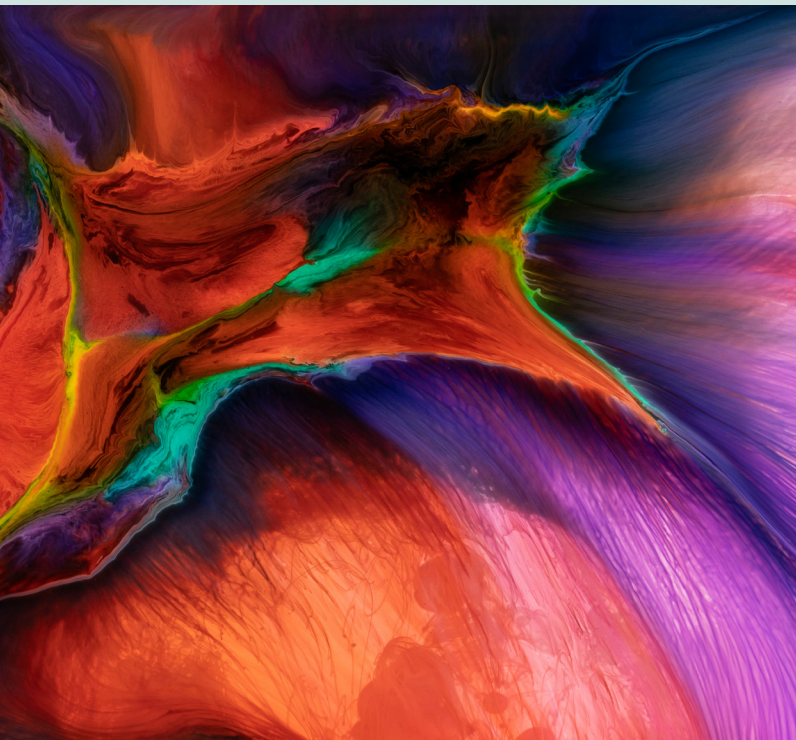


Price Edwards and Company

MULTIFAMILY MARKET REPORT



"While the future holds no certainties, our optimistic outlook envisions a balanced and healthy market."



PRICE EDWARDS

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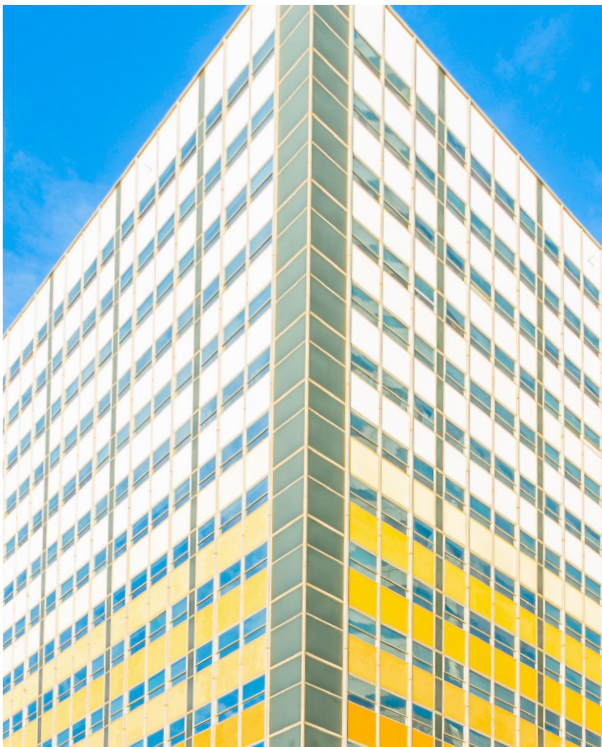
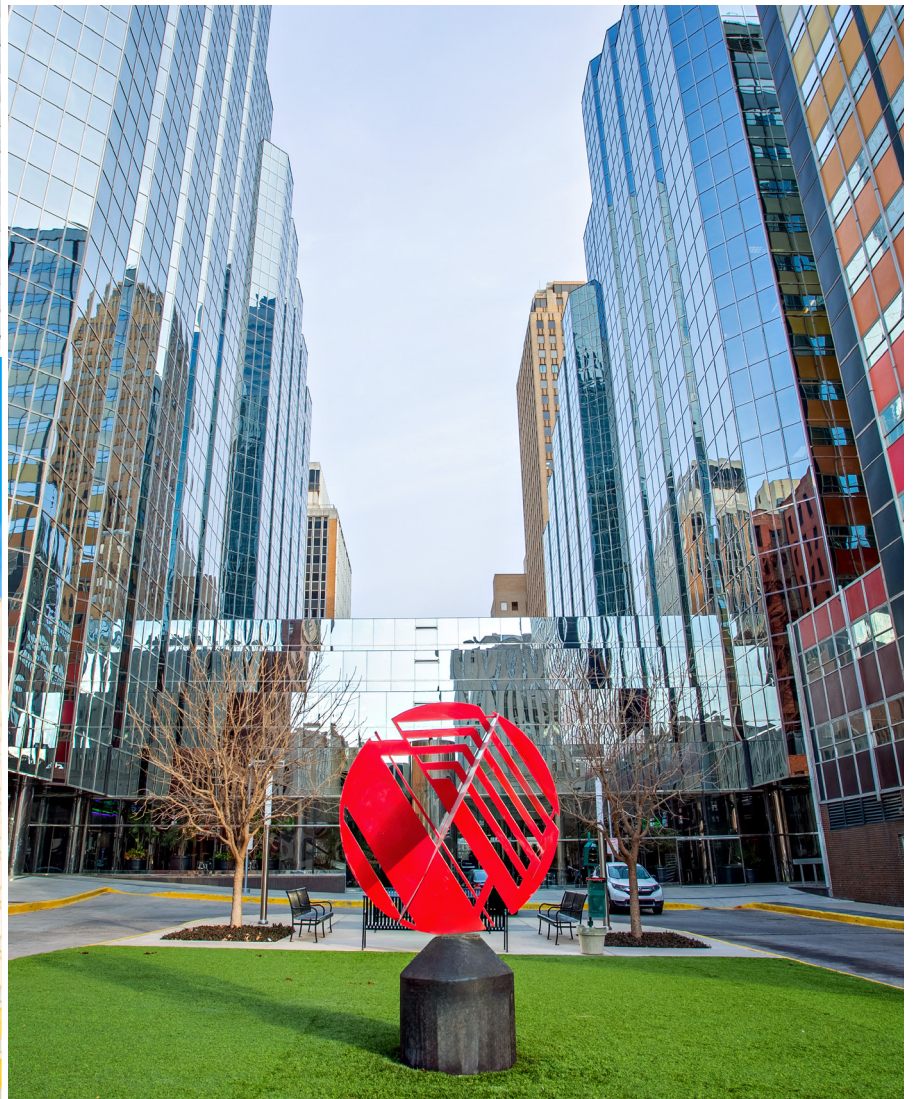


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Price Edwards and Company has been conducting market reports in the Oklahoma City market since its inception in 1988. We contact each property owner to gather data, assimilate it into meaningful statistics and add a market narrative based on our many years of experience in the OKC commercial real estate market. We conduct the office and retail reports semi-annually and the industrial & multifamily reports annually. We are the only source that provides and publishes specific data on each building in the market.



In our 2022 report, we highlighted the enduring strength and consistent performance of the multifamily market, showcasing how stakeholders benefitted from steady gains in both property appreciation and rental incomes. However, the landscape shifted markedly post-pandemic, with Oklahoma City's multifamily market experiencing significant fluctuations across key indicators such as sales volume, rental rates, and price per unit.

The story of 2023 diverged from recent trends. Despite continued growth, the pace of rental rate increases slowed across all asset classes. Of the properties we surveyed of over 25 units across the metro we observed a 2.7% rise in rental rates, a deceleration from the 6% increase in 2022 and the 12% uptick the preceding year. A closer examination of sales and other metrics, detailed on the following page, supports our perspective on the market's direction for 2024.

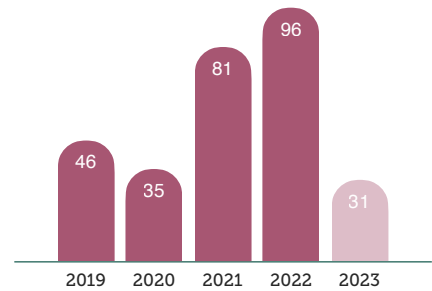
The 2024 Greater Oklahoma City Outlook reveals that the city enjoys a notably low annual average unemployment rate of 2.9%, the fourth lowest since 1990. Additionally, the report notes a 14% decline in housing starts, with 4,465 new construction starts in 2023. The rapid increase from 2021 in interest rates by the Federal Reserve in 2023, aimed at tempering inflation and cooling the economy, deterred potential homebuyers, pushing them towards rentals and helping maintain high occupancy rates. Until interest rates stabilize, we anticipate continued high occupancy and fewer transactions compared to the low-cost debt era of recent years.

With interest rates at a peak unseen in two decades and an upcoming presidential election, 2024 promises to be an interesting year. We foresee a market characterized by reduced sales volume and potentially increased distressed sales, as some owners face refinancing challenges. These pressures may force difficult decisions, including foreclosures or forced sales at reduced prices, leading to cap rate expansion and, ultimately, market stabilization. This is the typical cycle of any market downturn.

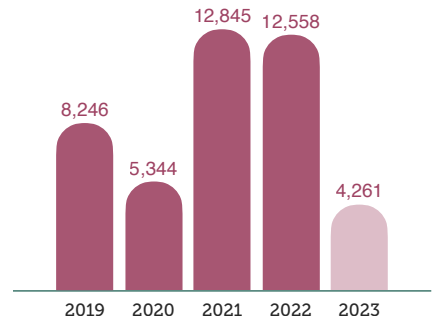
Looking ahead to 2024 and beyond, we expect the market to adjust to moderately higher rates and stabilize at more sustainable levels. While the future holds no certainties, our optimistic outlook envisions a balanced and healthy market environment in the coming years.



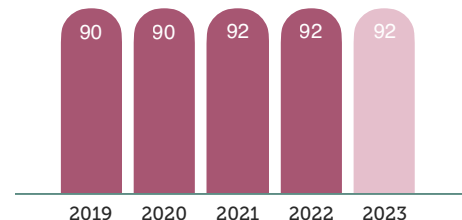
Historical Number of Properties Sold



Historical Number of Units Sold



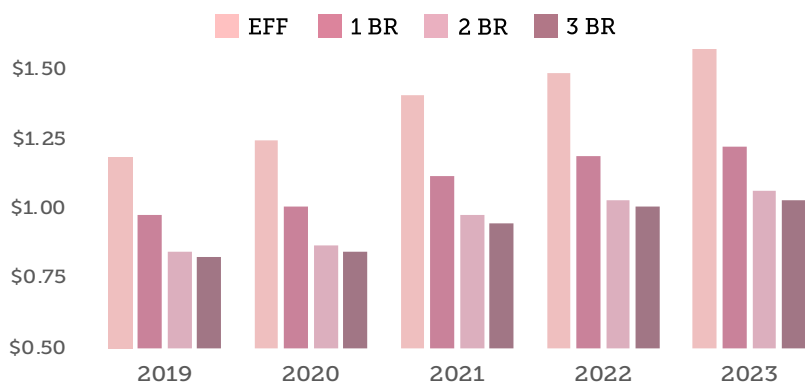
OKC Historical Multifamily Occupancy
% Occupied



Sam Walter
Multifamily Investment Specialist
Price Edwards and Company



OKC Multifamily Rental Rates



Not surprisingly, the interest rate environment combined with overall market conditions has led to a huge decrease in property transactions. To say 2023 was a slower year than the previous two years is an understatement. While 2021 and 2022 posted all-time highs for property transactions, 2023 had the lowest amount of property transactions over the past 5 years (31 transactions), with 2020 being the closest at 35 transactions and we all know why that happened.

To begin 2022, the Fed's prime rate was three and a half percent (3.5%), by the end of 2023 it was eight and a half percent (8.5%). This upward tick in interest rates has been one of two big contributing factors to the slow in property transactions. As a result, banks have become a lot more restrictive on lending. While banks have the capital to lend, interest rate volatility, slower rent growth, and general uncertainty in the market led banks to be more cautious, especially on multifamily assets. Many banks are looking to only lend on 'newer' vintage properties with stricter underwriting criteria.

Another issue affecting property operations and value is the insurance market. Insurance companies are following the banks in being more restrictive on what they insure due to both global losses and, locally, incidents of hail. Insurers have become more stringent in their risk assessments, leading to higher premiums, reduced coverage options, and increased deductibles for policy holders.

As a result, property owners and buyers are facing greater challenges in securing comprehensive and affordable coverage, particularly in high-risk areas like Oklahoma. Over the past five years, premiums in our market have more than doubled, reaching \$1,000 per unit for some properties. As mentioned above, the number of properties and units transacted in 2023 (31 properties or 4,261 units) was a decrease of 65 percent from 2022. While that is a significant difference, the underlying values remained relatively unchanged. Price per unit saw only a modest 3.4 percent decrease from last year to an average of \$85,311. This may very well change in 2024 as the market accepts higher interest rates and correspondingly higher capitalization rates.

2024 looks to be another year of uncertainty. The likelihood of interest rate decreases keeps getting pushed down the road given the continued strong economy; as a result the focus has been shifted to stabilizing instead of cutting. This is what is needed for the market but comes with some pain. Part of this stabilization will include foreclosures and distressed sales. The theme of "Survive til 25" seems to have some validity to it.



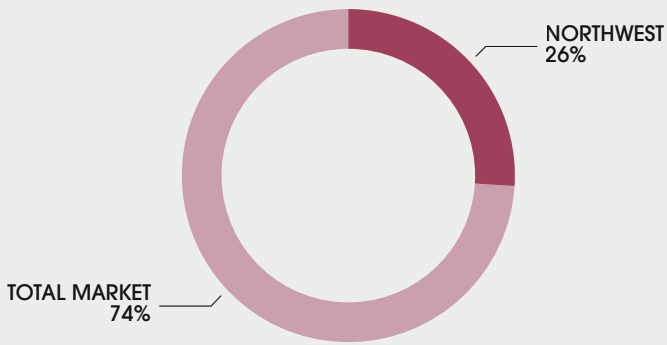
Year-end 2023 Market Totals	
Units 75,684	1 BR \$1.23/SF
Occupied 92%	2 BR \$1.07/SF
Efficiency \$1.61/SF	3 BR \$1.03/SF



Dirk Erdoes
Multifamily Investment Specialist
Price Edwards and Company



Northwest VS Total Market



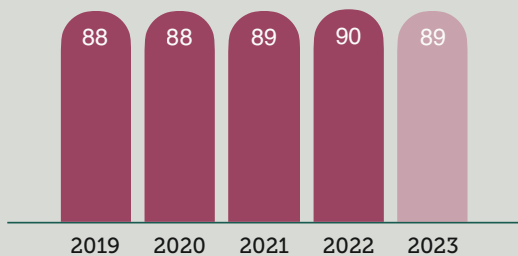
CURRENT NORTHWEST MARKET

19,591 Units Studied
Average Vacancy is 11%

Class	Occupancy	EFF	1 BR	2 BR	3 BR
Submarket	89%	\$1.45	\$1.09	\$0.94	\$0.91
Class A	98%	\$1.70	\$1.40	\$1.18	\$1.09
Class B	95%	n/a	\$1.23	\$1.12	\$1.13
Class C	88%	\$1.44	\$1.06	\$0.91	\$0.88
All Bills Paid	48%	n/a	\$0.98	n/a	n/a

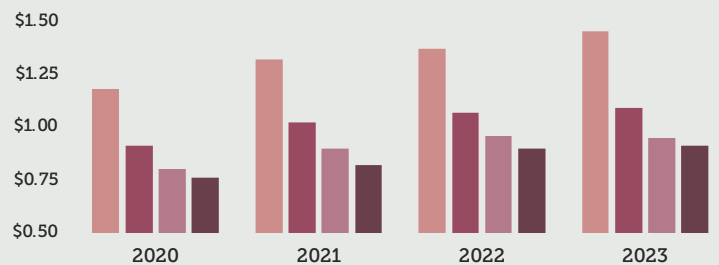
Northwest Historical Occupancy

% Occupied



Northwest Historical Rental Rates

EFF 1 BR 2 BR 3 BR



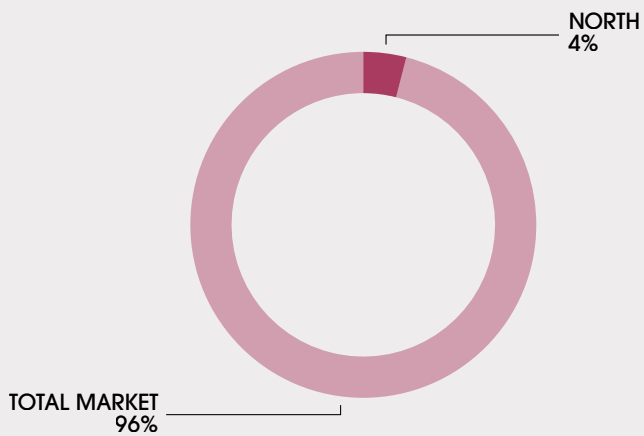
Property	Address	Year Built	# of Units	Percent Occupied	EFF Rate	1 BR Rate	2 BR Rate	3 BR Rate
Auburn Lane	6029 NW 10	1973	152	85%		\$0.64	\$0.65	\$0.56
Bennett Ridge	8201 N Rockwell	1982	304	88%	\$1.55	\$1.42	\$1.18	
Bethany Square	1900 N Rockwell	1976	217	100%		\$1.23	\$0.85	\$0.66
Bluff Creek	5757 W Hefner	1984	313	95%		\$1.32	\$1.21	
Boardwalk	6400 NW Expressway	1984	192	96%		\$0.99	\$1.03	
Brandon Place Apartments	6700 W Memorial	2012	200	97%		\$1.26	\$1.16	\$0.98
Bridgepoint	5304 Willow Cliff Road	1977	269	62%		\$1.10	\$0.81	\$0.92
Bryan Hill	7204 NW 36	1972	232	58%	\$1.37	\$1.00	\$0.89	
Castle Tower	5510 NW 23	1960	122	91%	\$1.24	\$0.91	\$0.84	
Cave Creek Apts	3037 N Rockwell	1977	70	95%		\$0.79	\$0.72	
Chestnut Hills	7228 NW 10th	1972	112	90%		\$0.58	\$0.56	
Chevy Chase	6401 N Warren	1972	222	90%		\$1.00	\$0.88	
Cimmaron Pointe	8301 N Council	1978	252	97%	\$1.54	\$1.38	\$1.19	\$1.07
Council Crossing	7920 NW 21	1970	339	93%		\$1.64	\$1.19	
Council Place	10800 N Council	1985	256	98%		\$1.13	\$1.02	\$1.28
Crown at Lone Oak Apartments	15400 Crown at Lone Oak Dr	2018	283	96%		\$1.39	\$1.16	
Crown Martin Park	5300 W Memorial	1999	286	94%		\$1.27	\$1.09	
Crown Pointe	12600 N MacArthur	1999	360	94%		\$1.12	\$1.12	
Diamond Ridge Apartment Homes	408 Summit Ridge Dr	1985	133	98%		\$0.94	\$1.12	\$1.11
Diamond Trails Apartments	4396 NW 36	1973	235	75%		\$1.19	\$1.02	\$1.14
Esplande by the Lake Apartments	4605 W Nicklas Ave	1972	136	79%		\$0.95	\$0.71	\$0.73
Forest Creek	7201 NW 122	1997	200	99%		\$1.13	\$0.97	\$0.96
Forest Oaks on Perdue	5700 NW 23	1971	258	89%		\$1.07	\$0.95	\$0.81
Foxcroft	6810 NW 16th	1984	187	43%		\$0.97	\$0.89	\$0.73
Gables at Westlake	12901 N MacArthur	1984	200	95%	\$1.49	\$1.23	\$1.16	
Garden Gate Apartment Homes	4023 Fontana Drive	1986	113	88%		\$2.10	\$1.03	\$1.07
Heritage House II	1307 N Meridian	1974	92	74%		\$0.94	\$0.85	
Heritage Ridge	7550 NW 10	1972	112	73%		\$0.99	\$0.90	
Hunters Ridge	9211 N Council	1985	212	94%	\$1.46	\$1.28	\$1.07	
Jasper Gardens	2500 N Rockwell	1970	104	95%	\$1.00	\$0.84	\$0.81	\$0.83
Lake Hefner Townhomes	7000 W Britton Road	1973	276	95%		\$0.93	\$1.05	
Lakeside Village	6460 W Wilshire	1974	150	90%		\$0.93	\$0.93	
Lakewood Estates Apartments	7806 Lyrewood Lane	1973	203	88%			\$0.68	\$0.77
Lamplight on 34th Street	5811 NW 34	1968	126	80%		\$1.07	\$1.03	\$0.86
MacArthur Crossing	727 N MacArthur	1962	242	98%		\$0.94	\$0.80	\$0.85
Meridian Mansions	1309 N Meridian	1967	114	48%		\$0.98		
Meridian Village Apartments	4220 NW 10th St	1974	248	98%	\$1.29	\$1.02	\$0.81	\$0.90
Newport/Granada	3407 NW 39	1963	124	92%	\$1.42	\$1.00	\$1.04	\$0.72
Oasis at Memorial Apartments	13331 N MacArthur Blvd	2015	228	97%	\$1.70	\$1.33	\$1.25	\$1.20
Park Macarthur	4500 N MacArthur	1970	136	90%		\$1.11	\$0.99	
Parkview Flats	4638 NW 19	1976	158	93%		\$1.04	\$0.87	
Portland Parke Apartments	3175 N Portland	1972	207	99%	\$1.12	\$0.82	\$0.80	\$0.90
Prairie Springs	9777 N Council Road	1998	476	92%		\$1.27	\$1.14	\$1.20
Putnam Green	7525 Knight Lake Drive	1970	250	82%		\$0.81	\$0.82	\$0.64

Northwest

Property	Address	Year Built	# of Units	Percent Occupied	EFF Rate	1 BR Rate	2 BR Rate	3 BR Rate
Residences at Lakeshore	9268 N MacArthur	1972	160	94%		\$1.04	\$0.98	\$0.96
Retreat at Riverbend	8114 W Britton Road	1982	216	96%		\$1.23	\$0.87	
Savannah Pointe	6134 N MacArthur Blvd	1975	137	96%			\$1.05	\$0.80
SIX 100 Meridian	6100 N Meridian	1970	271	97%		\$0.86	\$0.73	
Solare Apartments	6103 NW 63rd	1973	296	94%	\$1.26	\$0.99	\$0.88	\$1.07
Sonterra	7524 NW 10th St	1974	40	87%		\$0.85	\$0.85	\$0.56
Stonebridge Townhomes	4108 Cove Drive	1984	55	87%			\$0.98	\$0.93
Stonebrook	9301 N MacArthur	1983	360	98%		\$1.20	\$1.04	
Summer Oaks	5770 NW 16	1972	197	94%		\$0.90	\$0.81	\$0.69
Summerfield Place	11777 N Meridian	1982	224	92%	\$1.71	\$1.21	\$1.31	
Tammaron Village	11100 Roxboro	1983		95%	\$1.32	\$1.15	\$1.12	
The Alora	6446 NW 63	1970	850	85%		\$1.09	\$0.90	\$0.79
The Apex	521 N Council Road	1969	140	93%		\$1.28	\$1.02	
The Arden Walnut Creek	6801 NW 122	1989	104	95%		\$1.14	\$0.93	
The Augusta	4001 NW 122	1986	197	95%		\$1.67	\$1.28	
The Belmont	1800 N Rockwell	1974	162	98%		\$1.00	\$0.87	\$0.89
The Grove	1128 Glade	1972	112	90%		\$0.88	\$0.79	\$0.89
The Invitational	3959 NW 122	1984	344	96%		\$1.27	\$1.19	
The Izzy	8557 Candlewood	1977	328	50%		\$1.14	\$0.46	\$0.86
The Lodge On The Lake	5577 NW 50	1981	252	74%		\$0.98	\$0.90	
The MacArthur Apartments	5745 NW 19th	1972	164	95%		\$1.21	\$1.03	\$0.89
The Mira Vista	4750 NW 23	1969	132	97%		\$0.85	\$0.77	
The Park At Memorial	4201 W Memorial	1997	316	95%		\$1.38	\$1.27	\$1.23
The Park at Tuscany	2737 NW 140th St	2012	266	99%		\$1.46	\$1.28	
The Reserve at West 10th	6640 NW 10th	1968	205	91%		\$0.96	\$0.55	\$0.61
The Shores	14117 N Rockwell Ave	2013	300	98%		\$1.53	\$1.08	\$1.10
The Trails at Rockwell	14600 N, Rockwell	2013	450	98%		\$1.47	\$1.17	
The Warrington	12700 N MacArthur	1984	204	92%		\$1.34	\$1.21	\$1.19
Tuscany Village	6900 London Way	1977	314	73%		\$0.66	\$0.55	\$0.61
Verde Vista Apartments	4746 NW 23rd Street	1972	111	90%		\$0.86	\$0.73	
Villas at Stonelake	7404 Lyrewood Lane	1979	750	89%		\$1.00	\$0.78	
Vines at Eleanor	2626 N Meridian	1979	111	100%		\$0.97	\$0.77	
Vines at Meridian	5418 N Meridian	1971	96	92%	\$2.79	\$1.01	\$0.89	\$1.46
Walnut Gardens	6700 NW 16th Street	1988	198	55%		\$1.12	\$0.69	
Wedgewood Village	4101 NW Expressway	1977	301	88%		\$0.93	\$0.96	\$0.96
Wentwood at MacArthur	5001 NW 10th	1971	295	80%		\$0.58	\$0.66	\$0.54
Wilshire Loft + Townhomes	6708 N Wilshire	1971	119	96%			\$0.88	\$0.82
Woodbrier	5522 Woodbrier Dr	1969	132	83%		\$0.95	\$0.91	
Woodland Trails	12401 N MacArthur	1985	543	96%		\$1.17	\$1.08	\$1.40
Woodscape	4200 N Meridian	1985	498	95%		\$1.30	\$1.11	
Yorktown	4020 N Meridian	1968	72	85%	\$0.99	\$0.79	\$0.80	
NORTHWEST OKC AVERAGE			19,591	89%	\$1.45	\$1.09	\$0.95	\$0.91



North VS Total Market



CURRENT NORTH MARKET

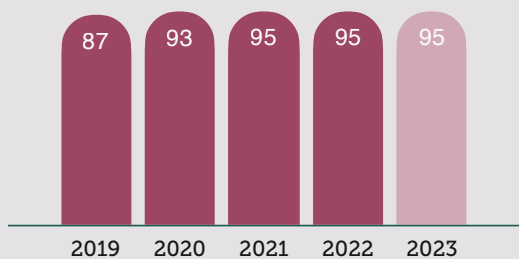
2,846 Units Studied

Average Vacancy is 5%

Class	Occupancy	EFF	1 BR	2 BR	3 BR
Submarket	95%	n/a	\$1.35	\$1.13	\$1.10
Class A	96%	n/a	\$1.44	\$1.19	\$1.12
Class B	94%	n/a	\$1.38	\$1.14	\$1.10
Class C	96%	n/a	\$1.20	\$1.01	n/a

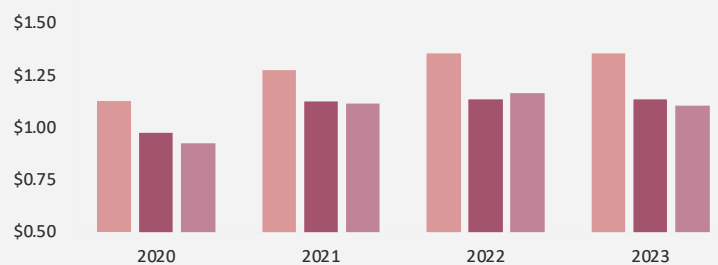
North Historical Occupancy

% Occupied



North Historical Rental Rates

1 BR 2 BR 3 BR



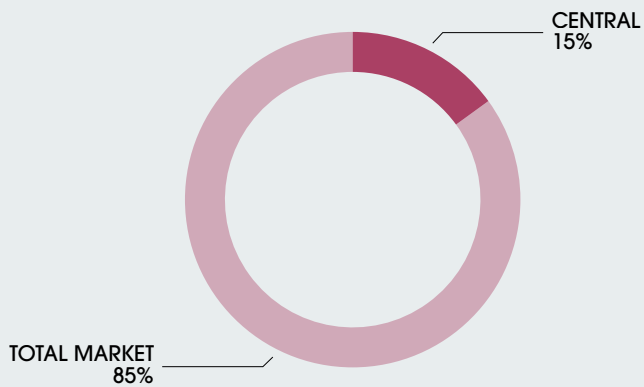
North

Property	Address	Year Built	# of Units	Percent Occupied	1 BR Rate	2 BR Rate	3 BR Rate
Quail Lakes	14300 N Penn Ave	1984	384	95%	\$1.14	\$1.00	
Quail Landing	14000 Quail Springs Pkwy	2001	216	94%	\$1.34	\$1.28	\$1.14
Stonehorse Crossing	14320 Mezzaluna Blvd	2018	300	91%	\$1.48	\$1.28	
Stoneleigh On May	14300 North May Ave	2002	244	94%	\$1.28	\$1.07	\$1.13
Sycamore Farms	14900 N Penn Ave	1998	398	94%	\$1.23	\$1.05	\$1.09
The Bryant	3101 NW 150th St	1983	178	96%	\$1.26	\$1.02	
The Lofts at North Penn	15501 N Penn Ave	2017	192	100%		\$1.27	\$1.23
The Reserve at Quail North	2600 Watermark Blvd	2015	280	98%	\$1.40	\$1.02	\$1.01
The Residence at North Penn	14520 N Penn Ave	2010	276	96%	\$1.23	\$1.18	\$1.19
The Retreat at Quail North	2701 Watermark Blvd	2011	240	96%	\$1.79	\$1.22	\$1.02
The Summit	18001 Highland Park	2010	140	89%		\$1.06	\$1.01
NORTH OKC AVERAGE			2,846	95%	\$1.35	\$1.13	\$1.10





Central VS Total Market



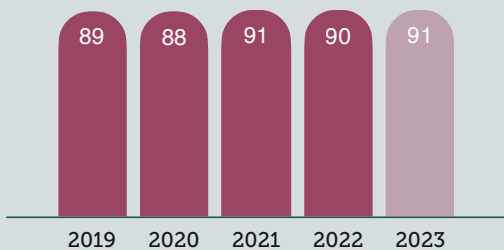
CURRENT CENTRAL MARKET

11,534 Units Studied

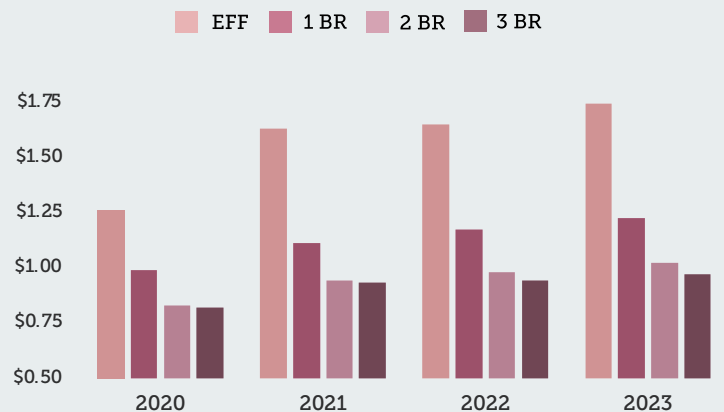
Average Vacancy is 9%

Class	Occupancy	EFF	1 BR	2 BR	3 BR
Submarket	91%	\$1.74	\$1.22	\$1.02	\$0.97
Class A	96%	\$2.17	\$1.66	\$1.38	\$1.65
Class B	94%	n/a	\$1.49	\$1.04	\$0.99
Class C	91%	\$1.66	\$1.17	\$0.99	\$0.92
All Bills Paid	89%	n/a	\$1.11	\$0.92	\$0.84

Central Historical Occupancy % Occupied



Central Historical Rental Rates



Central

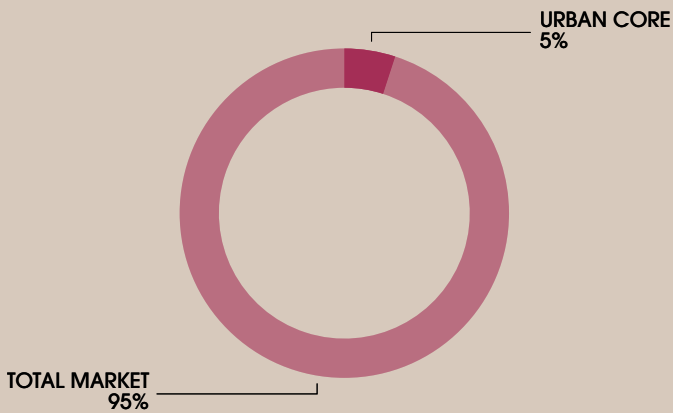
Property	Address	Year Built	# of Units	Percent Occupied	EFF Rate	1 BR Rate	2 BR Rate	3 BR Rate
Ambassador House	4517 N Pennsylvania	1969	141	96%	\$1.18	\$0.98	\$0.79	
Arden Northwest	2301 NW 122	1980	458	81%		\$1.35	\$1.15	
Argon Apartments	13600 N Blackwelder Ave	2017	287	95%	\$2.17	\$1.69	\$1.43	\$1.65
Aspen Place	2700 Indian Creek	1972	358	46%		\$0.86	\$0.81	\$0.91
Aspen Way	1000 NW 88th Street	1969	130	88%		\$0.95	\$0.97	
Autumn Run	1000 NW 105	1975	91	91%		\$1.19	\$0.93	\$0.84
Belle Isle Terrace	4861 N Blackwelder	1973	97	94%		\$1.05	\$0.80	
Britton Crossing	413 W Britton Rd	1974	256	89%		\$1.09	\$0.88	
Campus Pointe	1601 NW 30th	1968	103	85%	\$1.38	\$1.09	\$0.95	
Capitol on 28th	215 Northeast 28th	1967	223	92%	\$2.04	\$1.56	\$1.21	
Casady	2713 W Britton	1967	98	98%		\$0.87	\$0.82	
Copperfield	2400 NW 30	1984	262	94%		\$1.31	\$1.12	
Cottages at Hefner Road	1209 W Hefner Rd	1981	256	93%		\$1.21	\$1.14	
Crescent Park Apartments	5660 N May	1956	100	90%		\$1.03	\$0.75	
Crosswinds/Crosswinds Cove	6106 N May	1978	194	99%		\$1.15	\$1.03	
Fairway Park	2600 NW 63	1970	100	99%		\$0.97	\$0.82	
Grouse Run	2401 NW 122	1984	244	96%		\$1.17	\$0.94	
High Pointe Creek	11239 N Pennsylvania	1973	252	56%		\$1.36	\$1.22	
Hill Crest Estates	1920 Heritage Park	1989	452	88%		\$1.53	\$1.08	\$0.99
Indigo Apartments	12601 & 12701 N Penn	1982	896	95%		\$1.23	\$1.18	\$1.15
J Marshall Square	9017 N University Blvd	2015	280	99%		\$1.40	\$1.35	
Jaime's Landing	1701 NW 46	1972	136	90%		\$1.02	\$0.82	
Montage Apartments	3041 NW 41	1963	165	77%		\$1.03	\$0.90	
North Shore	11141 Springhollow	1966	126	95%		\$1.44	\$1.15	\$1.01
North Village	10735 N Western Ave	1972	216	75%		\$1.03	\$1.14	\$0.84
Pelican Hill	4201 N Youngs Blvd	1974	89	88%		\$1.01	\$0.90	
Persimmon Square	12113 Heritage Park Rd	1985	109	94%		\$1.26	\$1.01	
Quail Plaza	11004 N May Ave	1970	92	98%		\$1.08	\$0.79	
Quail Ridge	2609 Featherstone	1986	628	98%		\$1.47	\$1.10	
Quail Run	3264 W Memorial Rd	1978	208	95%		\$1.15	\$1.17	
Raindance Apartments	2201 NW 122	1983	504	96%		\$1.29	\$1.03	\$0.63
Teagan Apartment Homes	12821 N Stratford	1985	312	94%		\$0.89	\$1.14	\$0.93
The Arden Park	1301 W Hefner	1985	152	98%		\$1.22	\$0.94	
The Brighton on Paseo	2930 N Shartel Ave	1970	100	97%	\$1.86	\$1.35		
The Greens at Oklahoma City	900 NE 122nd St	2015	324	94%		\$1.59	\$1.26	
The Lincoln at Central Park	500 Central Park Drive	2010	708	94%		\$1.41	\$1.02	\$0.99
The Links at Oklahoma City	700 NE 122nd	1998	588	94%		\$1.58	\$1.05	

Property	Address	Year Built	# of Units	Percent Occupied	EFF Rate	1 BR Rate	2 BR Rate	3 BR Rate
The Warwick	3100 NW Expressway	1979	424	97%		\$1.04	\$0.92	\$0.90
Tiffany Retro Apartments	5505 N Brookline Ave	1966	150	97%		\$1.95	\$1.47	
Uptown on Kelly		1980	145	94%	\$1.84	\$1.43	\$1.20	\$1.06
Village at Stratford	12831 N Stratford	1985	358	95%		\$1.27	\$1.13	\$0.88
Villas on 50th	5113 N Brookline	1970	114	92%		\$1.10	\$0.89	
Walker's Station	2600 Tealwood	1973	230	98%		\$1.09	\$0.89	
Willow Run	1025 NW 86th	1984	90	95%			\$0.73	
Wilshire Valley Apartments	701 E Wilshire Blvd	1971	148	91%		\$1.07	\$1.06	\$1.05
Woodland Hills	630 NE 50	1965	140	92%		\$1.25	\$0.85	\$0.72
CENTRAL OKC AVERAGE			11,534	91%	\$1.74	\$1.22	\$1.02	\$0.97





Urban Core VS Total Market



CURRENT URBAN CORE MARKET

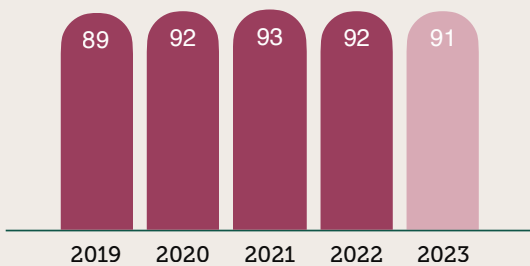
4,133 Units Studied

Average Vacancy is 9%

Class	Occupancy	EFF	1 BR	2 BR	3 BR
Submarket	91%	\$2.19	\$1.74	\$1.55	\$1.66
Class A	92%	\$2.37	\$1.88	\$1.74	\$1.94
Class B	96%	n/a	\$1.67	\$1.39	\$1.49
Class C	93%	\$1.98	\$1.56	\$1.28	\$1.31
All Bills Paid	83%	\$1.73	\$1.36	\$1.25	\$0.63

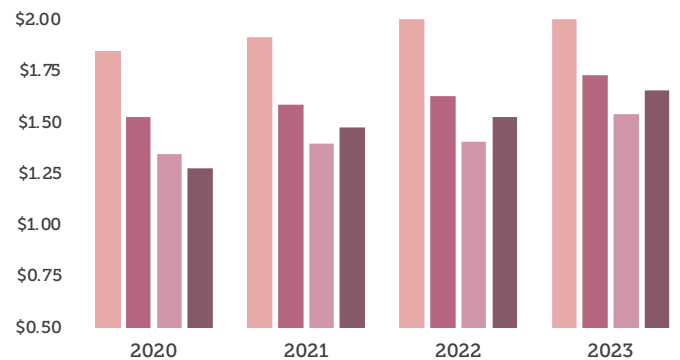
Urban Core Historical Occupancy

% Occupied



Urban Core Historical Rental Rates

EFF 1 BR 2 BR 3 BR





Property	Address	Year Built	# of Units	Percent Occupied	Eff Rate	1 BR Rate	2 BR Rate	3 BR Rate
Aberdeen	125 NW 15th St	1927	123	90%	\$1.89	\$1.25	\$1.04	\$1.01
Aviare Arts District	301 N Walker Ave	2007	303	95%		\$1.54	\$1.35	
Chaparral Townhomes	1301 N Stiles Ave	1971	136	79%		\$0.92	\$0.68	\$0.63
Deep Deuce At Bricktown	314 NE 2nd St	2003	294	96%		\$1.80	\$1.43	\$1.49
First National Center - Apartments	120 N Robinson	2022	193	62%	\$2.75	\$2.95	\$3.43	\$3.65
Level Urban	123 NE 2 St	2012	228	96%		\$1.88	\$1.57	
Lift Apartments	801 NW 10th St	2015	329	97%	\$2.66	\$2.20	\$1.67	\$1.76
New Page West at Page Woodson	630 N Kelley Ave	2020	116	95%		\$1.70	\$1.49	
Page Woodson	600-601 N High Ave	2017	128	90%	\$1.60	\$1.13	\$1.20	
Park Harvey	200 N Harvey Ave	2007	162	98%	\$1.73	\$1.50	\$1.40	
The Classen	2200 N Classen Blvd	1966	76	70%			\$1.47	
The Edge at Midtown	1325 N Walker Ave	2014	250	91%		\$1.99	\$1.72	\$1.87
The Haven	601 Robert S Kerr Ave	1985	65	92%		\$1.82	\$1.38	\$1.50
The Maywood	425 N Oklahoma Ave	2013	301	97%		\$1.70	\$1.40	\$1.33
The Metropolitan	800 Oklahoma Ave	2016	329	87%	\$2.32	\$1.94	\$1.77	\$1.91
The Montgomery	500 W Main St	1929	70	85%		\$1.64	\$1.44	
The Regency	333 NW 5th St	1967	282	98%	\$2.06	\$1.61	\$1.43	\$1.42
The Sentinel	1130 N Harvey Ave	2021	31	98%		\$1.81		
The Seven at Page Woodson	1029 NE 7th St	2017	80	96%		\$1.56	\$1.69	
The Seven Phase II	1029 NE 6th St	2019	42	95%		\$1.17	\$1.60	
The Steelyard at Bricktown	505 E Sheridan Ave	2017	250	96%		\$1.41	\$1.62	\$1.74
West Village	835 W Sheridan Ave	2018	345	97%	\$2.50	\$2.06	\$1.70	\$1.74
URBAN CORE AVERAGES			4,133	91%	\$2.19	\$1.74	\$1.55	\$1.66



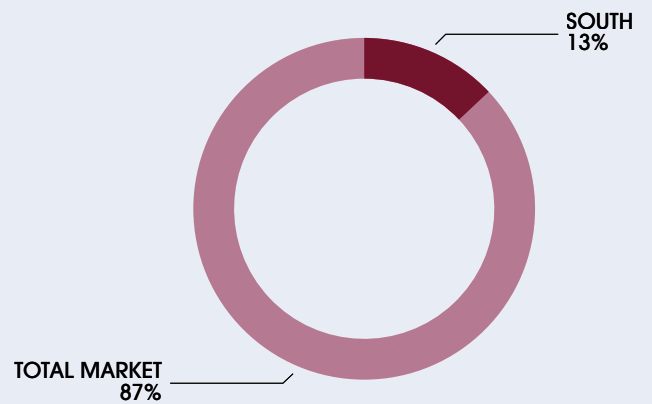
CURRENT SOUTH MARKET

9,957 Units Studied

Average Vacancy is 8%

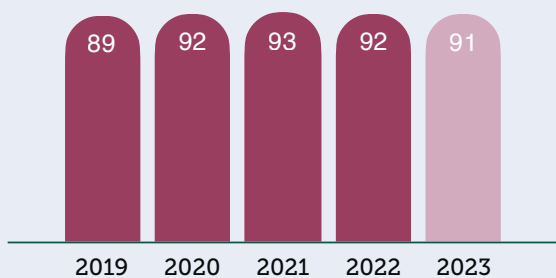
Class	Occupancy	EFF	1 BR	2 BR	3 BR
Submarket	92%	\$1.55	\$1.18	\$1.06	\$1.01
Class A	98%	\$1.69	\$1.42	\$1.32	\$1.21
Class B	96%	n/a	\$1.29	\$1.26	\$1.07
Class C	91%	\$1.54	\$1.12	\$0.99	\$0.86
All Bills Paid	94%	n/a	\$1.28	\$1.06	\$1.15

South VS Total Market



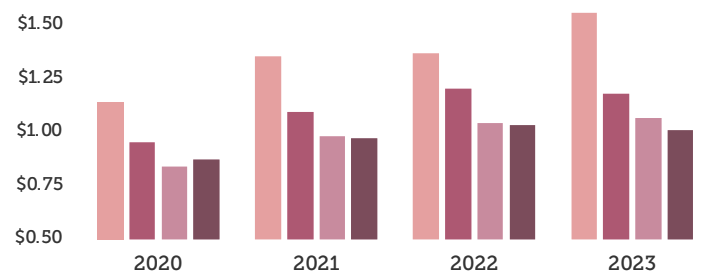
South Historical Occupancy

% Occupied



South Historical Rental Rates

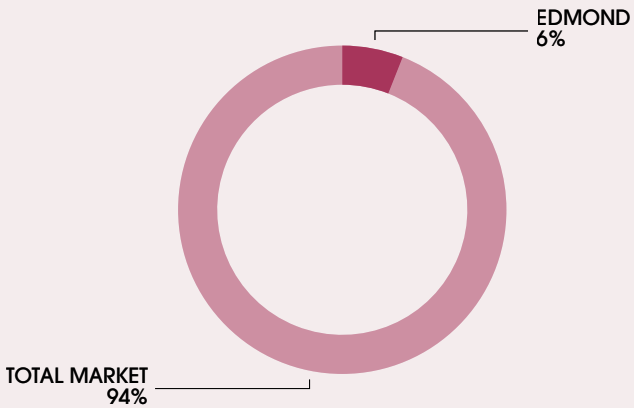
EFF 1 BR 2 BR 3 BR



Property	Address	Year Built	# of Units	Percent Occupied	Efficiency Rate	1 BR Rate	2 BR Rate	3 BR Rate
Anatole on MacArthur	5924 SW 25th St	2010	554	95%		\$1.38	\$1.14	
Ashley Park	2600 Frontage Rd	1975	200	70%	\$1.52	\$1.07	\$0.95	\$0.89
Avia at the Lakes Apartments	9900 S May	2015	304	97%	\$1.69	\$1.36	\$1.35	\$1.17
Briar Glen	6219 S Independence	1972	131	92%			\$0.81	
Brickell I & II	1292 SW 74	1976	254	90%		\$0.87	\$0.86	
Brock Creek	5820 S Villa	1972	99	95%	\$1.36	\$1.19	\$1.02	
Brookwood Village	9401 S Shartel	1973	1,144	97%	\$1.23	\$1.16	\$1.05	\$1.04
Cornerstone	1100 W I-240 Service Rd	1970	102	100%		\$0.82	\$0.70	
Country Creek	10300 S Western	1985	320	95%	\$1.40	\$1.30	\$1.17	
Countryside Village	9516 S Shields	1985	360	94%		\$1.25	\$1.08	
Cross Timbers Apartments	10700 S May	2015	150	99%			\$1.32	\$1.24
Drexel Flats	8800 S Drexel	1984	400	90%	\$2.39	\$1.03		
Eastlake Village	12901 S Western	1988	177	98%		\$1.42	\$1.33	
Hillcrest Residence Apartments	1402 SW 59th	1960	148	89%			\$1.05	\$0.95
Las Brisas	2119 SW 39	1972	96	93%		\$1.27	\$1.00	
Magnolia Village	2830 SW 59	1965	288	90%	\$1.22	\$0.99	\$0.84	
Meadow Park	1005 1/2 SW 74	1973	112	94%		\$0.99	\$0.90	
Montclair Parc	10900 S Pennsylvania	1999	360	98%		\$1.26	\$1.06	\$1.09
Oak Place	12500 S Western	2003	240	97%		\$1.36	\$1.61	
Oakcreek	5909 S Lee	1968	158	83%		\$0.99	\$0.92	
Parkview Village Apartments	2211 S Kentucky	1949	240	74%		\$1.03	\$0.85	\$0.54
Pickwick Place	2759 SW 74	1971	319	92%		\$1.22	\$0.79	\$0.80
Reding Square	4020 S Douglas	1972	132	95%		\$0.84	\$1.17	
Rosemont	2300 SW 74	1970	156	90%			\$1.28	
Seminole Ridge	125 SW 74	1967	224	94%		\$0.82	\$0.77	
Southpoint Apartments	934 SW 60th	1972	130	100%		\$0.73	\$0.65	
Springdale Village	4330 S Barnes	1970	128	96%		\$0.97	\$0.77	\$0.81
Summit Pointe Apartments	1002 SW 89th	2009	184	93%		\$1.28	\$1.13	\$1.05
The District on 119	605 SW 119 St	2014	240	98%		\$1.39	\$1.25	\$1.16
The Flats on May	6624 S MAY	1969	288	95%		\$1.21	\$1.06	
The Hunt	3016 SW 89	1985	233	96%		\$1.46	\$1.12	
The Remington	7125 S Santa Fe	1976	220	95%		\$1.06	\$0.90	\$0.91
The Traditions at Westmoore Apartments	12205 S Western Ave	2013	200	96%		\$1.51	\$1.38	\$1.28
Timberwood	5542 S Walker	1971	128	90%	\$1.24	\$1.10	\$0.92	
Tudor Crossing	1332 SW 74	1969	170	84%		\$1.36	\$1.06	\$0.95
Ventura Greens	7000 S Walker	1970	158	92%		\$1.06	\$0.84	
Villas at Countryside Village	9501 S I-35 Service Rd	2002	360	97%		\$1.19	\$1.38	
Watersedge	4317 SW 22	1985	368	94%		\$1.45	\$1.13	
Winchester Run	201 SE 89	1984	192	96%	\$1.91	\$1.77	\$1.53	
Windsong Village Apartments	7255 S Walker	1972	164	70%		\$1.13	\$1.13	\$0.92
Woodward Place	3400 SW 44th Street	1979	126	99%		\$1.35	\$1.31	\$1.35
SOUTH OKC AVERAGE			9,957	92%	\$1.55	\$1.18	\$1.06	\$1.01



Edmond VS Total Market



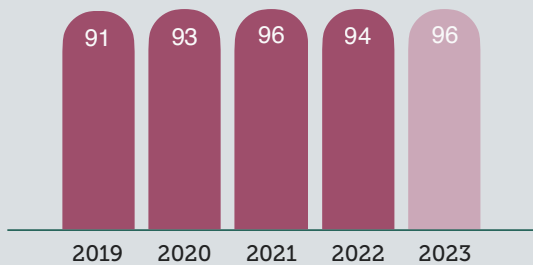
CURRENT EDMOND MARKET

4,493 Units Studied

Average Vacancy is 8%

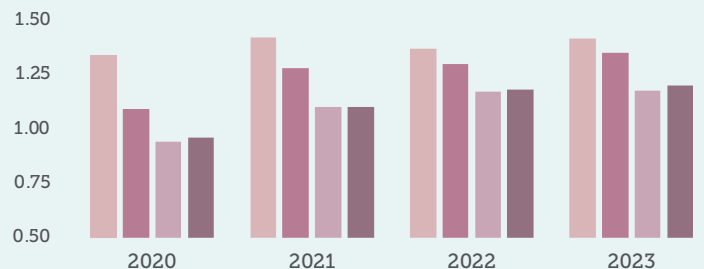
Class	Occupancy	EFF	1 BR	2 BR	3 BR
Submarket	92%	\$1.42	\$1.32	\$1.16	\$1.20
Class A	94%	N/A	\$1.55	\$1.36	\$1.17
Class B	86%	N/A	\$1.39	\$1.17	\$1.17
Class C	96%	\$1.42	\$1.24	\$1.24	\$1.24

Edmond Historical Occupancy Percent Occupied



Edmond Historical Rental Rates

EFF 1 BR 2 BR 3 BR





Property	Address	Year Built	# of Units	Percent Occupied	EFF Rate	1 BR Rate	2 BR Rate	3 BR Rate
1201 at Covell Village Apartments	1201 Covell Village Dr	2014	141	92%		\$1.59	\$1.63	\$1.38
35 Degrees North Apt Homes	2800 NW 192nd Street	2021	371	93%		\$1.63	\$1.41	
Avista of Edmond	1730 E 2nd	1986	96	100%	\$1.32	\$1.32	\$1.18	
Bennett Pointe	930 S Boulevard	1967	97	95%		\$1.25	\$1.03	
Bryant Grove	20 S Bryant	1972	108	100%		\$0.96	\$0.93	\$0.82
City Heights on Second	1919 E 2nd St	1999	331	95%		\$1.30	\$1.02	\$1.07
Coffee Creek	501 W 15th	1995	256	96%		\$1.18	\$0.96	\$1.02
Edmond at Twenty500	2500 Thomas Dr	2004	139	97%		\$1.15	\$1.04	\$1.08
Fountain Lake I & II Apts	14025 N Eastern Ave	2010	530	96%		\$1.38	\$1.17	
Kickingbird Hills	1900 Kickingbird Rd	1972	306	92%		\$1.21	\$1.09	
Legend V	2133 E Second St	2012	200	92%		\$1.43	\$1.31	\$1.15
Oxford Oaks	1920 E 2nd	1985	488	95%	\$1.52	\$1.40	\$0.99	\$1.21
Spring Creek of Edmond	777 East 15	1974	252	98%		\$1.26	\$1.11	\$1.98
The Lofts at Valencia	2717 NW 178th St	2023	80	29%		\$1.78	\$1.43	\$1.40
The Parker Apartment Homes	14140 N Broadway	1997	220	93%			\$1.48	\$1.34
The Pointe at North Penn	19501 N Penn	2014	134	97%			\$1.10	\$0.98
The Vines at Edmond	3621 Wynn Dr	1972	100	95%		\$1.04	\$0.97	\$0.84
Villas at Stonebridge	157 Stonebridge Blvd	2005	484	96%		\$1.53	\$1.24	
Windrush	200 W 15	1984	160	94%		\$1.51	\$1.29	\$1.36
EDMOND AVERAGE			4,493	92%	\$1.42	\$1.35	\$1.18	\$1.20



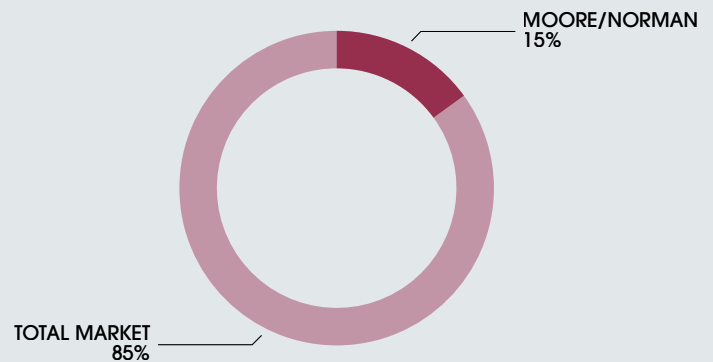
CURRENT MIDWEST CITY/DEL CITY MARKET

7,465 Units Studied

Average Vacancy is 6%

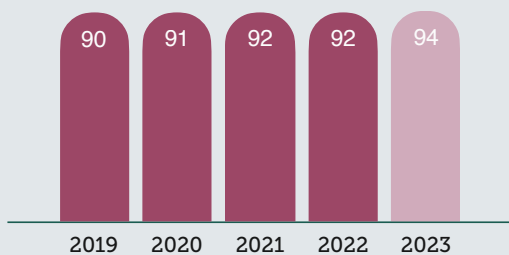
Class	Occupancy	EFF	1 Bed	2 Bed	3 Bed
Submarket	94%	\$1.44	\$1.12	\$0.98	\$0.92
Class A	97%	n/a	\$1.43	\$1.31	\$1.30
Class B	98%	n/a	\$1.18	\$1.11	\$1.02
Class C	93%	\$1.37	\$1.09	\$0.93	\$0.85
All Bills Paid	93%	\$1.63	\$1.02	\$0.93	\$0.76

Midwest City/Del City VS Total Market

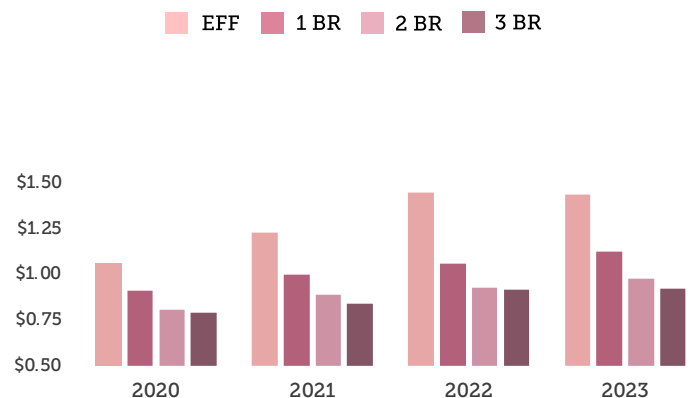


Midwest City/Del City

% Occupancy



Midwest City/Del City Historical Rental Rates



MW City/Del City

Property	Address	Year Built	# of Units	Percent Occupied	EFF Rate	1 BR Rate	2 BR Rate	3 BR Rate
Apartments in the Park	3250 SE 44th St	1968	118	100%		\$0.94	\$0.87	\$0.84
Aspen Walk	5537 S Sunnyslane Rd	1974	146	91%	\$1.13	\$1.09	\$1.09	\$0.80
Boulevard at Lakeside	11300 SE 15th St	2016	216	96%		\$1.46	\$1.39	\$1.40
Cedar Hills	4625 Tinker Expressway	1970	124	93%		\$1.33	\$1.03	\$0.93
Cherry Hill Estates	4500 Cherry Hill Lane	1982	104	94%		\$1.08	\$0.97	
Chestnut Square	6004 Will Rogers	1972	104	90%		\$1.00	\$0.97	\$0.91
Coachlight	8032 E Reno Blvd	1970	140	90%		\$1.05	\$0.97	
Concord at Orchard	9300 Orchard Blvd	1985	128	100%		\$1.19	\$1.04	
Fairfax	7801 N E 10th St	1971	252	77%		\$0.90	\$0.85	\$0.85
Heights on Forty 4	3451 S E 44th St	1969	158	79%	\$1.76	\$0.96	\$0.78	\$0.76
Huntington Place	1401 N Midwest Blvd	1972	288	97%		\$1.29	\$0.95	\$0.99
Liberty Creek Village	6929 Sooner Rd	2021	516	97%		\$1.43	\$1.31	\$1.26
Liberty Pointe	6600 SE 74th St	2012	324	95%		\$1.58	\$1.38	\$1.39
Meadow Glen	1250 N Air Depot	1985	120	95%		\$1.25	\$1.06	
Meadow Ridge	1168 N Douglas Blvd	1984	164	94%		\$1.02	\$0.96	
Meadowood Village	6345 E Reno Blvd	1969	202	84%		\$1.08	\$0.78	\$0.74
Midwest City Depot	215 W MacArthur Blvd	1985	130	97%		\$1.37	\$1.29	
Midwest Manor	327 N Midwest Blvd	1970	103	95%		\$0.97	\$0.89	
Midwest Pointe	403 W Silverwood Dr	1976	120	90%		\$1.11	\$0.97	\$0.85
Midwest Territory	1505 N Midwest Blvd	1985	176	94%		\$1.21	\$1.01	\$1.04
Morgan Terrace	4741 Ridgeway Dr	1964	100	90%	\$1.63	\$1.07	\$0.97	\$0.76
Mosaic Apartment Homes	4328 SE 46th St	1978	216	95%		\$1.13	\$1.18	\$1.00
Parkview	8401 E Reno	1975	294	99%		\$0.79	\$0.70	\$0.63
Raintree Meadows	471 Harr Dr	1973	216	96%		\$1.42	\$1.18	
Redbud Landing Apartments	403 Tinker Diagonal	1973	208	97%			\$0.77	\$0.90
Rolling Oaks	429 N Air Depot	1969	194	97%		\$0.86	\$0.83	\$0.69
Sand Hill	1312 N Midwest Blvd	1971	201	85%		\$0.96	\$0.77	\$0.86
Sunnyview	4502 Sunnyview	1974	224	92%		\$0.92	\$0.81	\$0.77
The Landing OKC	4800 E I-240 Service Rd	2016	252	98%		\$1.24	\$1.16	\$1.15
The Lodge @ 777	777 N Air Depot Blvd	2004	298	99%		\$1.29	\$1.16	\$1.12
The Ridge	3834 N Oakgrove	1972	278	93%	\$1.22	\$0.92	\$0.73	\$0.84
Tinker at Forty 8	5707 SE 48th St	2005	152	97%		\$1.06	\$1.06	\$0.92
Tinker Del Village	3017 Del View Dr	1970	157	95%		\$0.98	\$0.77	\$0.84
Villa Gardens	2908 N Glenhaven Dr	1975	96	94%		\$1.15	\$0.97	
Vista Green and Village	2512 W Glenhaven Dr	1970	255	90%		\$1.00	\$0.77	
Vista Greens	7020 E Reno	1969	255	98%		\$1.00	\$0.75	\$0.78
Willow Creek	6000 E Reno	1986	248	99%		\$1.43	\$1.21	
Woodside Village	8517 E Reno	1973	188	95%		\$1.03	\$0.89	\$0.90

MW CITY /DEL CITY AVERAGE

7,465

94%

\$1.44

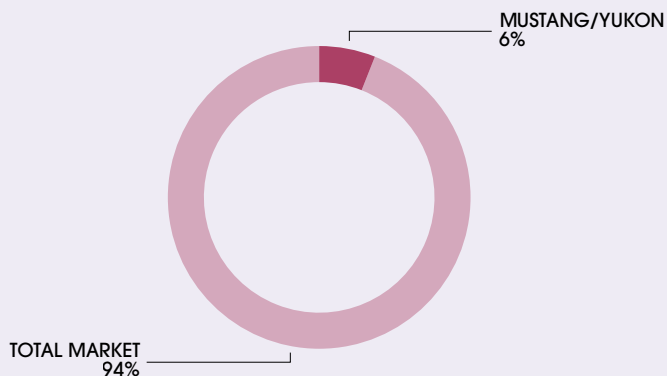
\$1.12

\$0.98

\$0.92



Mustang/Yukon VS Total Market



CURRENT MUSTANG/YUKON MARKET

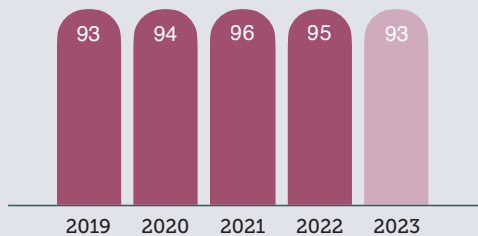
4,253 Units Studied

Average Vacancy is 7%

Class	Occupancy	EFF	1 BR	2 BR	3 BR
Submarket	93%	\$1.47	\$1.09	\$1.09	\$1.00
Class A	97%	n/a	\$1.32	\$1.14	\$1.36
Class B	90%	n/a	\$1.30	\$1.10	\$0.97
Class C	96%	\$1.47	\$1.26	\$1.11	\$0.76

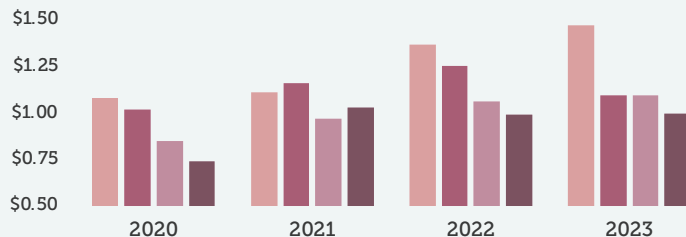
Mustang/Yukon Historical Occupancy

% Occupied



Mustang/Yukon Historical Rental Rates

EFF 1 BR 2 BR 3 BR

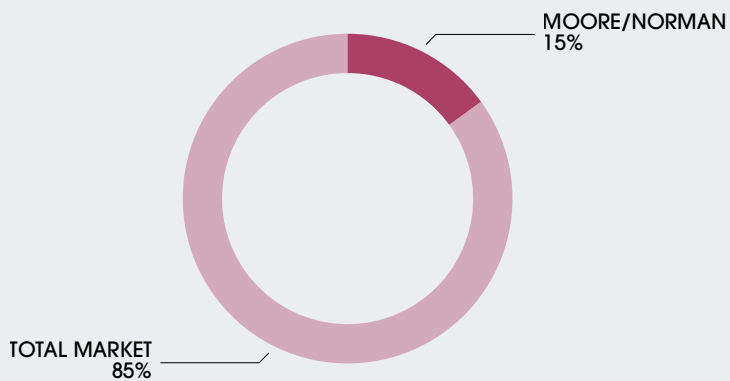




Property	Address	Year Built	# of Units	Percent Occupied	EFF Rate	1 BR Rate	2 BR Rate	3 BR Rate
Charlemagne	100 N Briarwood St	1967	161	100%		\$0.96	\$0.94	
Fieldstone	101 Fieldstone Way	1985	138	95%	\$1.47	\$1.18	\$1.26	
Greens at Pebble Creek	361 E Pebble Creek Terrace	2003	660	86%		\$0.91	\$0.80	\$0.80
Highland Pointe	500 Pointe Parkway	2003	232	96%		\$1.24	\$1.21	\$1.19
Park Avenue Estates	125 S Czech Hall Rd	2021	92	100%		\$1.30	\$1.08	
Pebble Creek	360 N Pebble Creek Terrace	1999	192	61%		\$1.22	\$1.03	\$0.96
Prairie at Yukon	1000 S. Cornwell Dr	1965	233	94%		\$0.76	\$0.81	\$0.76
Savannah Terrace	5801 Aloha St	2021	60	95%			\$0.90	\$0.84
The Greens at Mustang Creek	2004 S Mustang Rd	2020	360	97%		\$1.34	\$1.09	
The Links at Mustang Creek	2004 Mustang Rd	2008	492	93%		\$1.64	\$1.22	
The Park on Westpointe	301 Pointe Way	2010	520	98%		\$1.38	\$1.21	
Villas at Canyon Ranch Apartments	11308 SW 5th	2013	300	97%		\$1.30	\$1.14	\$1.36
Whitehorse	10801 NW 39	1985	240	98%		\$1.53	\$1.25	
Woodrun Village	11501 Lochwood Dr	1984	192	96%		\$1.80	\$1.22	
Yukon Heights	633 W Vandament Ave	1972	181	94%		\$1.33	\$1.17	
Yukon on 15	11501 SW 15th Street	2004	200	94%		\$1.37	\$1.15	\$1.07
MUSTANG/YUKON AVERAGE			4,253	93%	\$1.47	\$1.09	\$1.09	\$1.00



Moore/Norman VS Total Market



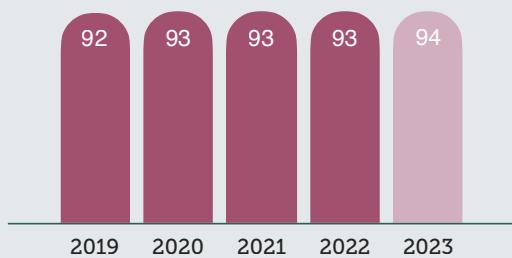
CURRENT MOORE/NORMAN MARKET

11,412 Units Studied
Average Vacancy Is 6%

Class	Occupancy	EFF	1 BR	2 BR	3 BR
Submarket	94%	\$1.41	\$1.27	\$1.10	\$1.00
Class A	96%	\$1.88	\$1.41	\$1.23	\$1.19
Class B	92%	n/a	\$1.18	\$1.18	\$1.03
Class C	94%	\$1.27	\$1.20	\$1.04	\$0.95
All Bills Paid	91%	\$1.51	\$1.05	\$1.06	\$0.92

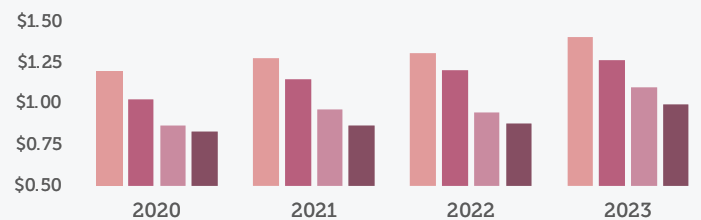
Moore/Norman Historical Occupancy

% Occupied



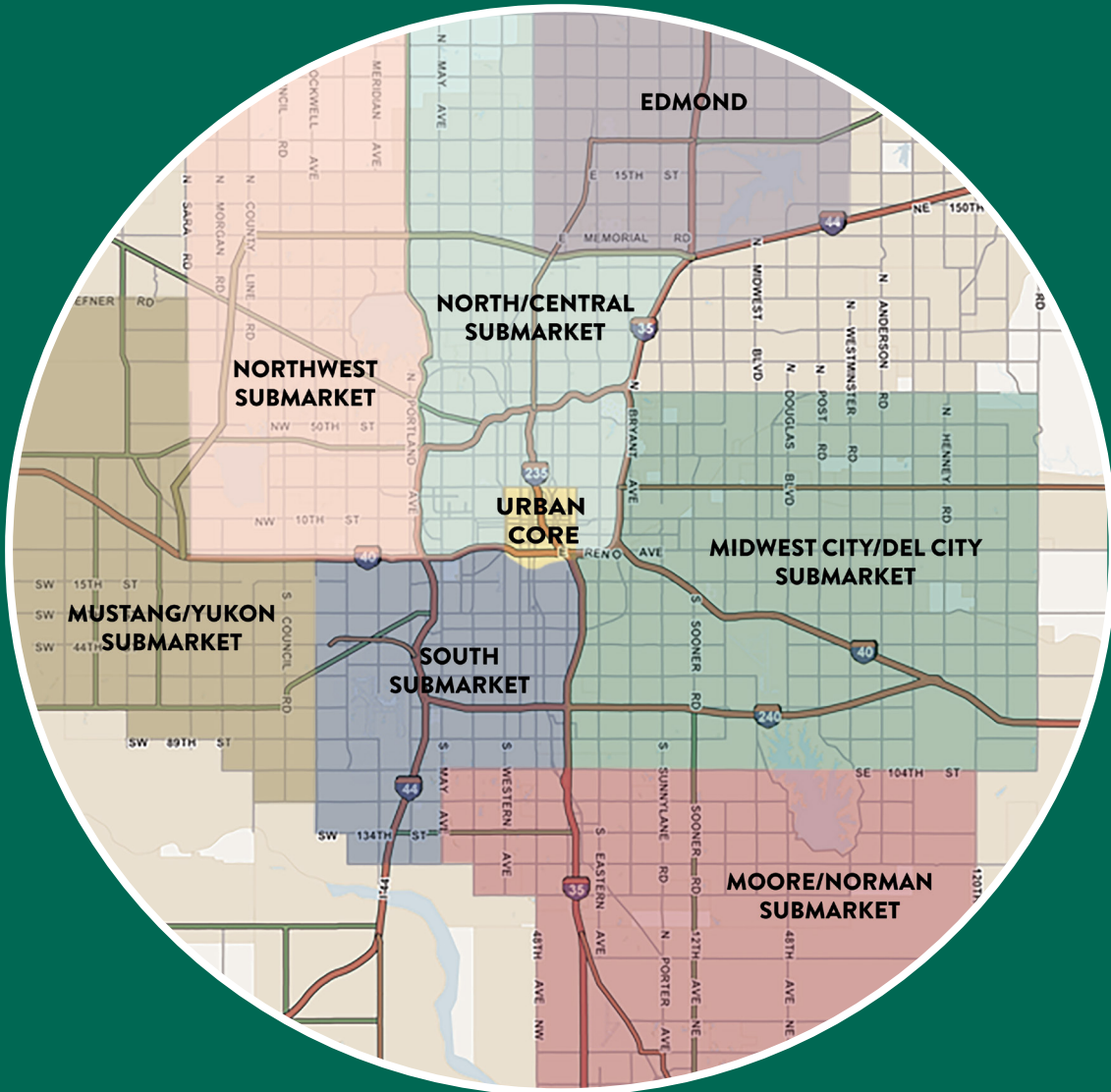
Moore/Norman Historical Rental Rates

EFF 1 BR 2 BR 3 BR



Property	Address	Year Built	Units	Percent Occupied	EFF Rate	1 BR	2 BR	3 BR
12 And Renaissance	1900 Renaissance Drive	1999	144	83%		\$1.34	\$1.15	\$1.12
35 West Apartments	769 SW 19th St	2015	315	98%		\$1.30	\$1.19	
Alameda Pointe	2021 E Alameda	1984	144	92%			\$1.02	
Anatole at Norman	3700 Tecumseh RD	2016	230	93%		\$1.53	\$1.23	
Artsian Crossing	1303 W Tecumseh Rd	2020	246	96%		\$1.55	\$1.36	
Ascend Apartments	3507 N I-35 Service Rd	1977	146	95%		\$1.24	\$1.44	\$1.06
Avalon	2920 Chautauqua	1997	81	96%		\$1.70	\$1.07	
Beaumont Crossing	900 SE 23rd Street	1984	100	98%			\$0.97	
Brandywine Gardens	1123 Brandywine Lane	1985	104	96%		\$1.18	\$1.01	
Brentwood Pointe	2900 Chautauqua Ave	1974	52	98%		\$0.98	\$0.91	
Brookhollow	965 Biloxi	1980	220	95%	\$1.30	\$1.06	\$0.88	\$0.77
Cedar Lake	4119 W Main	1984	194	98%		\$1.37	\$1.04	
Charleston	2073 W Lindsey	1970	163	91%		\$1.35	\$1.07	\$0.90
Cimmaron Trails	3100 W Rock Creek	1984	228	99%		\$1.56	\$1.11	\$1.09
CrownRidge of Norman	3700 12th Avenue SE	2005	112	90%		\$1.37	\$1.12	\$1.02
Diamond Creek	3001 Pheasant Run	1985	248	72%		\$1.32	\$1.14	
East Village	1220 SE 12th St	2006	139	93%		\$1.24	\$1.27	\$1.31
Emerald Greens Apts	2815 Dewey Ave	1999	188	97%		\$1.11	\$0.97	\$0.80
Forest Pointe	1100 Oak Tree	1985	157	82%		\$1.33	\$1.14	
Garland Square	201 Woodcrest	1972	110	98%		\$0.84	\$0.70	\$0.80
Hampton Woods	3001 Oak Tree	1985	248	99%		\$1.48	\$1.12	
Landry Apartment Homes	1203 Rebecca Lane	1975	131	92%		\$1.22	\$1.15	\$1.29
Legacy Trail	2501 Pendleton Dr	2016	208	94%		\$1.15	\$1.13	\$1.03
Mission Point I & II	2900 S Service Rd	2015	628	97%		\$1.46	\$1.26	
Moore Manor Apartments	830 NW 12th	1973	103	97%		\$0.74	\$0.76	
Parkwood	1357 12 Ave NE	1971	102	99%		\$0.97	\$0.89	
Parme Park Apts	804 NW 12	1971	104	99%	\$1.20	\$0.86	\$0.81	
Post Oak	705 Ridge Crest	1985	304	99%	\$1.50	\$1.36	\$1.21	
Presidential Gardens	1938 Filmore	1972	120	75%	\$1.08	\$0.98	\$0.93	\$0.92
Radius Apartments	1115 Biloxi Drive	1969	118	94%		\$1.08	\$1.01	
Renaissance at Norman	1600 Ann Branden	1999	288	99%		\$1.43	\$1.05	
Riverbend	1502 E Lindsey	1984	216	94%		\$1.33	\$1.04	
Sage Cobblestone	4402 12th Ave SE	2022	168	60%		\$1.76	\$2.25	
Savannah Ridge	4701 W Heritage Place	1983	212	98%		\$1.53	\$1.17	
Savannah Square-Harbor	300 36th Ave SW	1984	404	98%		\$1.44	\$1.25	
Sooner Court	2500 W Brooks	1971	159	95%		\$1.16	\$1.07	
Southwind	813 City Avenue	1966	180	97%		\$0.79	\$0.98	\$0.79
Springfield	1000 E Lindsey	1981	192	97%		\$1.08	\$0.95	\$1.04
Sterling Park	1616 Alameda	1970	141	92%		\$0.89	\$0.95	
Stoneridge Apartments	2681 Jefferson St	1983	128	98%	\$1.51	\$1.31	\$1.31	
Summer Pointe	1049 E Brooks	1978	192	91%		\$1.28	\$0.99	\$0.78
TERRA at University North Park	2751 24th Ave NW	2017	303	96%	\$1.88	\$1.50	\$1.27	\$1.39
The Autry	917 24th Ave SW	1976	100	97%		\$1.31	\$1.28	
The Cedars Apartments	214 Bull Run St	1982	96	97%		\$1.12	\$0.89	
The Curve Apartments	701 SW 17th St	2022	245	95%	\$1.43	\$1.11	\$0.97	\$0.92
The Fairways at Moore Apts	800 SW 19th	2002	336	98%		\$1.47	\$1.13	
The Falls at Brookhaven	3730 W Rock Creek Road	2013	164	96%			\$1.17	\$1.15
The Greens At Moore	2100 S Santa Fe	1999	360	93%		\$1.59	\$1.10	
The Greens at Norman	3701 24th Ave SE	2011	396	97%		\$1.40	\$1.05	
The Icon at Norman Apartments	6475 NW36th Ave	2014	256	97%		\$1.41	\$1.20	
The Landing on 9	3231 Conestoga	1985	128	84%		\$1.56	\$1.36	
The Links at Norman	3927 24th Ave SE	2010	528	97%		\$1.42	\$1.10	
The Overlook Luxury Apartments	1111 Oak Tree Avenue	1995	252	84%			\$1.22	\$1.08
Turnberry	1911 Twisted Oak	1972	140	90%		\$0.94	\$0.75	\$0.76
Twin Creek Village	1300 Creekside Drive	1986	184	98%			\$0.93	
Westwood Park Village	1836 W Robinson	1971	257	98%		\$1.31	\$1.20	\$0.97
MOORE/NORMAN AVERAGE			11,412	94%	\$1.31	\$1.21	\$1.05	\$0.97

OKLAHOMA CITY MULTIFAMILY SUBMARKET MAP



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