



**THE VILLAGE & TOWER STILLWATER**  
1516 W 4th Ave & 808 N Monroe St | Stillwater, OK

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INVESTMENT  
**OVERVIEW**

# OFFERING SUMMARY



PRICE  
\$6,250,000



CAP RATE  
7.20%



# OF UNITS | BEDS  
62 UNITS | 105 BEDS

## FINANCIAL

Price	\$6,250,000
Down Payment	30%   \$1,875,000
Loan Amount	\$4,375,000
Cap Rate	7.20% Current
Rentable SF	44,554
Price / Bed	\$59,524 / Bed
Price / Unit	\$100,806 / Unit

## UNIT MIX

(21) 1 Bed/1 Bath | (40) 2 Bed/1 Bath | (1) 4 Bed/2 Bath

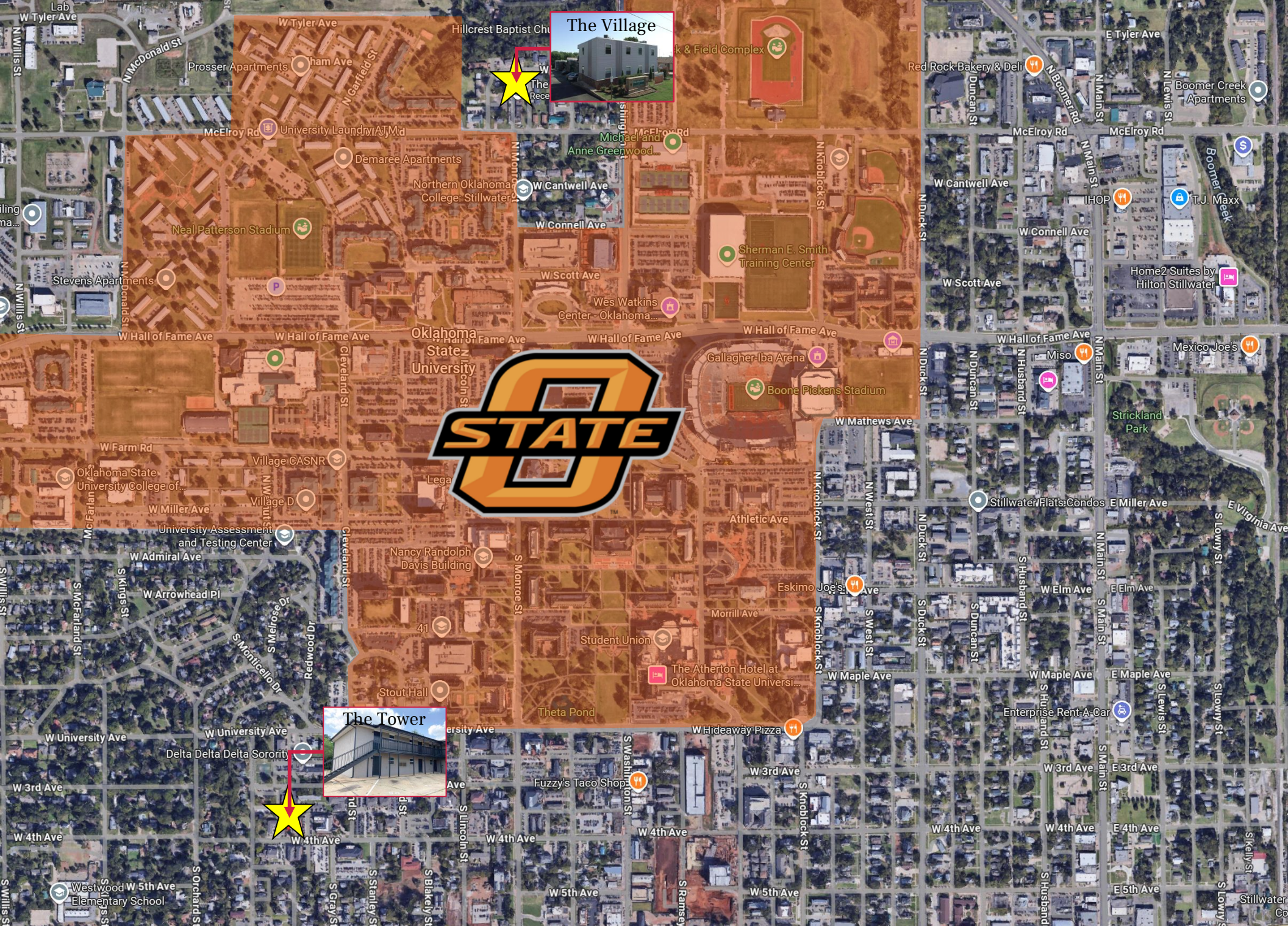
100% Occupancy 2024-25

100% Pre-Leased 2025-26

## INVESTMENT HIGHLIGHTS

- 62 Units | 105 Beds
- Completely renovated in 2019-2020
- Attractive location near OSU campus & Boone Pickens Stadium
- Strong historical occupancy





### The Village



### The Tower





The Village



**OSU**





Reynolds School of Architecture

Business Building

Student Union

Gallagher Arena

Boone Pickens Stadium

Edmon Low Library

Math & Sciences

Noble Research Center

Bellmon Research Center

Legacy Hall

Sherman Smith Training Facility

Wes Watkins Center

Agriculture Building

Greenhouse Learning Center

Multimodal Transportation Terminal

Colvin Recreation Center

Greenwood Tennis Center



The Village

O'Brate Stadium (New)

Residence Halls

Neal Patterson Stadium

Residence Halls



The Village





O'Brate Stadium

Athletic Center

Sherman Smith Training Facility

Boone Pickens Stadium

Reynolds School of Architecture

Business School

Alumni Center

Agricultural Hall

Noble Research Center

Edmoni Library

Student Union

Math & Science Buildings

Wentz Parking Garage

Colvin Rec Center

University Avenue





26,805

Total Student Enrollment



20:1

Student-to-Faculty Ratio



300+

Undergraduate Academic Programs



400+

Student Organizations



83%

Freshman Retention Rate



Big 12 Conference

16 Athletic Programs



## | Oklahoma State University (OSU) – Stillwater Campus Overview

Oklahoma State University, established in 1890 in Stillwater, Oklahoma, has grown into a leading public land-grant research university and the flagship institution of the Oklahoma State University System. With a Fall 2024 enrollment exceeding 26,000 students on the Stillwater campus, OSU has experienced steady growth in total enrollment and academic offerings over the past decade. The university now provides a wide range of undergraduate, graduate, and professional programs across its ten academic colleges, reflecting its expanding role as a comprehensive institution. Classified as an R1 Carnegie research university, OSU continues to strengthen its national reputation through research initiatives, innovative academic programs, and community partnerships.

OSU plays a vital role in Stillwater's economy and culture, serving as the largest employer in the city and driving demand for housing, retail, and services. The university's growth has supported steady population increases in Stillwater, where the median age is just over 23, highlighting the student-driven nature of the community. As enrollment has expanded, so has the need for both on-campus and off-campus housing. While OSU operates an extensive network of 30+ residence halls and living-learning communities, many students live off-campus, fueling demand for purpose-built student housing, small multifamily properties, and single-family rentals near campus. This dynamic creates consistent opportunities for investors, particularly in areas adjacent to core campus facilities and Greek housing neighborhoods.

Athletically, OSU competes in the Big 12 Conference at the NCAA Division I level, with nationally recognized programs in football, basketball, baseball, and other sports. Football game days are major events that bring thousands of visitors to Stillwater, benefiting local businesses and creating opportunities for short-term rental income.

Campus life at OSU is dynamic and deeply integrated into Stillwater's identity. With 400+ student organizations, a thriving Greek system, and extensive recreational and academic facilities, the university offers a highly engaged student experience. Seasonal factors, such as move-in periods in late August and turnover at semester ends, create predictable cycles in the rental market. Additionally, home football weekends and other major campus events generate spikes in short-term demand, benefiting investors positioned to capitalize on event-driven rentals.

### **For real estate investors, the Stillwater market offers several advantages:**

- Steady, growing enrollment that supports consistent housing demand.
- A limited supply of on-campus beds, ensuring strong off-campus rental demand.
- A stable local economy anchored by the university, with limited exposure to broader regional volatility.
- Opportunities across multiple property types, including single-family rentals, small multifamily complexes, and purpose-built student housing (PBSA) developments.

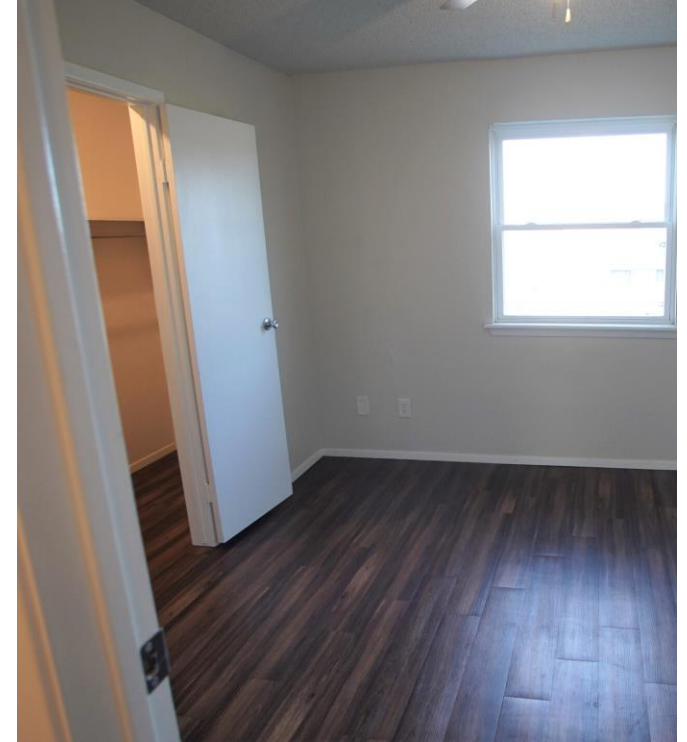


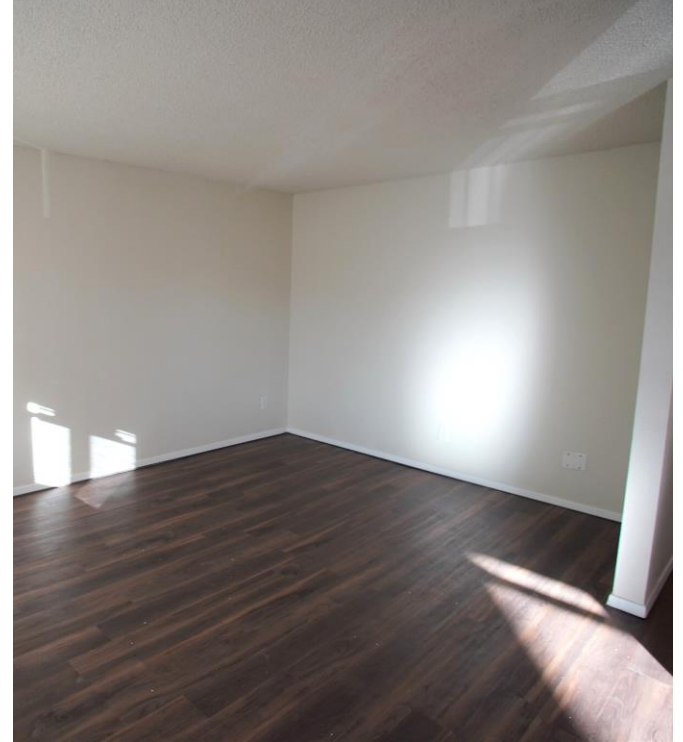


PROPERTY PHOTOS  
**THE VILLAGE**



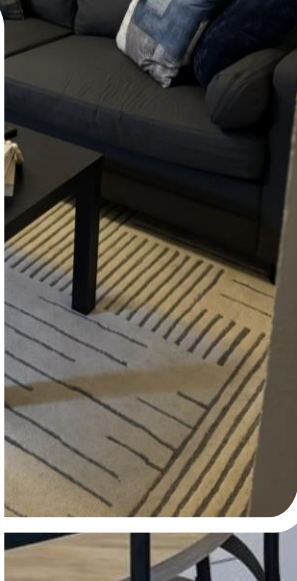




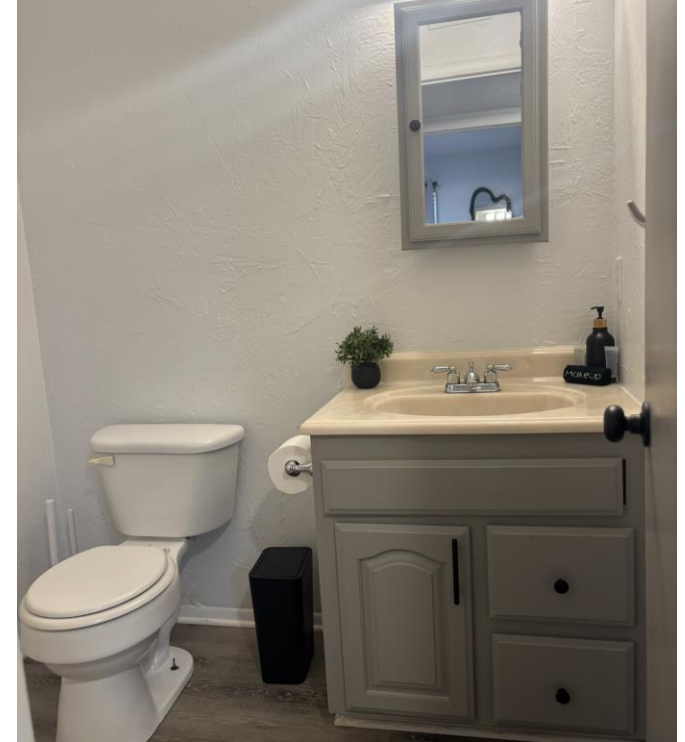




PROPERTY PHOTOS  
**THE TOWER**













FINANCIAL  
**ANALYSIS**

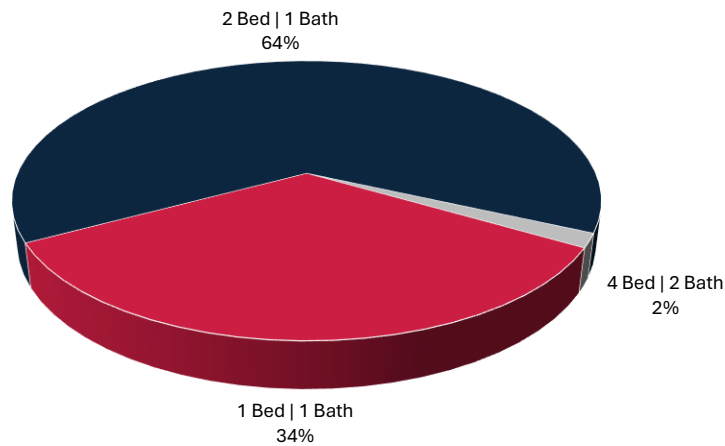
# RENT ROLL SUMMARY

As of September, 2025

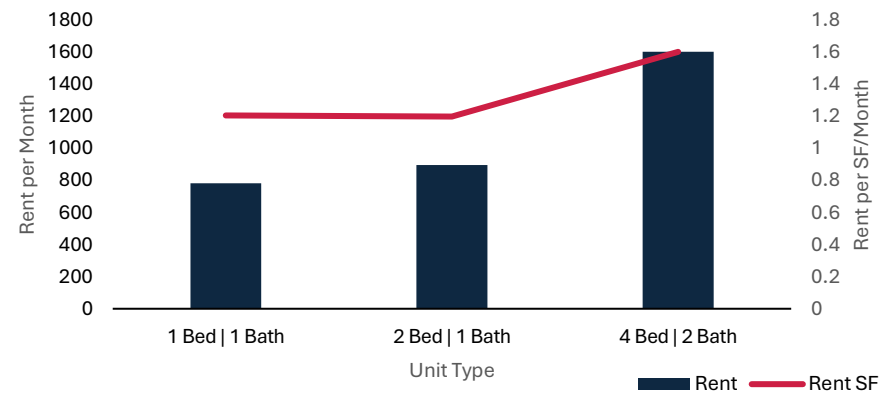
UNIT TYPE	# OF UNITS	# OF BEDS	RENTAL RANGE	AVG SQ FEET	CURRENT				POTENTIAL			
					AVERAGE RENT / UNIT	AVERAGE RENT / BED	AVERAGE RENT / SF	MONTHLY INCOME	AVERAGE RENT / UNIT	AVERAGE RENT / BED	AVERAGE RENT / SF	MONTHLY INCOME
1 Bed   1 Bath	21	21	\$700 - \$1,000	648	\$781	\$781	\$1.20	\$16,395	\$821	\$821	\$1.27	\$17,250
2 Bed   1 Bath	40	80	\$800 - \$1,225	749	\$896	\$448	\$1.20	\$35,825	\$940	\$470	\$1.26	\$37,600
4 Bed   2 Bath	1	4	\$1,600	1,000	\$1,600	\$400	\$1.60	\$1,600	\$1,650	\$413	\$1.65	\$1,650
<b>Totals/Weighted Averages</b>	<b>62</b>	<b>105</b>		<b>719</b>	<b>\$868</b>	<b>\$513</b>	<b>\$1.21</b>	<b>\$53,820</b>	<b>\$911</b>	<b>\$538</b>	<b>\$1.27</b>	<b>\$56,500</b>

Gross Annualized Rents	\$645,840	\$678,000
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## UNIT DISTRIBUTION



## UNIT RENT



# I OPERATING STATEMENT

INCOME	2025-2026		2026-2027		PER SF	PER UNIT	PER BED	NOTES
<b>Gross Potential Rent</b>	678,000		698,340		15.67	11,264	6,651	[1]
Loss/Gain to Lease	(32,160)	4.7%	(13,967)	2.0%	(0.31)	(225)	(133)	
<b>Gross Current Rent</b>	<b>645,840</b>		<b>684,373</b>		<b>15.36</b>	<b>11,038</b>	<b>6,518</b>	
Physical Vacancy	(6,458)	1.0%	(10,266)	1.5%	(0.23)	(166)	(98)	[2]
Economic Vacancy								
Bad Debt	(2,000)	0.5%	(3,422)	0.5%	(0.08)	(55)	(33)	
<b>Total Vacancy</b>	<b>(\$8,458)</b>	<b>1.3%</b>	<b>(\$13,687)</b>	<b>2.0%</b>	<b>(\$0)</b>	<b>(\$221)</b>	<b>(\$130)</b>	
Economic Occupancy	98.69%		98.00%					
<b>Effective Rental Income</b>	<b>637,382</b>		<b>670,686</b>		<b>15.05</b>	<b>10,818</b>	<b>6,387</b>	
Other Income								
All Other Income	4,800		20,280		0.46	327	193	[3]
<b>Total Other Income</b>	<b>\$4,800</b>		<b>\$20,280</b>		<b>\$0.46</b>	<b>\$327</b>	<b>\$193</b>	
<b>Effective Gross Income</b>	<b>\$642,182</b>		<b>\$690,966</b>		<b>\$15.51</b>	<b>\$11,145</b>	<b>\$6,581</b>	

Expenses	2025-2026		2026-2027		Per SF	Per Unit	Per Bed	Notes
Real Estate Taxes	44,700		55,500		1.25	895	529	[4]
Insurance	29,000		31,000		0.70	500	295	[5]
Utilities - Electric	1,200		1,224		0.03	20	12	[6]
Utilities - Water & Sewer	31,981		32,461		0.73	524	309	[7]
Repairs & Maintenance	15,000		27,900		0.63	450	266	[8]
Contract Services	3,800		3,800		0.09	61	36	[9]
Trash Removal	2,000		2,500		0.06	40	24	[10]
Maintenance Labor	23,850		25,043		0.56	404	239	[11]
Unit Turn / Clean	9,800		18,600		0.42	300	177	[12]
General & Admin	3,350		3,350		0.08	54	32	[13]
Marketing & Advertising	8,000		8,400		0.19	135	80	[14]
Management Fee	19,265	3.0%	20,729	3.0%	0.47	334	197	[15]
<b>Total Expenses</b>	<b>\$191,946</b>		<b>\$230,506</b>		<b>\$5.17</b>	<b>\$3,718</b>	<b>\$2,195</b>	
Expenses as % of EGI	29.9%		33.4%					
<b>Net Operating Income</b>	<b>\$450,235</b>		<b>\$460,460</b>		<b>\$10.33</b>	<b>\$7,427</b>	<b>\$4,385</b>	

# | OPERATING STATEMENT - NOTES

## NOTES TO OPERATING STATEMENT

- [1] Reflects 2025-26 in place Rent Roll
- [2] Broker Estimate | 100% Occupancy 2025-26
- [3] Current: Owner Actual (Application Fees, Laundry Income, CC Fees) | Year 1: Broker recommendation of \$20/Unit/Month Water Fee
- [4] Current: Owner Actual | Year 1: Broker Estimated Increase
- [5] Current: Owner Actual | Year 1: Broker Estimate of \$500/Unit
- [6] Owner Actual - Tenant Paid Electric
- [7] Owner Actual - Owner Paid Water/Sewer | Buyer should implement Water Fee - projected \$20/unit/month
- [8] Current: Owner Actual | Year 1: Broker Estimate \$450/Unit
- [9] Broker Estimate
- [10] Broker Estimate
- [11] Broker Estimate
- [12] Current: Owner Actual | Year 1: Broker Estimate \$300/Unit
- [13] Broker Estimate
- [14] Owner Actual
- [15] Broker Estimate

# PRICING DETAIL

## SUMMARY

<b>Price</b>	<b>\$6,250,000</b>	
Down Payment	\$1,875,000	30%
Number of Units / Beds	62 Units	105 Beds
Occupancy (Units / Beds)	100.0% of Units	100.0% of Beds
Price Per Unit / Bed	\$100,806 / Unit	\$59,524 / Bed
Price Per SqFt	\$140.28	
Rentable SqFt	44,554	
Lot Size	0.00 Acres	
Approx. Year Built	1972 / 2020-2021	

## RETURNS

	2025-2026	2026-2027
<b>CAP Rate</b>	<b>7.20%</b>	<b>7.37%</b>
GRM	9.68	9.13
Cash-on-Cash	7.23%	7.77%
Debt Coverage Ratio	1.43	1.46

## FINANCING

	1st Loan
Loan Amount	\$4,375,000
Loan Type	New
Interest Rate	6.00%
Amortization	30 Years
Year Due	2032

# OF UNITS	# OF BEDS	UNIT TYPE	CURRENT RENTS	MARKET RENTS
21	21	1 Bed   1 Bath	\$781	\$821
40	80	2 Bed   1 Bath	\$896	\$940
1	4	4 Bed   2 Bath	\$1,600	\$1,650

IRR YEAR	IRR UNLEVERED	IRR Levered
5	12.37%	23.42%
7	12.08%	21.65%
10	11.55%	24.75%

## OPERATING DATA

	2025-2026		2026-2027	
<b>INCOME</b>				
<b>Gross Scheduled Rent</b>		<b>\$645,840</b>		<b>\$684,373</b>
Less: Vacancy/Deductions (GPR)	1.3%	\$8,458	2.0%	\$13,687
Total Effective Rental Income		\$637,382		\$670,686
Other Income		\$4,800		\$20,280
Effective Gross Income		\$642,182		\$690,966
Less: Expenses	29.9%	\$191,946	33.4%	\$230,506
<b>Net Operating Income</b>		<b>\$450,235</b>		<b>\$460,460</b>
Cash Flow		\$450,235		\$460,460
Debt Service		\$314,764		\$314,764
Net Cash Flow After Debt Service	7.23%	\$135,471	7.77%	\$145,696
Principal Reduction		\$53,726		\$57,039
<b>Total Return</b>	<b>10.09%</b>	<b>\$189,197</b>	<b>10.81%</b>	<b>\$202,735</b>

	2025-2026	2026-2027
<b>EXPENSES</b>		
Real Estate Taxes	\$44,700	\$55,500
Insurance	\$29,000	\$31,000
Utilities - Electric	\$1,200	\$1,224
Utilities - Water & Sewer	\$31,981	\$32,461
Repairs & Maintenance	\$15,000	\$27,900
Contract Services	\$3,800	\$3,800
Trash Removal	\$2,000	\$2,500
Maintenance Labor	\$23,850	\$25,043
Unit Turn / Clean	\$9,800	\$18,600
General & Admin	\$3,350	\$3,350
Marketing & Advertising	\$8,000	\$8,400
Management Fee	\$19,265	\$20,729
<b>Total Expenses</b>	<b>\$191,946</b>	<b>\$230,506</b>
<b>Expenses/Unit</b>	<b>\$3,096</b>	<b>\$3,718</b>
<b>Expenses/Bed</b>	<b>\$1,828</b>	<b>\$2,195</b>

# CASH FLOW

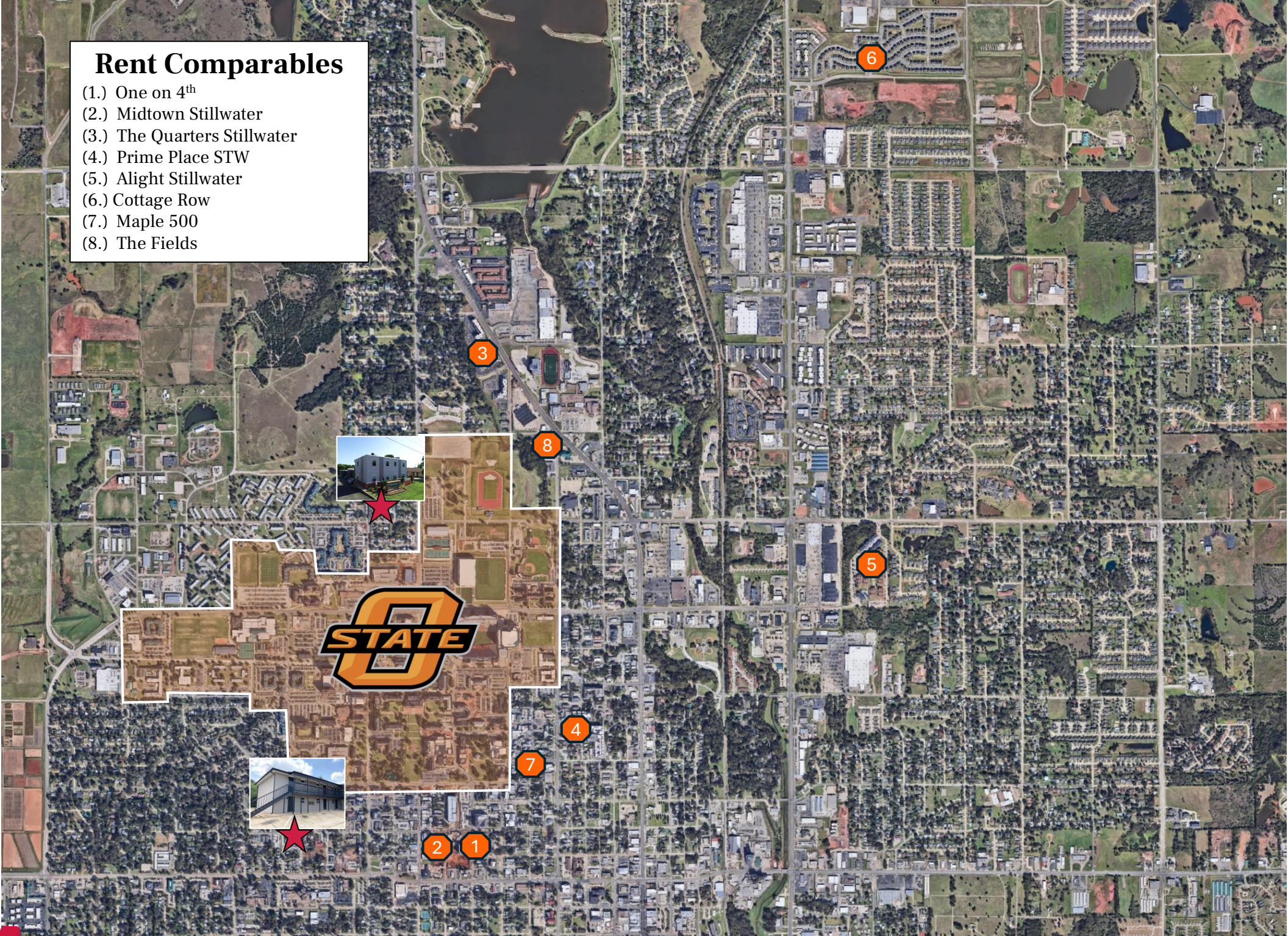
INCOME	2025-2026	8/30/2026	8/1/2027	8/1/2028	8/1/2029	8/1/2030	8/1/2031	8/1/2032	8/1/2033	8/1/2034	8/1/2035
Gross Potential Rent	678,000	698,340	722,782	748,079	774,262	801,361	829,409	858,438	888,484	919,580	951,766
Loss/Gain to Lease	(32,160)	(13,967)	(10,842)	(11,221)	(7,743)	(8,014)	(8,294)	(8,584)	(8,885)	(9,196)	(9,518)
<b>Gross Current Rent</b>	<b>645,840</b>	<b>684,373</b>	<b>711,940</b>	<b>736,858</b>	<b>766,519</b>	<b>793,348</b>	<b>821,115</b>	<b>849,854</b>	<b>879,599</b>	<b>910,385</b>	<b>942,248</b>
Physical Vacancy	(6,458)	(10,266)	(14,239)	(14,737)	(15,330)	(15,867)	(16,422)	(16,997)	(17,592)	(18,208)	(18,845)
Economic Vacancy											
Total Vacancy	(8,458)	(13,687)	(14,239)	(14,737)	(15,330)	(15,867)	(16,422)	(16,997)	(17,592)	(18,208)	(18,845)
<b>Effective Rental Income</b>	<b>637,382</b>	<b>670,686</b>	<b>697,701</b>	<b>722,121</b>	<b>751,189</b>	<b>777,481</b>	<b>804,692</b>	<b>832,857</b>	<b>862,007</b>	<b>892,177</b>	<b>923,403</b>
Other Income											
All Other Income	4,800	20,280	20,686	21,099	21,521	21,952	22,391	22,839	23,295	23,761	24,236
Total Other Income	4,800	20,280	20,686	21,099	21,521	21,952	22,391	22,839	23,295	23,761	24,236
<b>Effective Gross Income</b>	<b>642,182</b>	<b>690,966</b>	<b>718,387</b>	<b>743,220</b>	<b>772,710</b>	<b>799,432</b>	<b>827,083</b>	<b>855,695</b>	<b>885,302</b>	<b>915,938</b>	<b>947,640</b>
<b>Expenses</b>											
Operating Expenses	(65,800)	(89,593)	(91,160)	(92,756)	(94,379)	(96,031)	(97,903)	(99,861)	(101,858)	(103,947)	(106,077)
Real Estate Taxes	(44,700)	(55,500)	(56,610)	(57,742)	(58,897)	(60,075)	(61,276)	(62,502)	(63,752)	(65,027)	(66,328)
Insurance	(29,000)	(31,000)	(31,620)	(32,252)	(32,910)	(33,595)	(34,308)	(35,051)	(35,825)	(36,632)	(37,473)
Utilities	(33,181)	(33,685)	(34,358)	(35,046)	(35,761)	(36,505)	(37,279)	(38,086)	(38,927)	(39,804)	(40,719)
Management Fee	(19,265)	(20,729)	(21,552)	(22,297)	(23,181)	(23,983)	(24,812)	(25,671)	(26,559)	(27,478)	(28,429)
Total Expenses	(191,946)	(230,506)	(235,300)	(240,092)	(245,128)	(250,188)	(255,580)	(261,171)	(266,922)	(272,888)	(279,026)
<b>Net Operating Income</b>	<b>450,235</b>	<b>460,460</b>	<b>483,087</b>	<b>503,128</b>	<b>527,582</b>	<b>549,244</b>	<b>571,504</b>	<b>594,524</b>	<b>618,380</b>	<b>643,050</b>	<b>668,613</b>
<b>Purchase Price / Net Residual Value</b>											
Purchase Price/Net Residual Value	(6,250,000)										9,551,619
<b>Cash Flow Before Debt Financing</b>		<b>460,460</b>	<b>483,087</b>	<b>503,128</b>	<b>527,582</b>	<b>549,244</b>	<b>571,504</b>	<b>594,524</b>	<b>618,380</b>	<b>643,050</b>	<b>10,220,233</b>
<b>Debt Financing</b>											
Loan Amount	4,375,000	0	0	0	0	0	0	0	0	0	0
Remaining Balance		0	0	0	0	0	0	0	0	0	0
Loan Origination Fees		0	0	0	0	0	0	0	0	0	0
Prepayment Penalty		0	0	0	0	0	0	0	0	0	0
Closing Costs		0	0	0	0	0	0	0	0	0	(191,032)
Debt Service - Interest		(261,039)	(257,725)	(254,207)	(250,472)	(246,506)	(242,296)	(237,827)	0	0	0
Debt Service - Principal		(53,726)	(57,039)	(60,557)	(64,292)	(68,258)	(72,468)	(76,937)	0	0	0
<b>Cash Flow After Debt Financing</b>	<b>(1,875,000)</b>	<b>145,696</b>	<b>168,323</b>	<b>188,364</b>	<b>212,818</b>	<b>234,480</b>	<b>256,740</b>	<b>279,760</b>	<b>618,380</b>	<b>643,050</b>	<b>10,029,200</b>
Debt Coverage Ratio		1.46	1.53	1.60	1.68	1.74	1.82	1.89			
<b>Investor Return</b>											
IRR-Unleveraged		0.00%			12.62%	12.37%	12.20%	12.08%	11.99%	11.91%	11.55%
IRR-Leveraged		7.77%			24.76%	23.42%	22.42%	21.65%	28.23%	26.60%	24.75%
Capitalization Rate		7.37%	7.73%	8.05%	8.44%	8.79%	9.14%	9.51%	9.89%	10.29%	10.70%



RENT  
COMPARABLES

# Rent Comparables

- (1.) One on 4<sup>th</sup>
- (2.) Midtown Stillwater
- (3.) The Quarters Stillwater
- (4.) Prime Place STW
- (5.) Alight Stillwater
- (6.) Cottage Row
- (7.) Maple 500
- (8.) The Fields



# RENT COMPARABLES

## THE VILLAGE & TOWER STILLWATER

Stillwater, OK



Unit Type	Units	SF	Avg Rent/Unit	Rent/SF
1 Bed 1 Bath	21	650	\$781	\$1.20
2 Bed 1 Bath	40	750	\$896	\$1.20
4 Bed 2 Bath	1	1,000	\$1,600	\$1.60
<b>Total/Avg.</b>	<b>62</b>	<b>719</b>	<b>\$868</b>	<b>\$1.21</b>

### NOTES

Utilities Included: Water

## ONE ON 4<sup>th</sup>

713 W 4<sup>th</sup> Ave, Stillwater, OK



Unit Type	Units	SF	Rent/Bed/Unit	Rent/SF
1 Bdr 1 Bath	65	605	\$1,285	\$2.13
2 Bdr 2 Bath	61	1,063	\$930 / \$1,860	\$1.75
4 Bdr 4 Bath	72	1,573	\$815 / \$3,260	\$2.07
<b>Total/Avg.</b>	<b>198</b>	<b>1,097</b>	<b>Avg. \$908/Bed</b>	<b>\$1.98</b>

YEAR BUILT: 2021

### NOTES

Utilities Included: Internet, Water, Electric

Parking: \$30/Month  
 Application Fee: \$50/Bed  
 Move-In Fee: \$97/Bed  
 Pet Rent: \$30/Month

\*Fully Furnished

\*Washer/Dryer in ALL Units

## MIDTOWN STILLWATER

801 W 4<sup>th</sup> Ave, Stillwater, OK



Unit Type	Units	SF	Rent/Bed/Unit	Rent/SF
1 Bdr 1 Bath	44	496	\$1,920	\$3.87
2 Bdr 2 Bath	88	998	\$1,110 / \$2,220	\$2.22
3 Bdr 3 Bath	44	1,298	\$920 / \$2,760	\$2.13
4 Bdr 4 Bath	90	1,613	\$725 / \$2,900	\$1.80
<b>Total/Avg.</b>	<b>221</b>	<b>1,198</b>	<b>Avg. \$925/Bed</b>	<b>\$2.05</b>

YEAR BUILT: 2018

### NOTES

Utilities Included: Water, Trash, Internet

Admin Fee: \$300/Bed  
 Application Fee: \$50/Bed  
 Pet Fee: \$500 One-Time & \$30/Month

\*Washer/Dryer in ALL Units

\*Fully Furnished

# RENT COMPARABLES

## THE QUARTERS STILLWATER

1520 N Boomer Rd, Stillwater, OK



Unit Type	Units	SF	Rent/Bed/Unit	Rent/SF
1 Bdr 1 Bath	32	548	\$1,350	\$2.46
2 Bdr 2 Bath	40	878	\$1,140 / \$2,280	\$2.59
4 Bdr 4 Bath	108	1,419	\$650 / \$2,600	\$1.81
<b>Total/Avg.</b>	<b>180</b>	<b>1,144</b>	<b>Avg. \$760/Bed</b>	<b>\$2.00</b>

YEAR BUILT: 2016

### NOTES

Utilities Included: Internet, Water

\*Fully Furnished

\*Washer/Dryer in ALL units

## PRIME PLACE STW

312 W Elm Ave, Stillwater, OK



Unit Type	Units	SF	Rent/Bed/Unit	Rent/SF
Studio	148	470	\$950	\$2.00
1 Bdr 1 Bath	142	665	\$1,005	\$1.51
2 Bdr 2 Bath	59	808	\$715 / \$1,430	\$1.77
3 Bdr 3 Bath	93	935	\$630 / \$1,890	\$1.99
4 Bdr 4 Bath	77	1,230	\$565 / \$2,260	\$1.81
<b>Total/Avg.</b>	<b>519</b>	<b>758</b>	<b>Avg. \$720/Bed</b>	<b>\$1.82</b>

YEAR BUILT: 2014

### NOTES

Utilities Included: Water, Internet, Trash

Application Fee: \$25/Bed

Admin Fee: \$199/Bed

Community Fee: \$30/Bed/Year

Pet Rent: \$35/Month

Parking: \$40/Month

\*Fully Furnished

\*Washer/Dryer in ALL Units

## ALIGHT STILLWATER

800 E Hall of Fame Ave, Stillwater, OK



Unit Type	Units	SF	Rent/Bed/Unit	Rent/SF
1 Bdr 1 Bath	60	600	\$1,189	\$1.98
2 Bdr 2 Bath	11	850	\$655 / \$1,310	\$1.52
3 Bdr 3 Bath	10	1,200	\$510 / \$1,530	\$1.28
4 Bdr 4 Bath	125	1,405	\$489 / \$1,956	\$1.39
<b>Total/Avg.</b>	<b>206</b>	<b>1,131</b>	<b>Avg. \$599/Bed</b>	<b>\$1.44</b>

YEAR BUILT: 1999 | Renovated: 2013

### NOTES

Utilities Included: Internet, Trash

Application Fee: \$50/Bed

Admin Fee: \$125/Bed

\*Fully Furnished

\*Washer/Dryer in ALL Units

# RENT COMPARABLES

## COTTAGE ROW STILLWATER

920 E Loveland Dr, Stillwater, OK



Unit Type	Units	SF	Rent/Bed/Unit	Rent/SF
2 Bdr 2 Bath	58	1,400	\$820 / \$1,640	\$1.18
3 Bdr 3 Bath	62	1,700	\$695 / \$2,085	\$1.23
4 Bdr 4 Bath	65	2,300	\$635 / \$2,540	\$1.10
5 Bdr 5 Bath	46	2,800	\$665 / \$3,325	\$1.19
<b>Total/Avg.</b>	<b>231</b>	<b>2,015</b>	<b>Avg. \$710/Bed</b>	<b>\$1.17</b>

YEAR BUILT: 2013

### NOTES

Utilities Included: Internet, Water

Admin Fee: \$300/Bed  
 Application Fee: \$30/Bed  
 Pet Fee: \$300 One-Time

\*Furnished Units Available  
 \*Washer/Dryer in ALL units

## MAPLE 500

500 W Maple Ave, Stillwater, OK



Unit Type	Units	SF	Rent/Bed/Unit	Rent/SF
1 Bdr 1 Bath	16	550	\$995	\$1.81
2 Bdr 2 Bath	12	700	\$675 / \$1,350	\$1.93
<b>Total/Avg.</b>	<b>28</b>	<b>615</b>	<b>Avg. \$835/Bed</b>	<b>\$1.87</b>

YEAR BUILT: 1952

### NOTES

Utilities Included: -

## THE FIELDS

1108 N Duck St, Stillwater, OK



Unit Type	Units	SF	Rent/Bed/Unit	Rent/SF
1 Bdr 1 Bath	33	630	\$710	\$1.13
2 Bdr 2 Bath	15	800	\$450 / \$900	\$1.13
<b>Total/Avg.</b>	<b>48</b>	<b>683</b>	<b>\$585</b>	<b>\$1.13</b>

YEAR BUILT: 1960 | Renovated: 2020

### NOTES

Utilities Included: -

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