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LONDON SQUARE APARTMENTS

2217 E 59TH ST TULSA, OK 74105

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SECTION 1

PROPERTY INFORMATION



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PROPERTY DESCRIPTION

London Square Apartments presents a high-upside value-add investment opportunity in the Tulsa multifamily market. This 173-unit garden-style community is currently underperforming, offering low occupancy and significant repositioning potential for investors looking to stabilize and enhance an asset in a strong rental submarket.

The property requires substantial capital improvements, providing an opportunity to renovate unit interiors, improve community amenities, and optimize management efficiencies to significantly increase occupancy and rental income. With its prime South Tulsa location, London Square benefits from proximity to major employment hubs, retail centers, and top-rated schools, ensuring long-term demand once repositioned.

For investors seeking a true value-add opportunity, this asset offers tremendous upside potential through strategic renovations and lease-up efforts.

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OFFERING SUMMARY

Sale Price:	Call for Pricing
Number of Units:	173
Lot Size:	5.99 Acres
Building Size:	154,634 SF

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Building Name	London Square Apartments
Property Type	Multifamily
Property Subtype	Low-Rise/Garden
APN	R99331933123250
Building Size	154,634 SF
Lot Size	5.99 Acres
Year Built	1965
Number of Floors	2
Number of Buildings	7

London Square Apartments is strategically positioned in South Tulsa, offering residents a blend of suburban comfort and urban convenience. Situated just off East 61st Street and Lewis Avenue, the community benefits from easy access to major highways, top employers, shopping centers, and entertainment hubs. With its central location, strong tenant demand, and proximity to key amenities, London Square Apartments stands out as an attractive investment in Tulsa's thriving multifamily market.



- True Value-Add Opportunity
- Underperforming Asset with High Upside
- Diverse Unit Mix
- Garden Style layout
- Ample On- Site Parking
- Strong Demand for Workforce Housing
- Ideal for Repositioning & Lease- Up
- Opportunity to Improve NOI

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UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	SIZE SF
1 Bed	1	1	2	1.20%	530 SF
1 Bed	1	1	8	4.60%	575 SF
1 Bed	1	1	17	9.80%	630 SF
1 Bed	1	1	6	3.50%	650 SF
1 Bed	1	1	3	1.70%	708 SF
1 Bed	1	1	5	2.90%	722 SF
1 Bed	1	1	2	1.20%	725 SF
2 Bed 1.5 Bath	2	1.5	10	5.80%	814 SF
2 Bed 1.5 Bath	2	1.5	8	4.60%	826 SF
2 Bed 1.5 Bath	2	1.5	14	8.10%	836 SF
2 Bed 1.5 Bath	2	1.5	33	19.10%	844 SF
2 Bed 1.5 Bath	2	1.5	15	8.70%	892 SF
2 Bed 1.5 Bath	2	1.5	9	5.20%	900 SF
2 Bed 1.5 Bath	2	1.5	9	5.20%	973 SF
2 Bed 1.5 Bath	2	1.5	1	0.60%	1,100 SF
3 Bed 2 Bath	3	2	11	6.40%	1,100 SF
3 Bed 2 Bath	3	2	3	1.70%	1,300 SF

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UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	SIZE SF
3 Bed 2 Bath	3	2	5	2.90%	1,340 SF
3 Bed 2 Bath	3	2	2	1.20%	1,361 SF
3 Bed 2 Bath	3	2	1	0.60%	1,373 SF
3 Bed 2 Bath	3	2	3	1.70%	1,500 SF
Studio	1	1	1	0.60%	400 SF
Studio	1	1	2	1.20%	468 SF
Studio	1	1	3	1.70%	493 SF
TOTALS/AVERAGES			173	100.20%	851 SF

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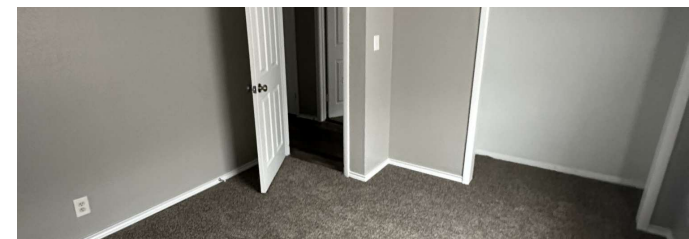
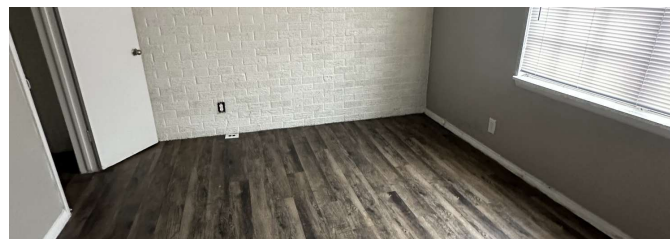
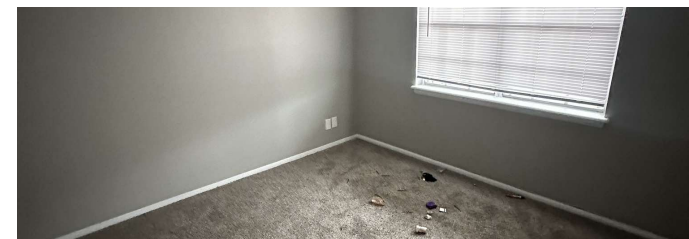
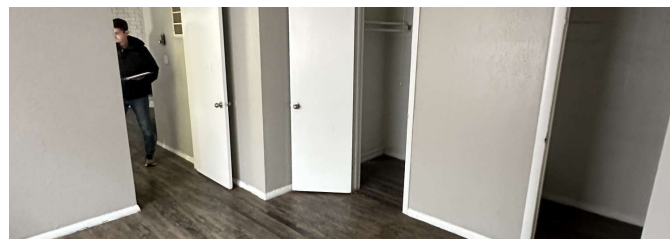
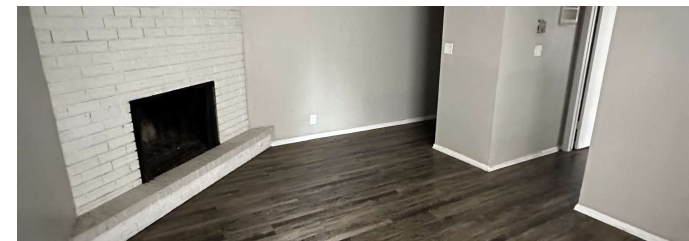
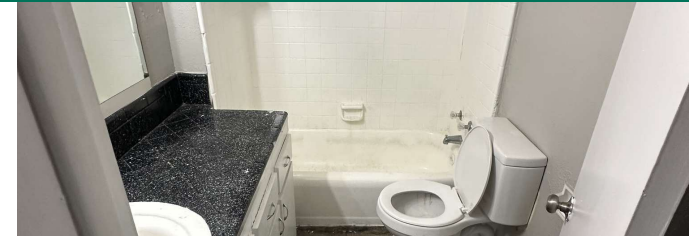
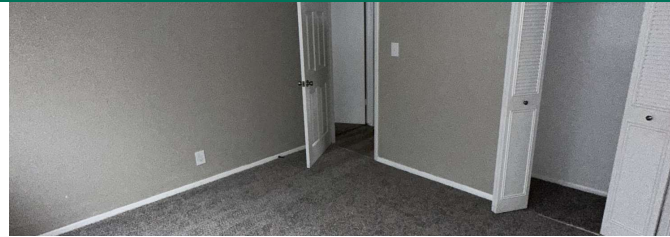
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SECTION 2

LOCATION INFORMATION



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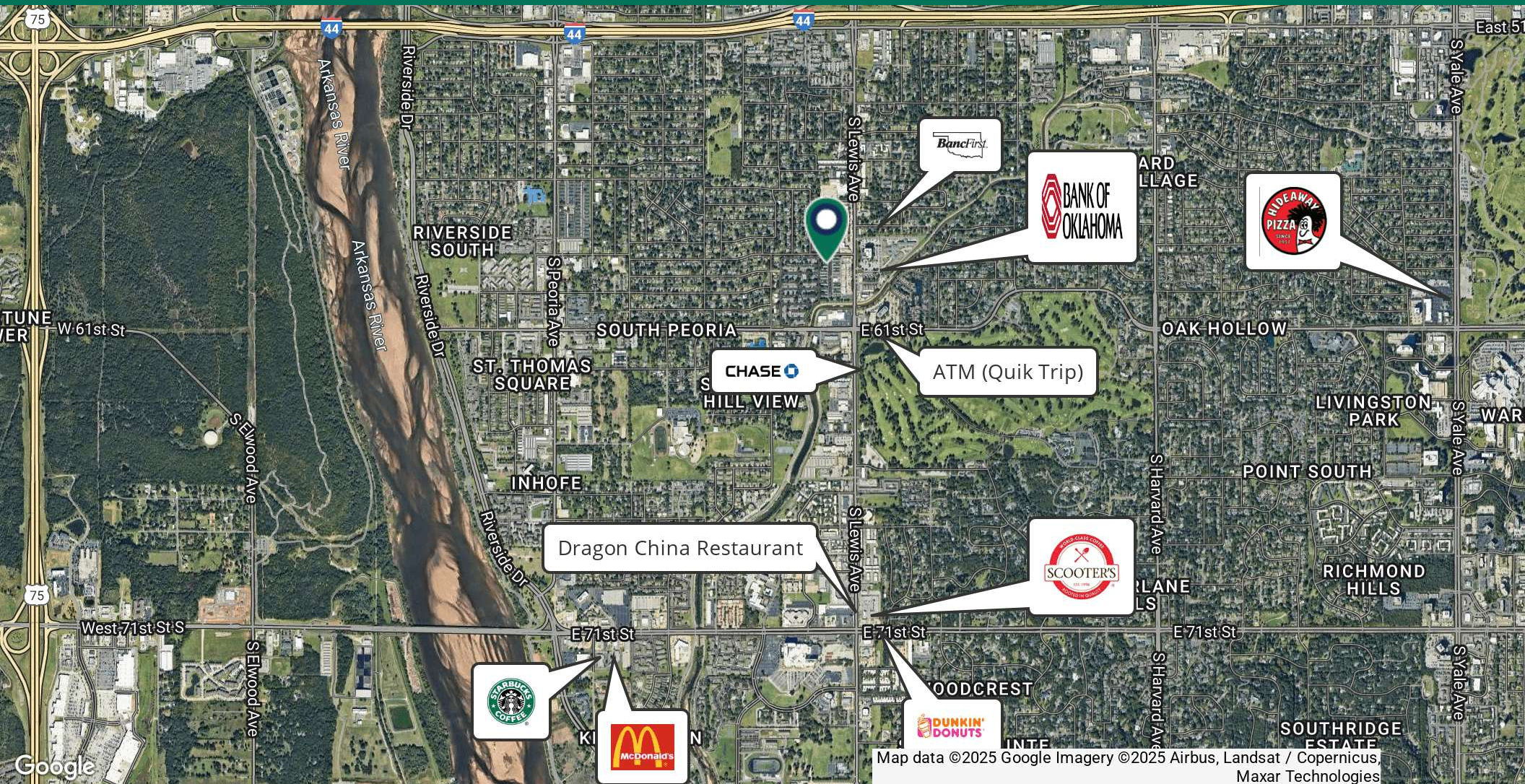
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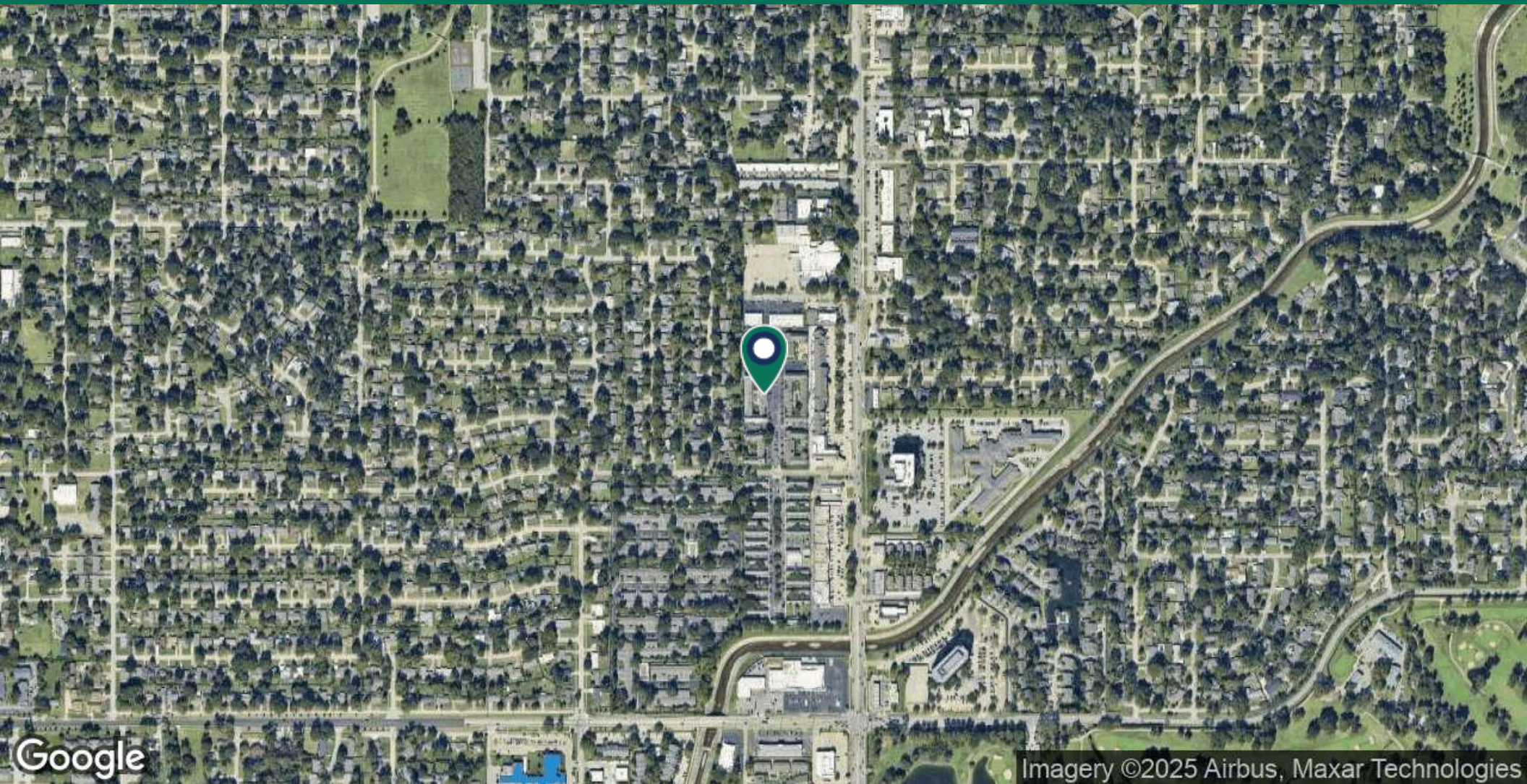
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SECTION 3

DEMOGRAPHICS



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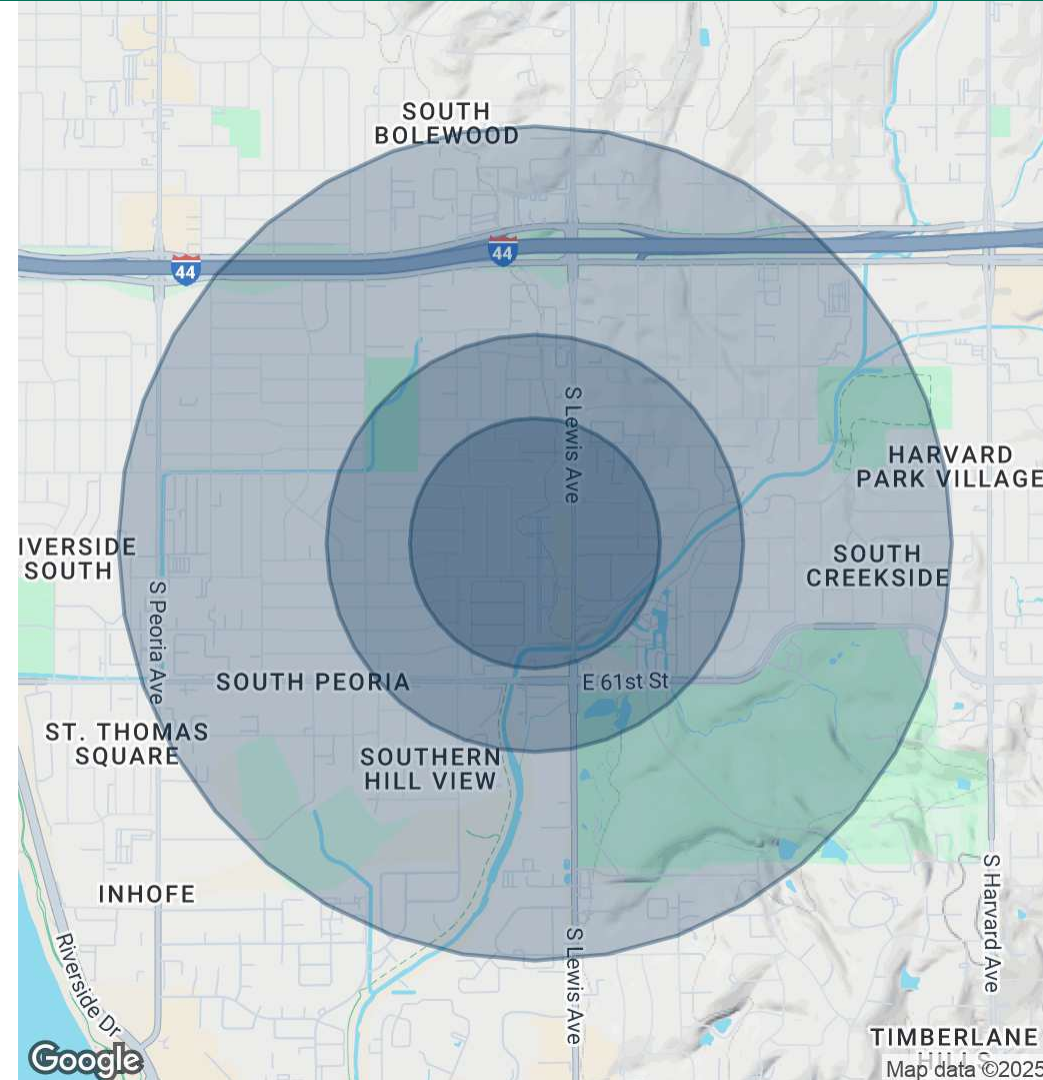
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,004	3,934	12,787
Average Age	44	43	42
Average Age (Male)	42	41	41
Average Age (Female)	47	45	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	483	1,926	6,318
# of Persons per HH	2.1	2	2
Average HH Income	\$69,474	\$73,188	\$75,499
Average House Value	\$260,646	\$253,669	\$288,697

Demographics data derived from AlphaMap



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SECTION 4

ADVISOR BIOS



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SAM WALTER

Multi-Family Investment Advisor

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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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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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