

## INVESTMENT HIGHLIGHTS

1

### POSITIONED FOR FUTURE RETURNS

With limited competitive supply, a high rent ceiling, and a proven value-add, new ownership is well-positioned to garner additional collections.

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### AFFLUENT DEMOGRAPHICS

Located in the top submarket in the metro, Edmond, OK, which boasts excellent demographics, including \$95,000+ Avg HHI, a population of over 26,507 residents 65+, a cost of living well below the national average, a the lowest crime rate among the top ten largest cities in Oklahoma.

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### AMENITY RICH CORRIDOR

Embedded near the submarket's primary retail district, Clayton Westlake Residences offers residents unmatched access to Edmond and North Oklahoma City's top retail, restaurants, recreation, entertainment, and healthcare.

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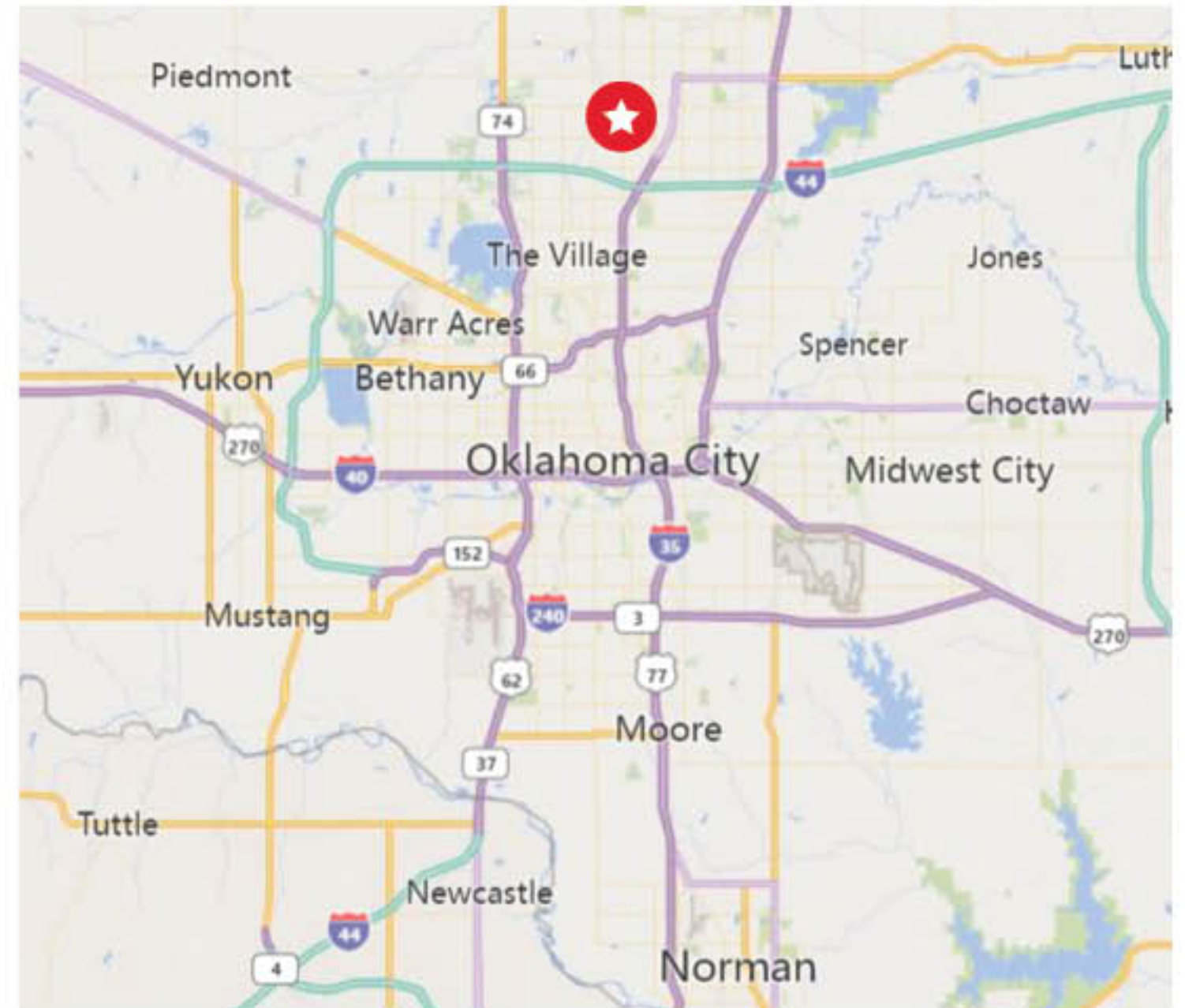
### ACCESSIBILITY AND MAJOR EMPLOYERS

Clayton Westlake Residences's access to the John Kilpatrick Turnpike and Hwy 77 offers connectivity to premier retail, including 8 major grocery retailers, top restaurants, entertainment and employers.

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### MAJOR ECONOMIC DEVELOPMENTS

Oklahoma City's resilient market is anchored by an increasingly diversified economy in aerospace & aviation, biotechnology, government, health care, retail trade, and professional services.



## CONTACT THE OKLAHOMA TEAM

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