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VILLAS AT PENN

3818 NORTH PENNSYLVANIA AVENUE OKLAHOMA CITY, OK 73112

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SECTION 1

PROPERTY INFORMATION



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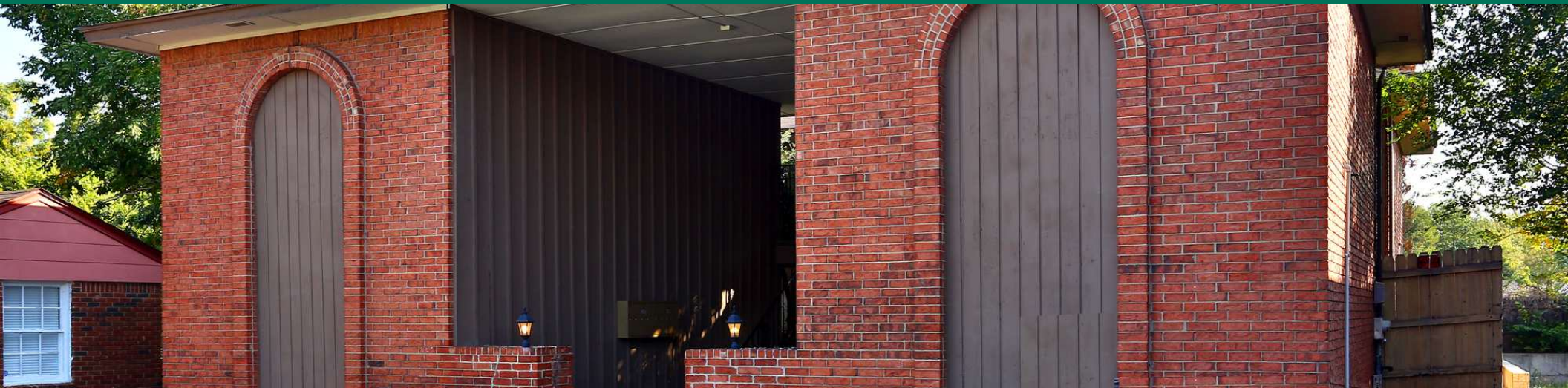
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VILLAS AT PENN

3818 NORTH PENNSYLVANIA AVENUE OKLAHOMA CITY, OK 73112



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in the thriving Oklahoma City area. This prime property boasts a well-maintained 3,000 SF building with 8 units, offering a lucrative prospect for multifamily investors. With its strategic location and strong rental potential, this property presents an enticing option for those seeking a solid real estate investment. The well-structured building and ample living space in each unit provide a highly desirable offering for tenants, ensuring strong occupancy rates and maximizing return on investment. Don't miss out on this remarkable opportunity to capitalize on the growing demand for quality multifamily housing in the vibrant Oklahoma City market.

OFFERING SUMMARY

Sale Price:	\$395,000
Number of Units:	8
Building Size:	3,000 SF

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LOCATION DESCRIPTION

Discover the vibrant surroundings of the property, located in a prime area of Oklahoma City, OK. This bustling neighborhood offers a perfect blend of urban conveniences and natural beauty. Residents can enjoy easy access to nearby attractions such as Penn Square Mall, Will Rogers Park, and Lake Hefner. With a variety of dining, entertainment, and shopping options, the area provides a dynamic and engaging lifestyle for residents. Investors seeking a prime location for a multifamily will appreciate the diverse opportunities and strong community appeal of this thriving neighborhood in Oklahoma City.

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LOCATION INFORMATION



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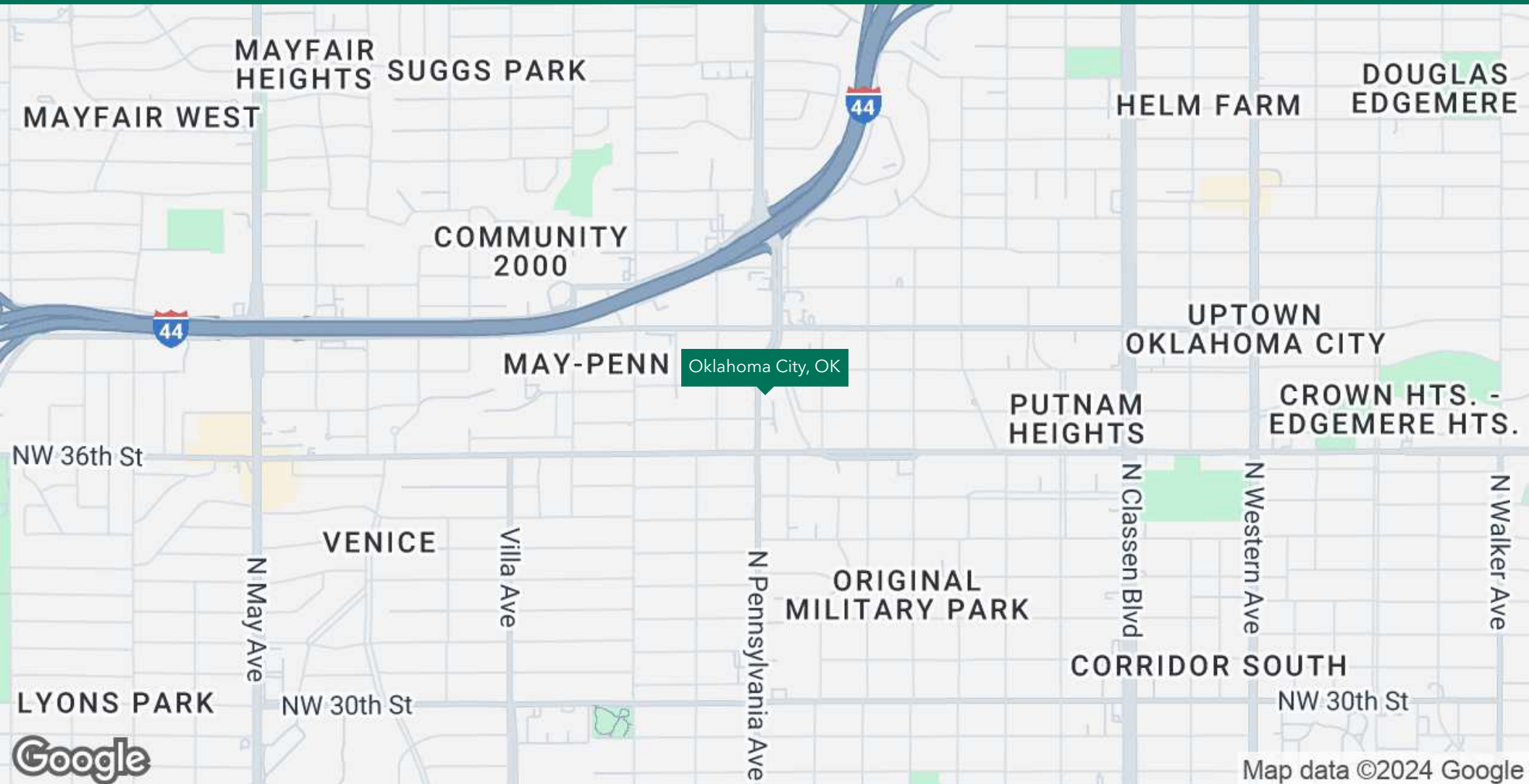
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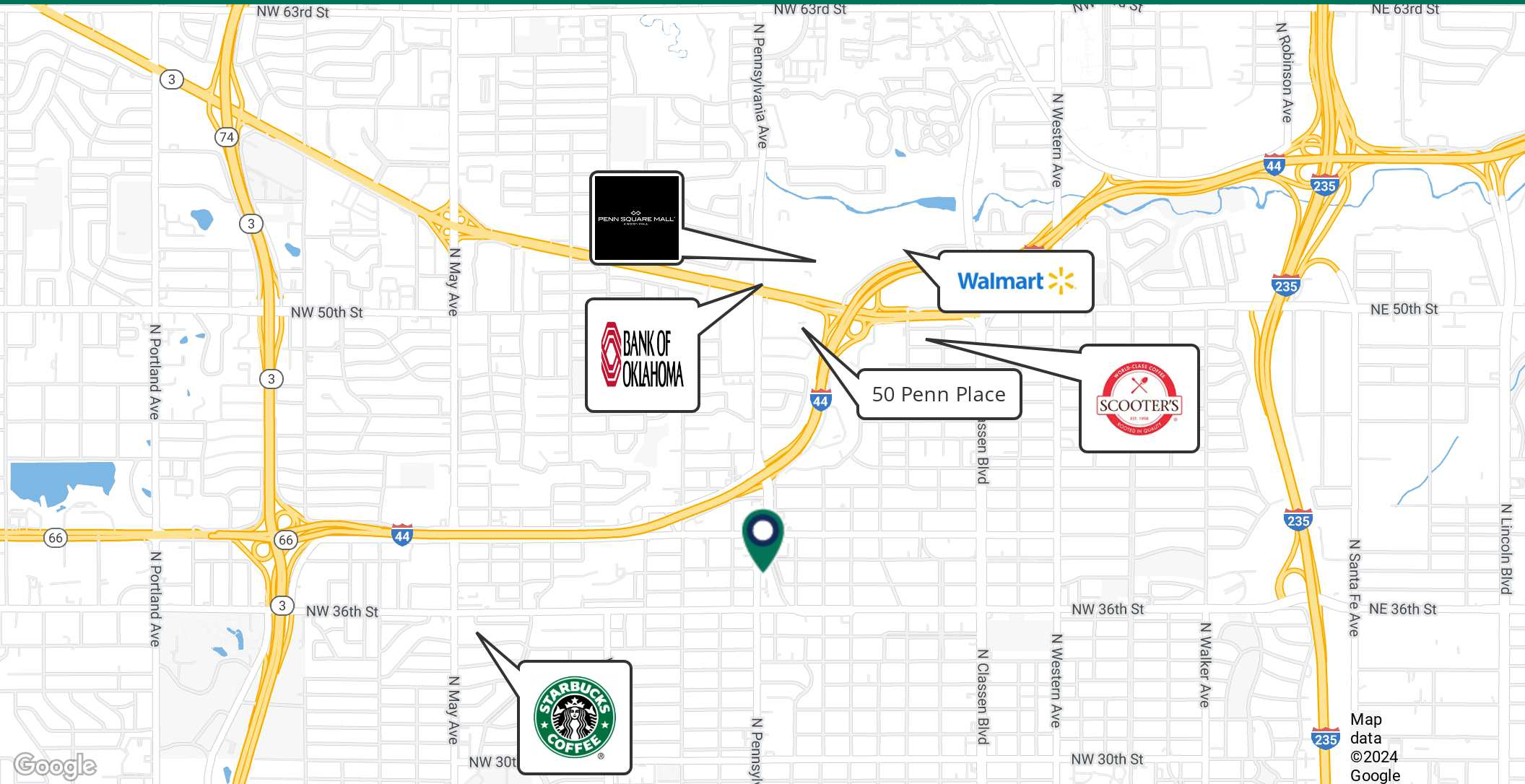
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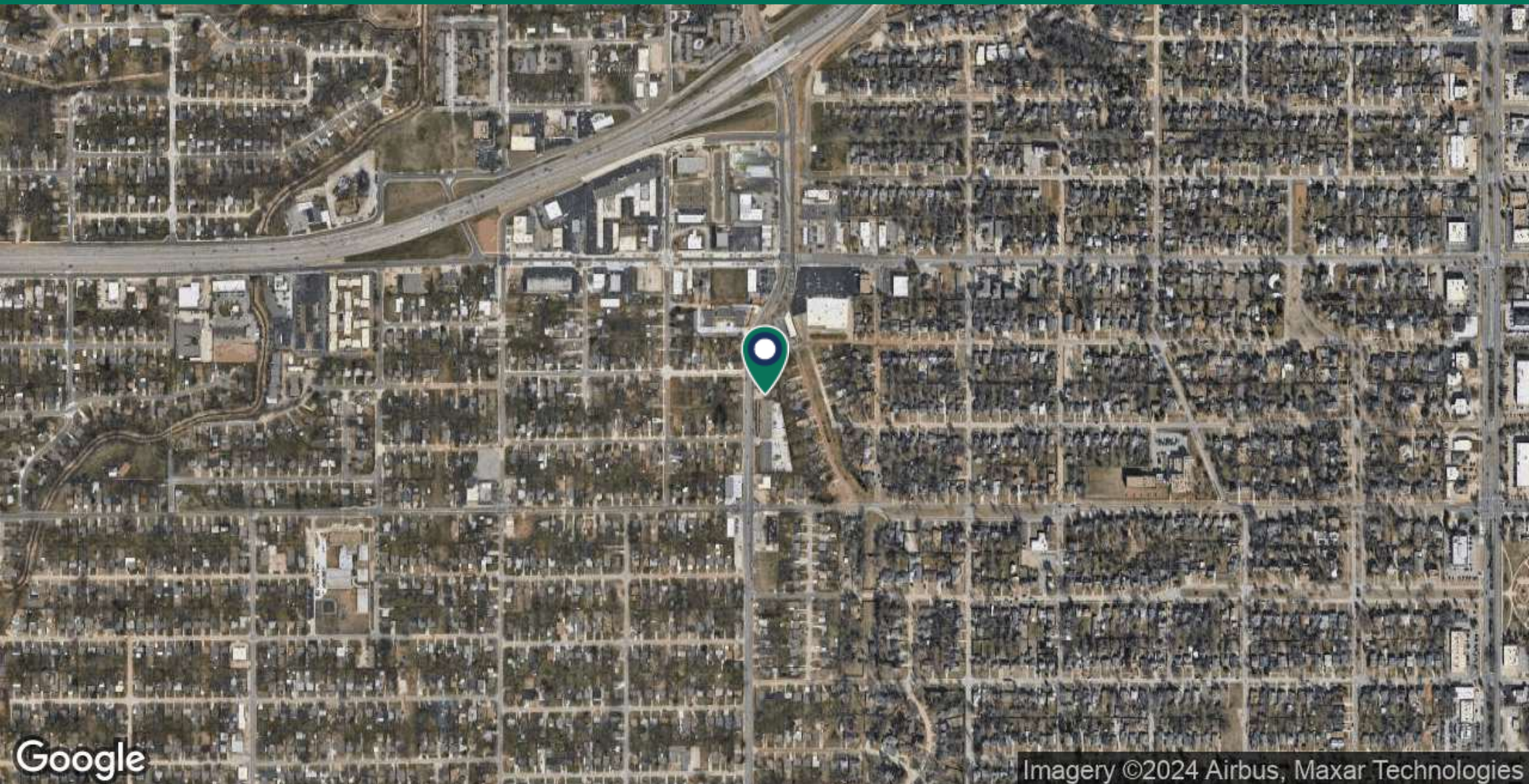
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SECTION 3

FINANCIAL ANALYSIS



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INVESTMENT OVERVIEW

	CURRENT	PROFORMA
Price	\$395,000	\$395,000
Price per SF	\$132	\$132
Price per Unit	\$49,375	\$49,375
Total Return (yr 1)	\$13,691	\$33,216

OPERATING DATA

	CURRENT	PROFORMA
Total Scheduled Income	\$34,223	\$61,859
Gross Income	\$34,223	\$61,859
Operating Expenses	\$20,532	\$28,643
Net Operating Income	\$13,691	\$33,216

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INCOME SUMMARY	CURRENT	PROFORMA
Rent Income	\$31,872	\$66,120
Month-to-Month Fee	\$355	\$355
Late Fee	\$225	\$225
Damage Withholding Income	\$750	\$750
Utilities Reimbursement	\$1,021	\$1,021
Vacancy Factor	\$0	(\$6,612)
GROSS INCOME	\$34,223	\$61,859

EXPENSES SUMMARY	CURRENT	PROFORMA
Leasing Fee	\$637	\$637
Management Fee	\$3,187	\$3,187
Renewal Fees	\$100	\$100
Make Ready Repairs	\$1,783	\$1,783
Cleaning	\$210	\$210
Plumbing Maintenance	\$434	\$434
Landscaping	\$2,340	\$2,340
Electrical Maintenance	\$73	\$73
Other Maintenance	\$379	\$379

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Insurance	\$8,000	\$15,000
Taxes	\$3,389	\$4,500
OPERATING EXPENSES	\$20,532	\$28,643
NET OPERATING INCOME	\$13,691	\$33,216

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SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF
101- EFF (Down)	1	1	300 SF	-	-
102- EFF	1	1	300 SF	\$625	\$2.08
103- EFF	1	1	300 SF	\$649	\$2.16
104	1	1	600 SF	\$679	\$1.13
201- EFF (Down)	1	1	300 SF	-	-
202- EFF	1	1	300 SF	\$625	\$2.08
203- EFF	1	1	300 SF	\$500	\$1.67
204	1	1	600 SF	\$679	\$1.13
TOTALS			3,000 SF	\$3,757	\$10.25
AVERAGES			375 SF	\$626	\$1.71

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SECTION 4

SALE COMPARABLES



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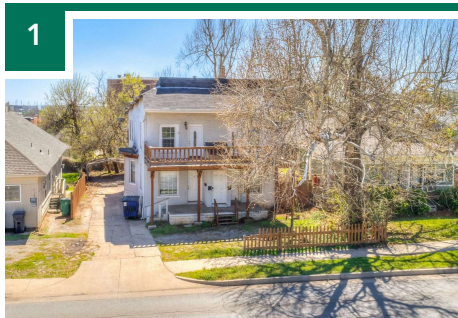
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VILLAS AT PENN

3818 North Pennsylvania Avenue, Oklahoma City, OK 73112

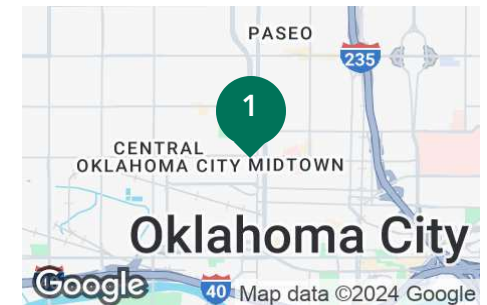
Price: \$395,000 **Bldg Size:** 3,000 SF
No. Units: 8 **Price/Unit:** \$49,375



1122 NW 10TH ST

Oklahoma City, OK 73106

Price: \$350,000 **No. Units:** 5
Price/Unit: \$70,000



2400-2420 S HUDSON AVE

Oklahoma City, OK 73109

Price: \$1,000,000 **No. Units:** 16
Price/Unit: \$62,500



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3



800 EAST DR

Oklahoma City, OK 73105

Price: \$1,210,000

No. Units:

15

Price/Unit: \$80,667



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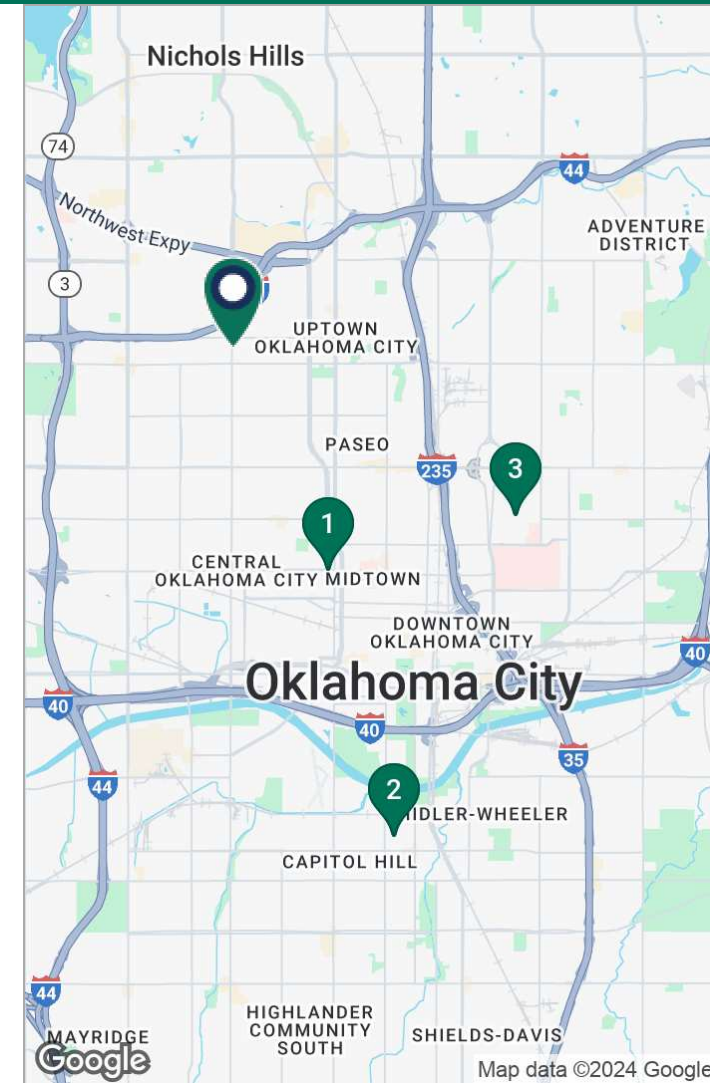
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	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	CAP RATE
★	Villas at Penn 3818 North Pennsylvania Avenue Oklahoma City, OK	\$395,000	3,000 SF	8	3.47%
1	1122 NW 10th St Oklahoma City, OK	\$350,000	-	5	-
2	2400-2420 S Hudson Ave Oklahoma City, OK	\$1,000,000	-	16	-
3	800 East Dr Oklahoma City, OK	\$1,210,000	-	15	-
AVERAGES		\$853,333	NAN SF	12	NAN%



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DEMOGRAPHICS



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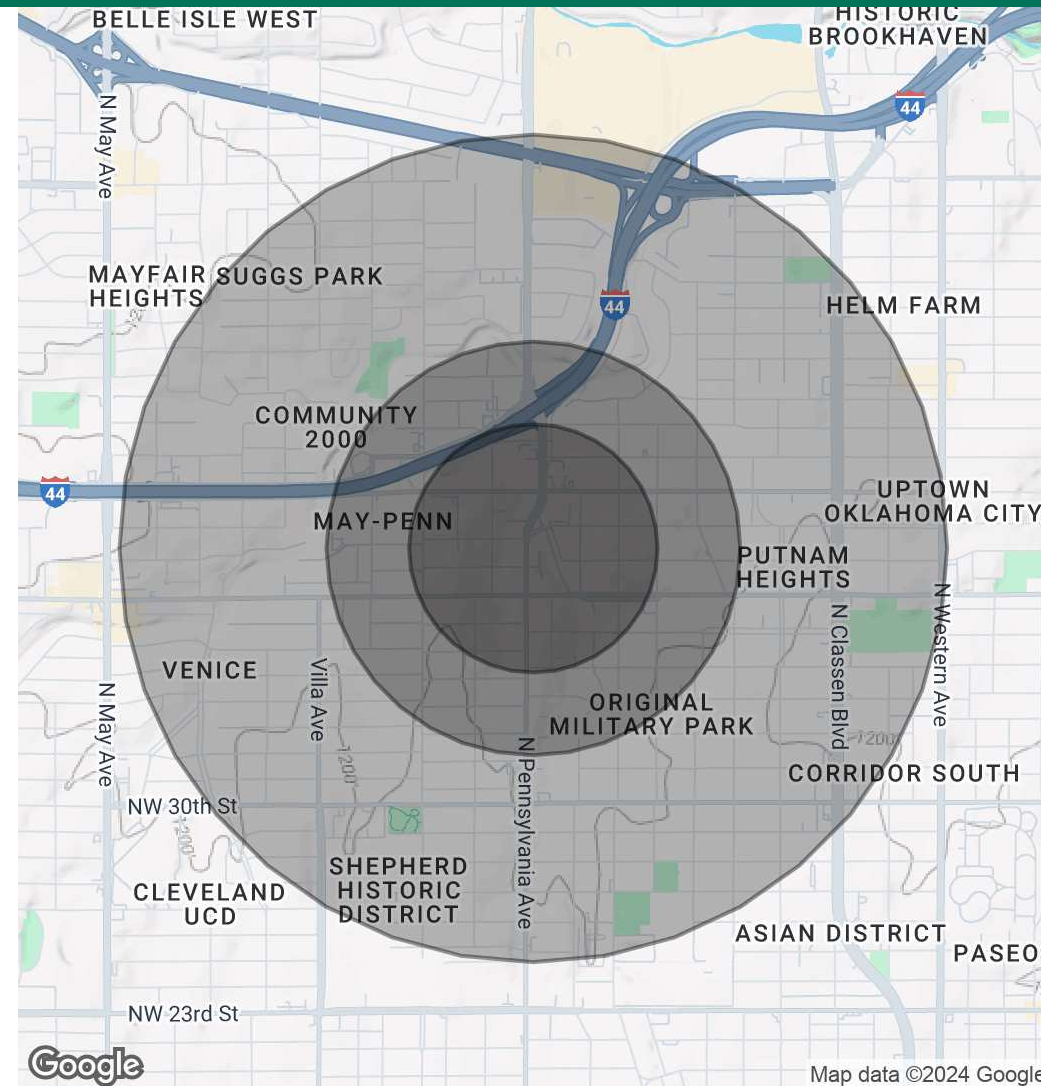
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	759	3,563	14,625
Average Age	37	38	38
Average Age (Male)	37	37	37
Average Age (Female)	37	38	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	334	1,611	6,722
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$61,076	\$65,214	\$68,946
Average House Value	\$183,240	\$205,689	\$225,823

Demographics data derived from AlphaMap



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ADVISOR BIOS



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DIRK ERDOES

Multi-Family Investment Advisor

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OK #203069

PROFESSIONAL BACKGROUND

Dirk Erdoes joined Price Edwards and Company in October of 2023 as a Multifamily Investment Advisor. Dirk graduated from Oklahoma State University in 2021 with a Bachelor's Degree in Marketing and a Bachelor's Degree in Management. Dirk had been in the commercial real estate industry for two years prior to joining Price Edwards and Company. Dirk has focused on the acquisition, disposition, and exchange of Multifamily assets in Oklahoma and surrounding markets. Dirk is a member of the Commercial Real Estate Council and the Apartment Association of Central Oklahoma.

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PROFESSIONAL BACKGROUND

Sam Walter joined Price Edwards & Co. in 2023 and has been in the commercial real estate business since 2021. Sam graduated from Oklahoma State University, earning two degrees in Marketing and Management. Upon graduation, he entered the commercial real estate industry. Sam is known for his outgoing and positive nature, attributes that shine through in client interactions. He has a genuine commitment to assisting his clients in making the best real estate decisions that align with their goals. Sam specializes in the sale, exchange, and disposition of multifamily assets across the state of Oklahoma. He is ready to advise you on any needs you may have. Sam enjoys spending his free time outdoors, snow skiing, and running. Sam is actively involved with 'Course for Change,' an organization that empowers underprivileged youth to train for half marathons. Through this initiative, young individuals gain a valuable understanding of goal-setting and the work required to achieve those objectives. Sam is always willing to help in any way he can.

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