



**DIRK ERDOES**

derdoes@pricedwards.com  
O: 405.239.1262 C: 405.416.3492

**SAM WALTER**

swalter@pricedwards.com  
O: 405.239.1261 C: 405.368.2352

## RIVER GLEN TOWNHOMES

1379 E 63RD ST TULSA, OK 74136

### CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum was prepared by Price Edwards and Company (“Broker”) on behalf of Owner, and is confidential and furnished to prospective purchasers of the property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Offering Memorandum is intended solely to assist prospective purchasers in their evaluation of the property and their consideration of whether to purchase the property. It is not to be used for any other purpose or made available to any other person without the prior written consent of Broker. This Offering Memorandum is subject to errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation or endorsement as to the value of the property by Owner, Broker or their sources. Financial projections are provided as a reference and are based on assumptions made by Owner, Broker and their sources. Prospective purchasers should make their own projections and reach their own conclusions of value. Certain portions of this Offering Memorandum merely summarize or outline property information and are in no way intended to be complete nor necessarily accurate descriptions. This Offering Memorandum was prepared on the basis of information available to Owner and Broker in connection with the sale of the property. It contains pertinent information about the property and the surrounding area but does not contain all the information necessary for a complete evaluation of the property.

Although the information contained in this Offering Memorandum is believed to be accurate and reliable, neither Owner nor Broker guarantees its accuracy or completeness. Because of the foregoing and because the property will be sold on an “as-is” basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the property. Although additional material, which may include engineering, environmental, or other reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors and should not rely upon such material provided by Owner or Broker. Neither Owner nor Broker nor any of their respective officers, advisors, agents, shareholders or principals has made or will make any representation or warranties, express or implied, as to the accuracy or completeness of the Offering Memorandum or any of the contents, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or the contents. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser. Owner expressly reserves the right, in its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party at any time, with or without notice. Owner shall have no legal commitment or obligation to any prospective purchaser unless and until a written purchase and sale agreement has been fully executed and delivered and any and all conditions to Owner’s obligations thereunder have been fully satisfied or waived. Owner is responsible for any commission due to Broker in connection with the sale of the property. Owner shall not be responsible for any commission claimed by any other agent or Broker in connection with a sale of the property.

No other party, including Owner’s Broker, is authorized to make any representation or agreement on behalf of Owner. This Offering Memorandum remains the property of Owner and Broker and may be used only by parties approved by Owner and Broker. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

PROPERTY INFORMATION	3
LOCATION INFORMATION	8
DEMOGRAPHICS	11
ADVISOR BIOS	13

#### DIRK ERDOES

derdoes@priceedwards.com

O: 405.239.1262 C: 405.416.3492

#### SAM WALTER

swalter@priceedwards.com

O: 405.239.1261 C: 405.368.2352



# SECTION 1

## PROPERTY INFORMATION



### DIRK ERDOES

derdoes@pricedwards.com

O: 405.239.1262 C: 405.416.3492

### SAM WALTER

swalter@pricedwards.com

O: 405.239.1261 C: 405.368.2352

**PRICE  
EDWARDS**  
AND COMPANY



## RIVER GLEN TOWNHOMES

1379 E 63RD ST TULSA, OK 74136



### PROPERTY DESCRIPTION

River Glen Townhomes presents a high-upside, value-add investment opportunity in the growing Tulsa multifamily market. This 117-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 market.

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 location, River Glen Townhomes benefits from the proximity to major employment hubs and retail centers, ensuring a 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.

### OFFERING SUMMARY

<b>Sale Price:</b>	Call for Pricing
<b>Number of Units:</b>	117
<b>Lot Size:</b>	152,025 SF
<b>Building Size:</b>	93,556 SF

#### DIRK ERDOES

derdoes@priceedwards.com  
O: 405.239.1262 C: 405.416.3492

#### SAM WALTER

swalter@priceedwards.com  
O: 405.239.1261 C: 405.368.2352



## RIVER GLEN TOWNHOMES

1379 E 63RD ST TULSA, OK 74136

Building Name	River Glen Townhomes
Property Type	Multifamily
Property Subtype	Low-Rise/Garden
APN	R44175830604080
Building Size	93,556 SF
Lot Size	152,025 SF
Year Built	1980
Number of Floors	2
Number of Buildings	12



- 93,556 SF building with 118 units
- Built in 1980, offering established infrastructure
- Zoned RM2, conducive to multifamily investment
- Prime location in the thriving Tulsa area
- Spacious, well-maintained low-rise/garden style property
- High potential for strong rental income
- Ample parking and outdoor amenities for residents
- Proximity to essential services and amenities
- Attractive investment opportunity in a growing market

### DIRK ERDOES

derdoes@priceedwards.com  
O: 405.239.1262 C: 405.416.3492

### SAM WALTER

swalter@priceedwards.com  
O: 405.239.1261 C: 405.368.2352



## RIVER GLEN TOWNHOMES

1379 E 63RD ST TULSA, OK 74136

UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	SIZE SF
1 Bed	1	1	23	19.70%	600 SF
2 Bed	2	1.5	94	80.30%	900 SF
<b>TOTALS/AVERAGES</b>			<b>117</b>	<b>100%</b>	<b>841 SF</b>

### DIRK ERDOES

derdoes@priceedwards.com

O: 405.239.1262 C: 405.416.3492

### SAM WALTER

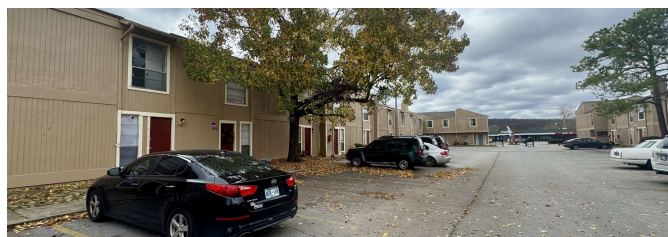
swalter@priceedwards.com

O: 405.239.1261 C: 405.368.2352



## RIVER GLEN TOWNHOMES

1379 E 63RD ST TULSA, OK 74136



**DIRK ERDOES**

derdoes@priceedwards.com

O: 405.239.1262 C: 405.416.3492

**SAM WALTER**

swalter@priceedwards.com

O: 405.239.1261 C: 405.368.2352

**PRICE EDWARDS**  
AND COMPANY



# SECTION 2

## LOCATION INFORMATION



### DIRK ERDOES

derdoes@pricedwards.com

O: 405.239.1262 C: 405.416.3492

### SAM WALTER

swalter@pricedwards.com

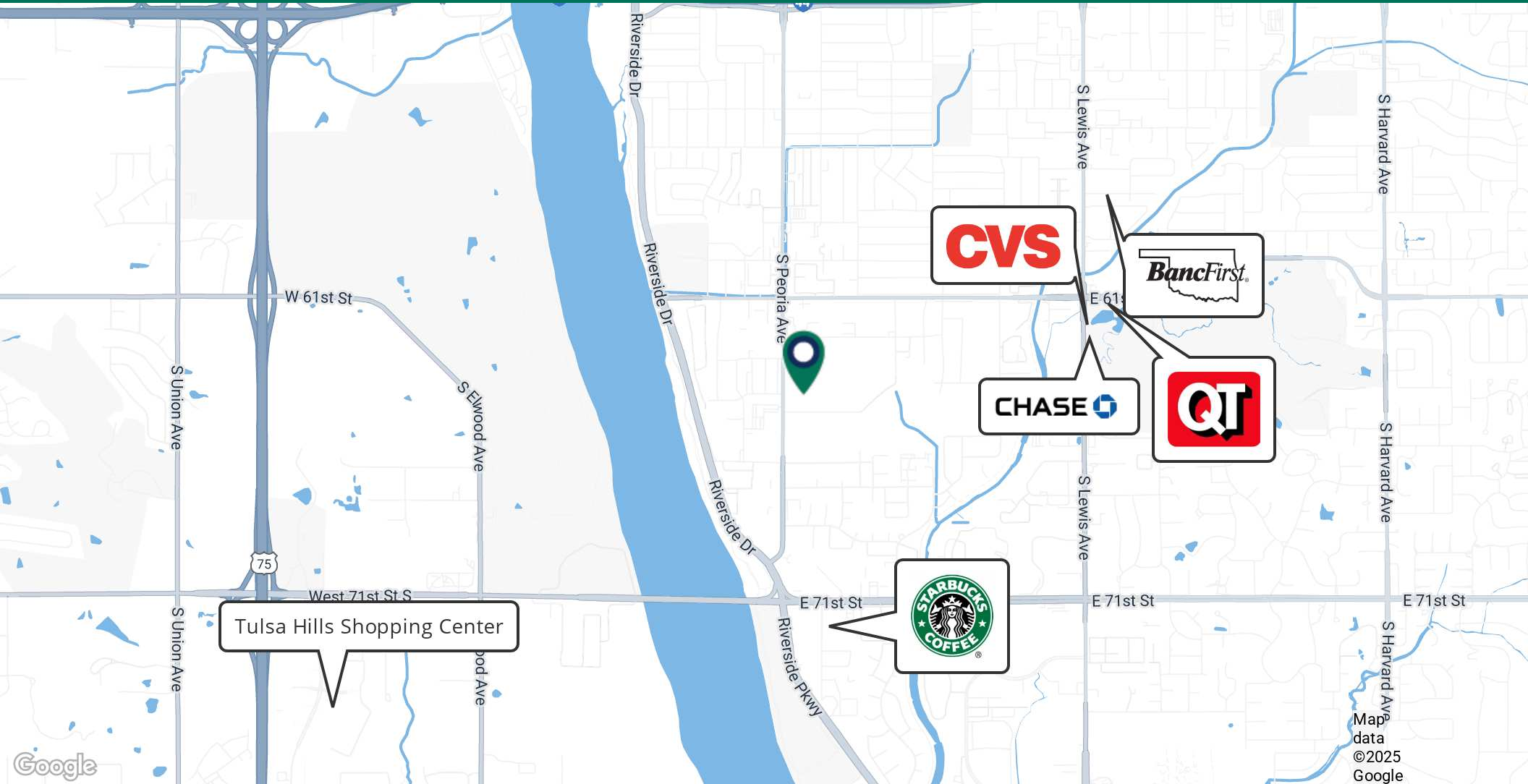
O: 405.239.1261 C: 405.368.2352

**PRICE  
EDWARDS**  
AND COMPANY



## RIVER GLEN TOWNHOMES

1379 E 63RD ST TULSA, OK 74136



**DIRK ERDOES**

derdoes@priceedwards.com  
O: 405.239.1262 C: 405.416.3492

**SAM WALTER**

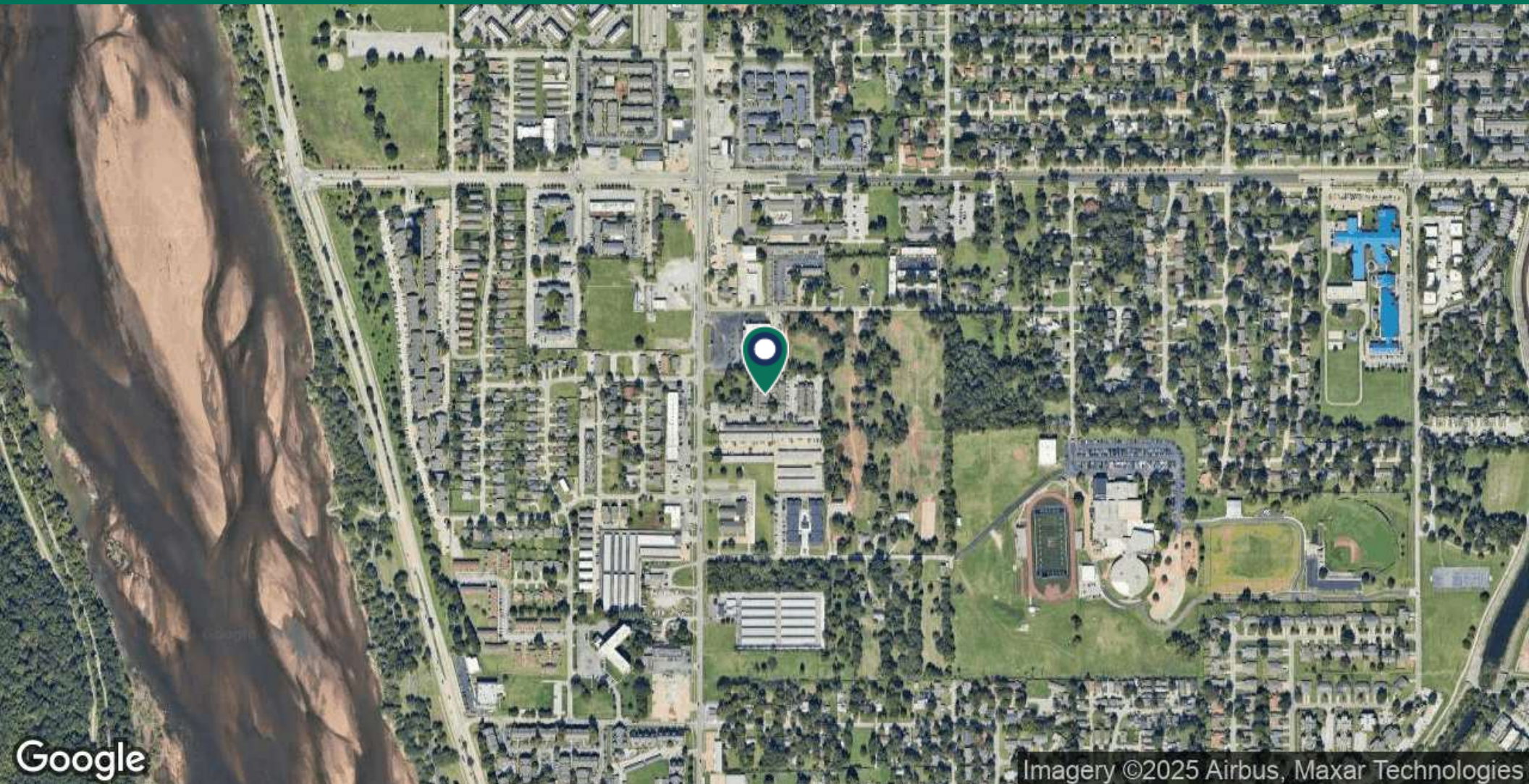
swalter@priceedwards.com  
O: 405.239.1261 C: 405.368.2352

**PRICE  
EDWARDS**  
AND COMPANY



## RIVER GLEN TOWNHOMES

1379 E 63RD ST TULSA, OK 74136



### DIRK ERDOES

[derdoes@priceedwards.com](mailto:derdoes@priceedwards.com)

O: 405.239.1262 C: 405.416.3492

### SAM WALTER

[swalter@priceedwards.com](mailto:swalter@priceedwards.com)

O: 405.239.1261 C: 405.368.2352



# SECTION 3

## DEMOGRAPHICS



### DIRK ERDOES

derdoes@pricedwards.com  
O: 405.239.1262 C: 405.416.3492

### SAM WALTER

swalter@pricedwards.com  
O: 405.239.1261 C: 405.368.2352

**PRICE  
EDWARDS**  
AND COMPANY

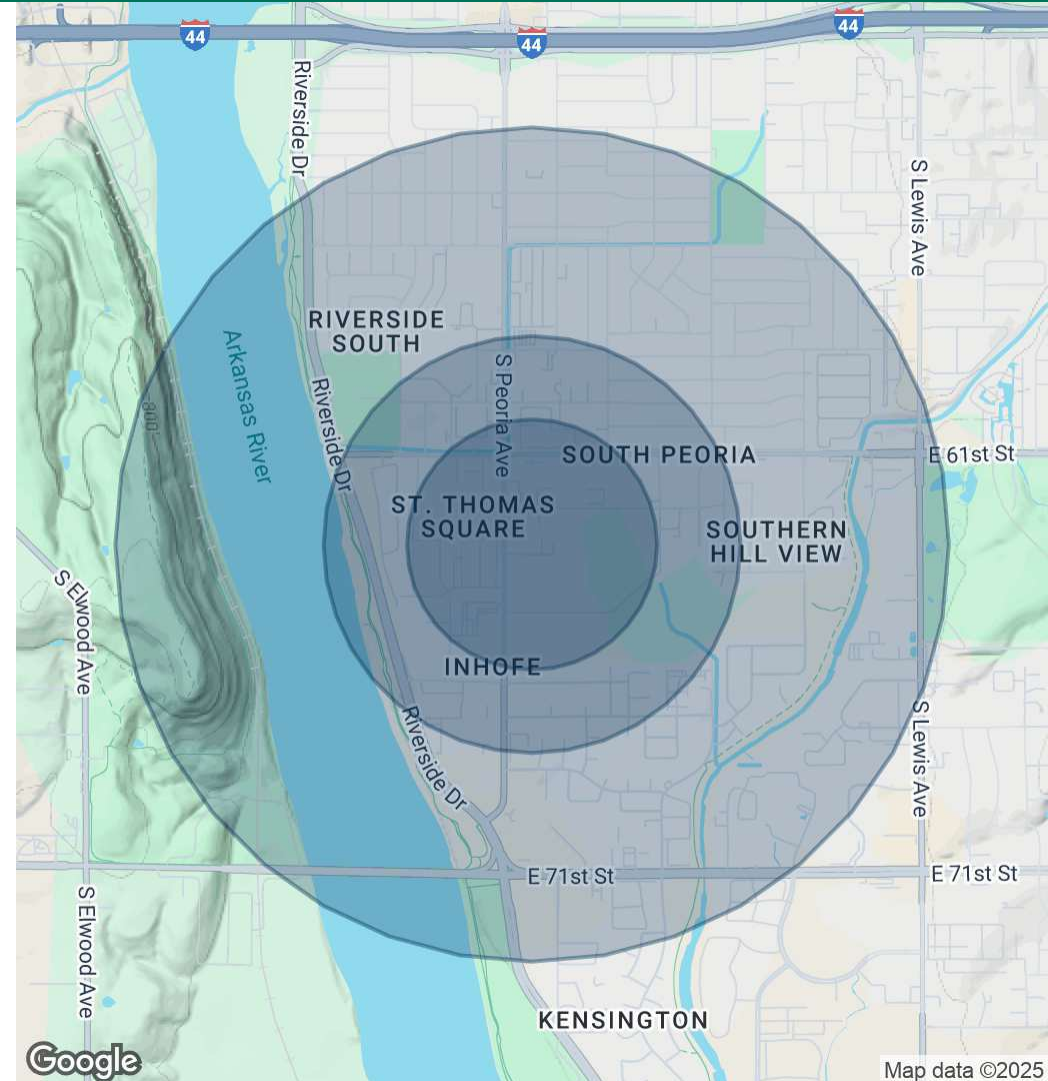


## RIVER GLEN TOWNHOMES

1379 E 63RD ST TULSA, OK 74136

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,202	5,101	14,280
Average Age	40	38	38
Average Age (Male)	38	36	37
Average Age (Female)	41	39	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	539	2,596	7,162
# of Persons per HH	2.2	2	2
Average HH Income	\$32,218	\$41,802	\$52,899
Average House Value	\$148,454	\$190,471	\$170,713

Demographics data derived from AlphaMap



### DIRK ERDOES

derdoes@priceedwards.com  
O: 405.239.1262 C: 405.416.3492

### SAM WALTER

swalter@priceedwards.com  
O: 405.239.1261 C: 405.368.2352



# SECTION 4

## ADVISOR BIOS



### DIRK ERDOES

derdoes@pricedwards.com  
O: 405.239.1262 C: 405.416.3492

### SAM WALTER

swalter@pricedwards.com  
O: 405.239.1261 C: 405.368.2352

**PRICE  
EDWARDS**  
AND COMPANY



## RIVER GLEN TOWNHOMES

1379 E 63RD ST TULSA, OK 74136



### DIRK ERDOES

Multi-Family Investment Advisor

derdoes@priceedwards.com

Direct: 405.239.1262 | Cell: 405.416.3492

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.

Price Edwards and Company  
210 Park Ave Suite 700  
Oklahoma City, OK 73102  
405.843.7474

### DIRK ERDOES

derdoes@priceedwards.com

O: 405.239.1262 C: 405.416.3492

### SAM WALTER

swalter@priceedwards.com

O: 405.239.1261 C: 405.368.2352

## RIVER GLEN TOWNHOMES

1379 E 63RD ST TULSA, OK 74136



### SAM WALTER

Multi-Family Investment Advisor

swalter@priceedwards.com

Direct: 405.239.1261 | Cell: 405.368.2352

### 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.

Price Edwards and Company  
210 Park Ave Suite 700  
Oklahoma City, OK 73102  
405.843.7474

### DIRK ERDOES

derdoes@priceedwards.com

O: 405.239.1262 C: 405.416.3492

### SAM WALTER

swalter@priceedwards.com

O: 405.239.1261 C: 405.368.2352