brokerage agreement; or
 3. As a single-party broker through a written brokerage agreement.
- B. When assisting both parties to a transaction, a broker may enter into the following relationships:
 1. As a transaction broker for both parties;
 2. As a single-party broker for one party and as a transaction broker for the other party. In this event, a broker shall disclose in writing to the party for whom the broker is providing services as a transaction broker, the difference between a transaction broker and a single-party broker, and that the broker is a single-party broker for the other party and performs services for the benefit of the other party in the transaction; or
 3. As a transaction broker where the broker has previously entered into a written brokerage agreement to provide services as a single-party broker for both parties. In this event, the broker shall obtain the written consent of each party before the broker begins to perform services as a transaction broker. The written consent may be included in the written brokerage agreement or in a separate document and shall contain the following information:
 - a. a description of the transaction or type of transactions that might occur in which the single-party broker seeks to obtain consent to become a transaction broker,
 - b. a statement that in such transactions the single-party broker would perform services for more than one party whose interest could be different or even adverse and that such transactions require the broker to seek the consent of each party to such transactions to permit a change in the brokerage relationship,
 - c. a statement that by giving consent in such transactions:
 - 1) the party will allow the broker to change the broker's relationship from performing services as a single-party broker to performing

- services as a transaction broker,
- 2) the broker will no longer provide services for the benefit of the party, but may only assist in such transactions,
- 3) the broker will not be obligated to obey the specific directions of the party but will assist all parties to such transactions,
- 4) the party will not be vicariously liable for the acts of the broker and associated associates, and
- 5) the broker's obligation to keep confidential information received from the party confidential is not affected,

- d. a statement that the party is not required to consent to the change in the brokerage relationships in such transactions and may seek independent advice,
- e. a statement that the consent of the party to change the brokerage relationship in such transactions has been given voluntarily and that the written consent has been read and understood by the party, and
- f. a statement that the party authorizes the broker to change the brokerage relationship in such transactions and to assist all parties to such transaction as a transaction broker.

- C. 1. If neither party gives consent as described in paragraph 3 of subsection B of this section, the broker shall withdraw from providing services to all but one party to a transaction. If the broker refers the party for whom the broker is no longer providing services to another broker, the broker shall not receive a fee for referring the party unless written disclosure is made to all parties.
- 2. If only one party gives consent as described in paragraph 3 of subsection B of this section, the broker may act as a transaction broker for the consenting party and continue to act as a single-party broker for the nonconsenting party. In this event, the broker shall disclose in writing to the consenting party that the broker remains a single-party broker for the nonconsenting party and performs services for the benefit of the nonconsenting party.
- D. A broker may cooperate with other brokers in a transaction. Under Sections 858-351 through 858-363 of this act, a broker shall not be an agent, subagent, or dual agent and an offer of subagency shall not be made to other brokers.

858-356. Disclosures--Confirmation in writing.

- A. Prior to the signing by a party of a contract to purchase, lease, option or exchange real estate, a broker who is performing services as a transaction broker without a written brokerage agreement shall describe and disclose in writing the broker's role to the party.
- B. Prior to entering into a written brokerage agreement as either a transaction broker or single-party broker, the broker shall describe and disclose in writing the broker's relationship to the party.
- C. A transaction broker shall disclose to the party for whom the transaction broker is providing services that the party is not vicariously liable for the acts or omissions of the transaction broker.
- D. A single-party broker shall disclose to the party for whom the single-party broker is providing services that the party may be vicariously liable for the acts or omissions of a single-party broker.
- E. The disclosure required by this section and the consent required by Section 858-355 of this act must be confirmed by each party in writing in a separate provision, incorporated in or attached to the contract to purchase, lease, option, or exchange real estate. In those cases where a broker is involved in a transaction but does not prepare the contract to purchase, lease, option, or exchange real estate, compliance with the disclosure requirements must be documented by the broker.

858-357. Confidential information. The following information shall be considered confidential and shall not be disclosed by a broker without the consent of the party disclosing the information unless consent to disclosure is granted by the party disclosing the information, the disclosure is required by law, or the information is made public or becomes public as the result of actions from a source other than the broker:

- 1. That a party is willing to pay more or accept less than what is being offered;
- 2. That a party is willing to agree to financing terms that are different from those offered; and
- 3. The motivating factors of the party purchasing, selling, leasing, optioning, or exchanging the property.

858-358. Duties of broker following termination, expiration, or completion of performance. Except as may be provided in a written brokerage agreement between the broker and a party to a transaction, the broker owes no further duties or responsibilities to the party after termination, expiration, or completion of performance of the transaction, except:

- 1. To account for all monies and property relating to the transaction; and
- 2. To keep confidential all confidential information received by the broker during the broker's relationship with a party.

858-359. Payment to broker not determinative of relationship. The payment or promise of payment or compensation by a party to a broker does not determine what relationship, if any, has been established between the broker and a party to a transaction.

858-360. Abrogation of common law principles of agency—Remedies cumulative. The duties and responsibilities of a broker specified in Sections 858-351 through 858-363 of this act shall replace and abrogate the fiduciary or other duties of a broker to a party based on common law principles of agency. The remedies at law and equity supplement the provisions of Sections 858-351 through 858-363 of this act.

858-361. Use of Word "agent" in trade name. A real estate broker is permitted under the provisions of Sections 858-351 through 858-363 of this act to use the word "agent" in a trade name.

858-362. Vicarious liability for acts or omissions of real estate licensee. A party to a real estate transaction shall not be vicariously liable for the acts or omissions of a real estate licensee who is providing services as a transaction broker under Section 858-351 through 858-363 of this act.

858-363. Associates of real estate broker—Authority. Each broker associate, sales associate, and provisional sales associate shall be associated with a real estate broker. A real estate broker may authorize associates to enter into written agreements to provide brokerage services in the name of the real estate broker.