

OAKHILL TOWNHOMES

7902 South 33rd West Avenue
Tulsa, OK

OFFERING MEMORANDUM





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SUBMISSIONS

OFFERING PROCEDURE

Offers will be responded to upon receipt. Any initial offer should be submitted in the form of a non-binding letter dictating specific terms, including (1) purchase price, (2) amount of earnest money, (3) length of due diligence and (4) financing timeframe. Additionally, all offers must be accompanied by the purchasers' qualifications to close the transactions.

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DISCLAIMER/CONFIDENTIALITY STATEMENT

The material contained in the offering memorandum is confidential, furnished solely for the purpose of considering the acquisition of the property described herein, and is not to be used for any other purpose or made available to any other person without the express written consent of SVN Oak Realty Advisors. The information contained herein has been obtained from sources that we deem to be reliable, and we have no reason to doubt its accuracy. However, neither the seller, broker or any related entity make any warranty or representation, expressed or implied, as the accuracy or completeness of the information contained herein, included but not limited to, financial information and projections, and any engineering and environmental information. Prospective purchasers should make their own investigations, projections and conclusions. It is expected that prospective purchasers will conduct their own independent due diligence concerning the property, including such engineering inspections as they deem necessary to determine the condition of the property and the existence or absence of any potential hazardous materials used in the construction or maintenance of the buildings or located at the land site, included but not limited to, lead-based products (for compliance with "target housing" regulation for multifamily housing constructed prior to 1978), asbestos, etc. Broker represents seller in this transaction and makes no representations, expressed or implied, as to the foregoing matters.

OAKHILL TOWNHOMES

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

SVN Oak Realty Advisors is pleased to present Oakhill Townhomes, located at 7902 South 33rd West Avenue in Tulsa, Oklahoma. This newly constructed 70-unit build-to-rent community offers a unique investment opportunity in the West Tulsa submarket. The property features a low-density site plan with a unit mix exclusively dedicated to large-format three-bedroom townhomes, positioned to capture strong demand from families within the Jenks School District.

The investment assumptions are based on a purchase price of **\$22,000,000**, equating to approximately **\$314,286** per unit. The value-add strategy focuses on completing the lease-up of this brand-new asset to capitalize on embedded rental growth without the need for immediate capital expenditures. The model projects a first-year Net Operating Income (NOI) of **\$1,617,616**, supporting an acquisition cap rate of **7.35%** and a Year 1 cash-on-cash return of **7.49%**.

Oakhill Townhomes offers a compelling opportunity for investors seeking exposure to the premium build-to-rent sector with immediate stability and upside. The investment is projected to yield a strong 5-year levered IRR of **23.29%** and an equity multiple of **2.61x**. The property's spacious 1,800-square-foot floorplans and strategic location near Tulsa Hills Shopping Center position this asset as a premier housing option in the tight West Tulsa market.

\$22,000,000

OFFERING PRICE

7.35%

YEAR 1 CAP RATE

70

TOTAL UNITS

\$314,286

PRICE PER UNIT

OAKHILL TOWNHOMES

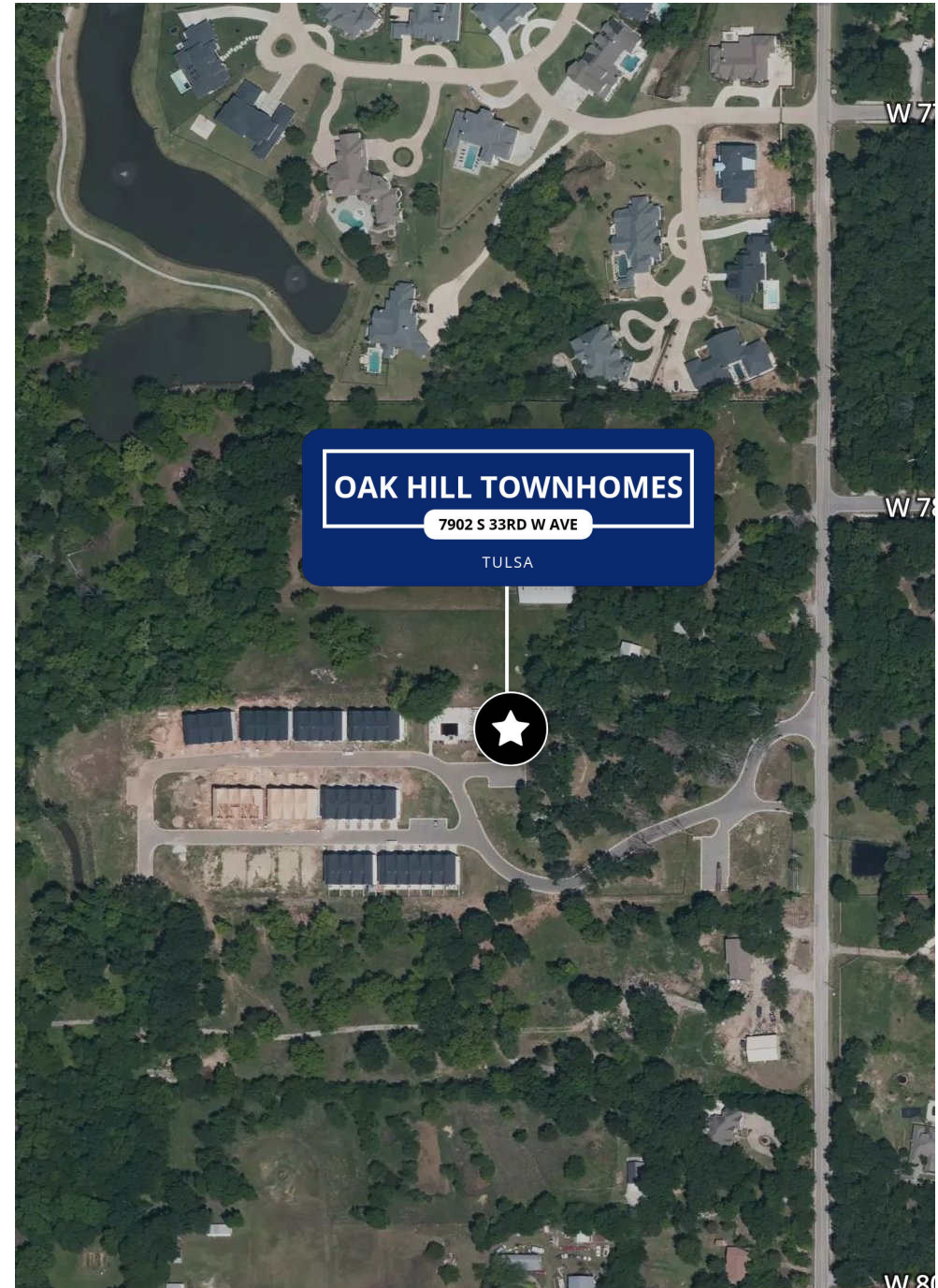
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PROPERTY OVERVIEW

PROPERTY DETAILS

Property Detail

Property Type	Newly Constructed Townhomes
Total Units	70 Units
Total SF	127,600 SF
Community Features	Gated, Pool, Fitness Center
School District	Jenks Public Schools
Proximity to Retail	Tulsa Hills Shopping Center (<5 min)
Proximity to Employment	Saint Francis Health System (<15 min)



INVESTMENT HIGHLIGHTS



Attractive Day-One Yield

The offering presents a compelling 7% CAP rate, ensuring immediate cash flow from a stabilized asset with no legacy deferred maintenance or renovation risk. This provides a strong return from the start, making it an appealing investment opportunity.



Lease-Up Momentum

The property is currently in lease-up, with 90% occupancy projected by the end of Summer. As occupancy stabilizes, investors can expect improved operational efficiencies, expense normalization, and NOI growth, all contributing to higher long-term returns.



New Construction Advantage

This new construction asset requires minimal near-term capital expenditure and offers modern building standards with energy efficiency. The attractive finishes and contemporary design reduce maintenance risk, boosting cash flow stability and tenant retention.



Strong Demand for Larger Floorplans

The three-bedroom design sets Oak Hill Townhomes apart from traditional apartments, appealing to families. Larger units lead to lower turnover, longer leases, and a stable tenant base, offering resilience during market fluctuations and reduced operational volatility.



Strategic West Tulsa Site

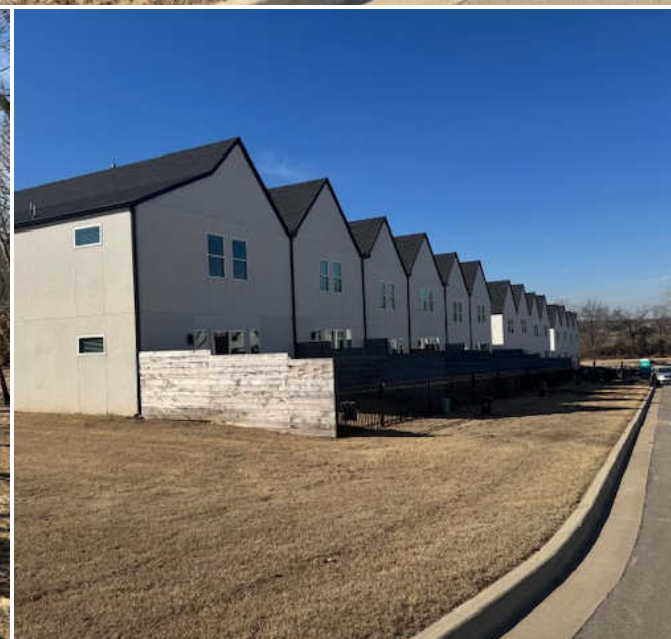
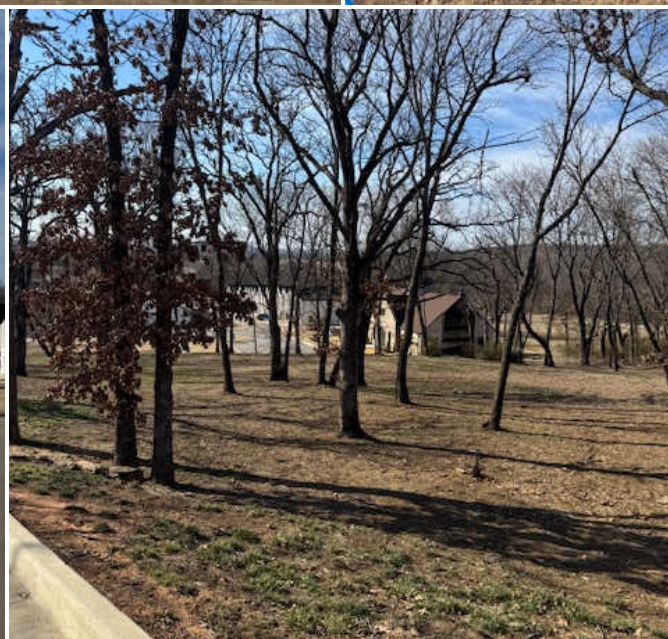
Located near Tulsa Hills Shopping Center and zoned for the top-rated Jenks School District, the site offers premier access. Residents benefit from nearby retail and Turkey Mountain, blending convenience with nature.



Lease-Up Opportunity

With a projected Year 1 NOI of \$1.61M, the asset offers value creation through lease-up. Investors can capitalize on demand for large units to stabilize the property, driving cash flow and a projected 23.29% levered IRR.

PROPERTY PHOTOS



PROPERTY PHOTOS



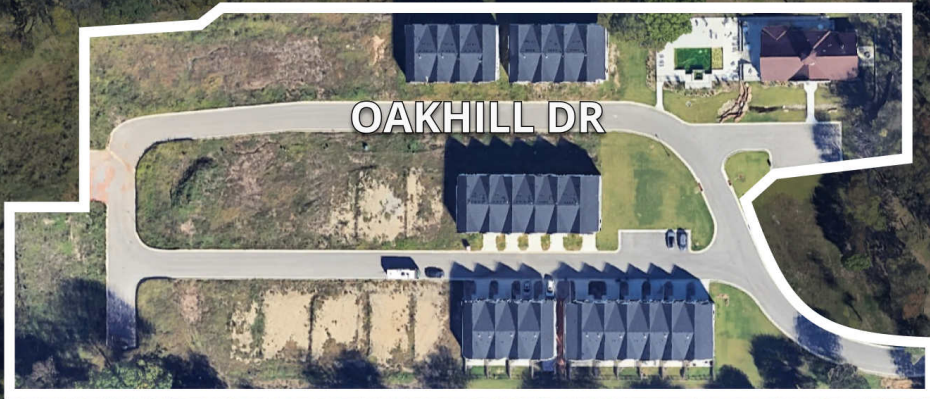
INTERIOR PHOTOS



INTERIOR PHOTOS



OAK HILL TOWNHOMES
7902 SOUTH 33RD WEST AVENUE
TULSA, OK



S 33RD W AVE

OAK HILL TOWNHOMES

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FINANCIAL ANALYSIS

INVESTMENT ANALYSIS

INITIAL INVESTMENT

Purchase Price	\$22,000,000
+ Acquisition Costs	\$440,000
- Mortgage(s)	\$15,400,000
+ Loan Fees & Points	\$154,000
Initial Investment (Equity)	\$7,194,000

MORTGAGE - 1ST LIEN

Loan Amount \$15,400,000

ANNUAL CASH FLOW SUMMARY

Line Item	Year 1 Jan-2027	Year 2 Jan-2028	Year 3 Jan-2029	Year 4 Jan-2030	Year 5 Jan-2031
POTENTIAL RENTAL INCOME (PRI)	\$2,049,600	\$2,111,088	\$2,174,421	\$2,239,653	\$2,306,843
- Vacancy / Credit Loss	\$81,984	\$84,444	\$86,977	\$89,586	\$92,274
EFFECTIVE RENTAL INCOME	\$1,967,616	\$2,026,644	\$2,087,444	\$2,150,067	\$2,214,569
+ Other Income	-	-	-	-	-
GROSS OPERATING INCOME (GOI)	\$1,967,616	\$2,026,644	\$2,087,444	\$2,150,067	\$2,214,569
- Operating Expenses	\$350,000	\$358,750	\$367,719	\$376,912	\$386,335
NET OPERATING INCOME (NOI)	\$1,617,616	\$1,667,894	\$1,719,725	\$1,773,155	\$1,828,234
- Capital Expenses / Reserves	-	-	-	-	-
- Annual Debt Service 1st Lien	\$1,078,443	\$1,078,443	\$1,078,443	\$1,078,443	\$1,078,443
CASH FLOW BEFORE TAXES	\$539,173	\$589,451	\$641,282	\$694,712	\$749,791

Metric	Year 1 Jan-2027	Year 2 Jan-2028	Year 3 Jan-2029	Year 4 Jan-2030	Year 5 Jan-2031
Loan Balance (EOY)	\$15,201,890	\$14,992,084	\$14,769,892	\$14,534,581	\$14,285,377
LTV - 1st Lien	54.69%	52.31%	49.98%	47.70%	45.47%
Debt Service Coverage Ratio	1.50x	1.55x	1.59x	1.64x	1.70x
Before Tax Cash-on-Cash	7.49%	8.19%	8.91%	9.66%	10.42%
Return on Equity	4.81%	4.82%	4.82%	4.82%	4.82%
Equity Multiple	1.63x	1.86x	2.10x	2.35x	2.61x

INVESTMENT PERFORMANCE

Internal Rate of Return (IRR)	23.29%
Acquisition CAP Rate	7.35%
Year 1 Cash-on-Cash	7.49%
Gross Rent Multiplier	10.73x
Price Per Unit	\$314,286
Price Per Square Foot	\$172.41
Loan to Value	70.00%
Debt Service Coverage Ratio	1.50x

UNIT MIX

# of Units	Unit Description	Size (Sq. Ft.)	Monthly Rent/Unit	Total Size (Sq. Ft.)	Total Monthly Income	Rate/Sq. Ft.	Year 1 PRI
62	3BR/2.5BTH	1,800	\$2,400	111,600	\$148,800	\$1.33	\$1,785,600
8	3BR/2.5BTH	2,000	\$2,750	16,000	\$22,000	\$1.38	\$264,000
70	TOTAL			127,600	\$170,800	\$1.34	\$2,049,600

CASH FLOW ANALYSIS

Line Item	Year 1 Jan-2027	Year 2 Jan-2028	Year 3 Jan-2029	Year 4 Jan-2030	Year 5 Jan-2031
INCOME					
Potential Rental Income (PRI)	\$2,049,600	\$2,111,088	\$2,174,421	\$2,239,653	\$2,306,843
- Vacancy / Credit Loss (4%)	\$81,984	\$84,444	\$86,977	\$89,586	\$92,274
EFFECTIVE RENTAL INCOME (ERI)	\$1,967,616	\$2,026,644	\$2,087,444	\$2,150,067	\$2,214,569
+ Other Income	-	-	-	-	-
GROSS OPERATING INCOME (GOI)	\$1,967,616	\$2,026,644	\$2,087,444	\$2,150,067	\$2,214,569
EXPENSES					
Total Operating Expenses	\$350,000	\$358,750	\$367,719	\$376,912	\$386,335
NET OPERATING INCOME (NOI)	\$1,617,616	\$1,667,894	\$1,719,725	\$1,773,155	\$1,828,234
BELOW NOI					
- Capital Expenses / Reserves	-	-	-	-	-
- Annual Debt Service 1st Lien	\$1,078,443	\$1,078,443	\$1,078,443	\$1,078,443	\$1,078,443
CASH FLOW BEFORE TAXES	\$539,173	\$589,451	\$641,282	\$694,712	\$749,791

ASSUMPTIONS

PROPERTY & ACQUISITION

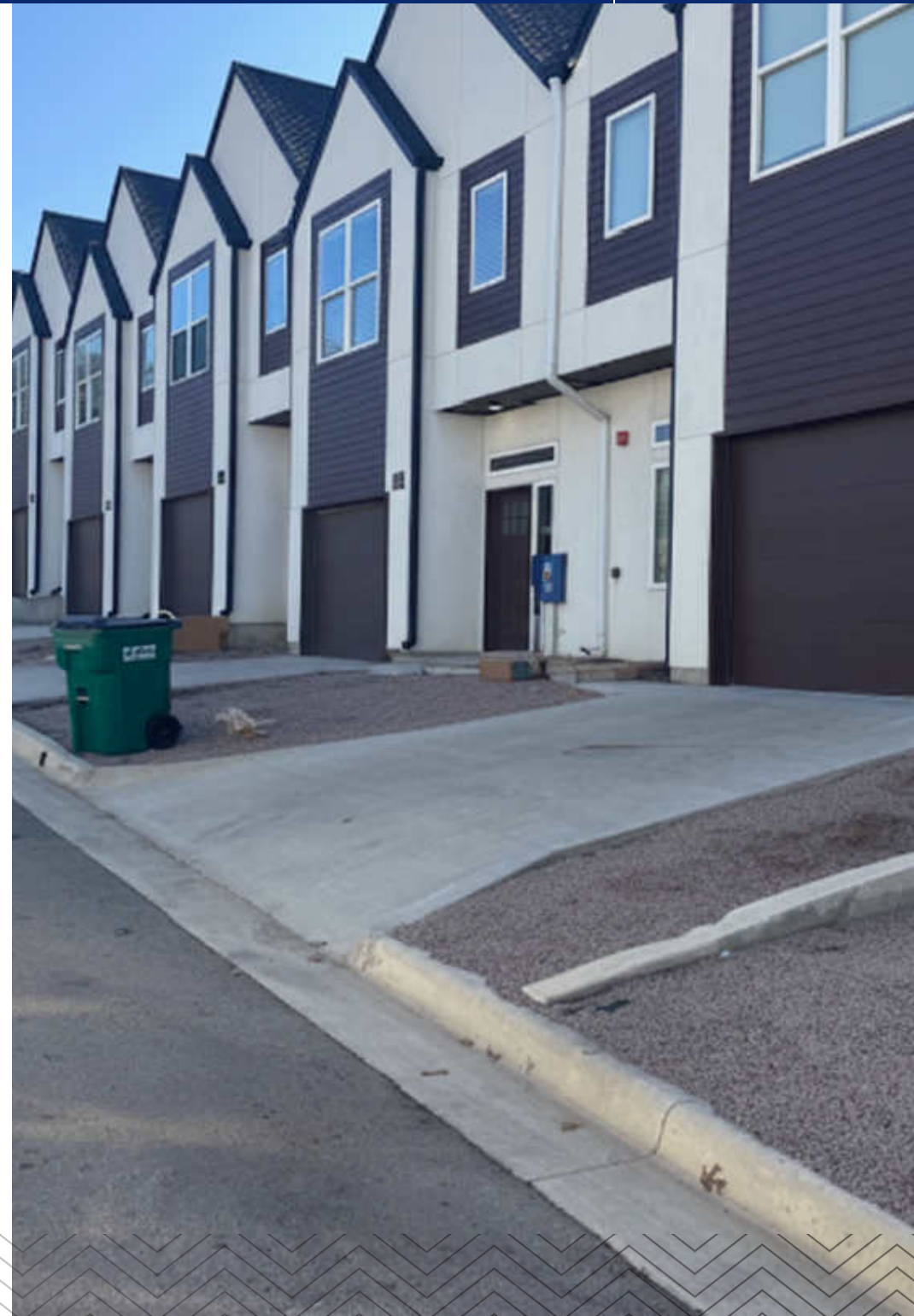
Purchase Price	\$22,000,000
Year 1 Potential Income	\$2,049,600
Vacancy & Credit Loss	4.00%
Year 1 Expenses	\$350,000
Acquisition CAP Rate	7.35%
Sale Price – CAP Rate	6.00%

GROWTH RATES

Acquisition Costs	2.00%
Annual Income Increase	3.00%
Other Income Increase	0.00%
Annual Expense Increase	2.50%
Loan Fees & Points	1.00%
Cost of Sale upon Disposition	5.00%

FINANCING

Loan Amount	\$15,400,000
Interest Rate (30/360)	5.75%
Amortization Period	30 Years
Loan Term	10 Years
Loan Fees & Points	1.00%
Monthly Payment	\$89,870
Annual Debt Service	\$1,078,443



OAKHILL TOWNHOMES

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SALES COMPARABLES

SALES COMPARABLES



Oak Hill Townhomes

Address	7902 South 33rd West Avenue
City, State	Tulsa, OK
Yr Built	-
Units	70
GBA	127,600 SF
Avg Unit SF	-
Price/SF	\$172.41
Sale Price	\$22,000,000
Price per Unit	\$314,286
Sold	-



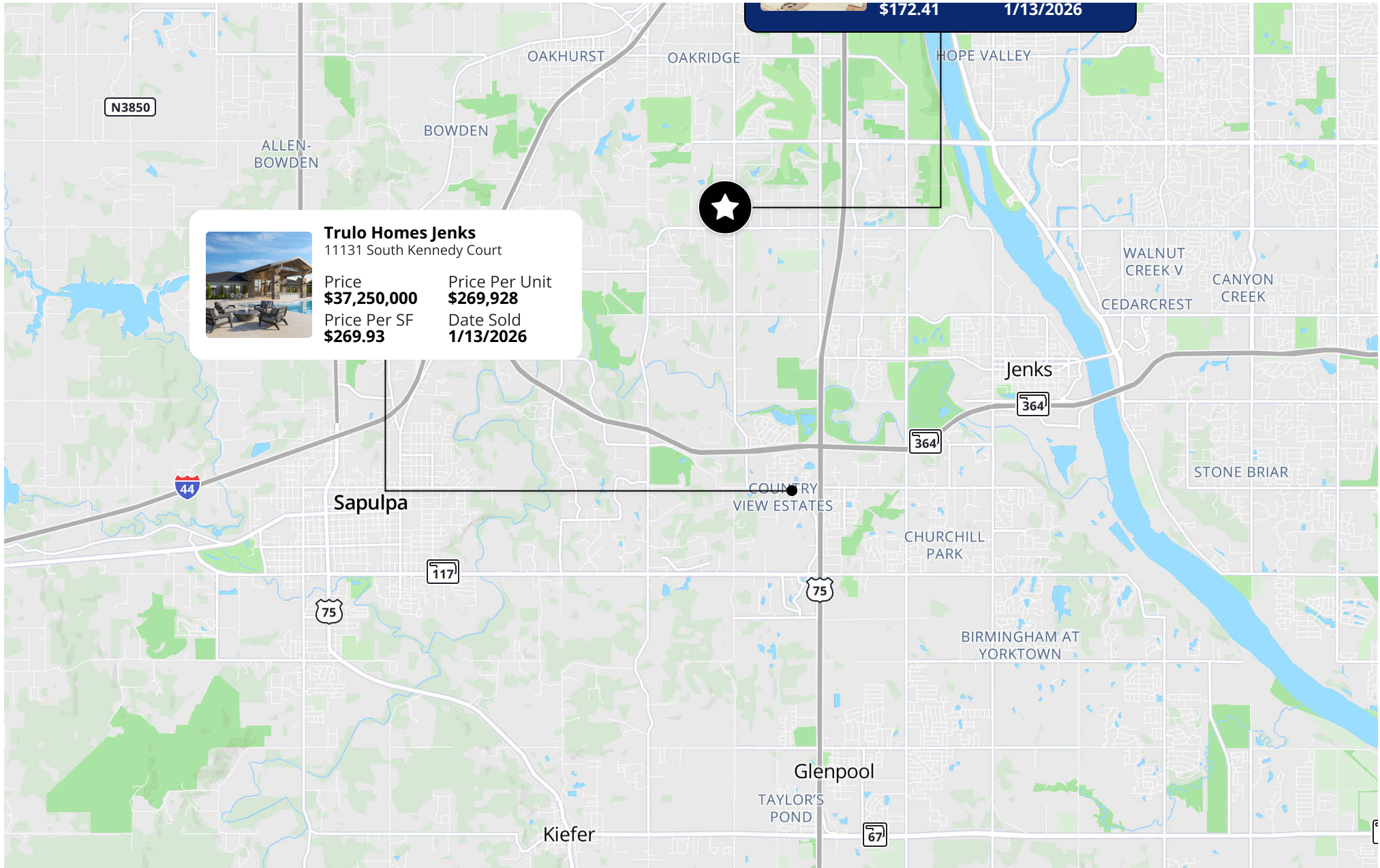
Trulo Homes Jenks

Address	11131 S Kennedy Ct
City, State	Jenks, OK
Yr Built	2022
Units	138
GBA	138,000 SF
Avg Unit SF	1,019
Price/SF	\$269.93
Sale Price	\$37,250,000
Price per Unit	\$269,928
Sold	1/13/2026

SALES COMPARABLES

Address	Property Name	Yr Built	Units	GBA	Price/SF	Sale Price	Price per Unit
7902 South 33rd West Avenue	Oak Hill Townhomes	-	70	127,600 SF	\$172.41	\$22,000,000	\$314,286
11131 S Kennedy Ct	Trulo Homes Jenks	2022	138	138,000 SF	\$269.93	\$37,250,000	\$269,928

SALES COMPARABLES



OAKHILL TOWNHOMES

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MARKET OVERVIEW

MARKET OVERVIEW

The West Tulsa and Tulsa Hills submarket demonstrates exceptional fundamentals, anchored by a 95.0% occupancy rate outperforming the metro average of 93–94%. Between 2018 and 2023, the three-mile radius experienced 14.9% population growth, outpacing peer submarkets as it matures into a primary residential corridor. This expansion is driven by the submarket's strategic position between major industrial hubs and affluent Jenks, fostering a stable tenant base.

Resident purchasing power is robust, with a median household income of \$75,199—roughly 20% above the state median—supporting durable rental demand. This economic strength drives 4.1% year-over-year rent growth. Notably, townhome-style product commands a premium, achieving rents over \$1.60 PSF compared to \$1.30–\$1.45 PSF for standard Class A garden apartments. This pricing power is reinforced by US-75 connectivity, offering a 12-minute CBD commute and immediate access to the 1.5-million-square-foot Tulsa Hills Shopping Center.

The surrounding housing landscape features new construction homes priced between \$529,000 and \$629,000, creating a high barrier to homeownership that benefits rental absorption. The submarket also boasts high barriers to entry with limited developable land, insulating assets from oversupply. Looking forward, the Fall 2026 IKEA opening serves as a major economic catalyst, projected to generate over \$100 million in impact and solidify the area's status as a super-regional destination within the highly desirable Jenks School District.

95.0%

Submarket Occupancy

4.1%

YoY Rent Growth

>\$1.60 PSF

Townhome Rent Rate

Limited New Inventory

Market Supply

LOCATION & MARKET DRIVERS



Proximity to Major Employment Corridors

The property is strategically located near major employment centers like Downtown Tulsa and the Tulsa Hills Shopping District, boosting demand for high-quality residential living. Its proximity to key job markets makes it ideal for professionals seeking easy access to work with suburban living.



Ongoing Residential Growth

Strong demand for high-quality living is seen in nearby developments like Maybelle Villas by D.R. Horton, with homes ranging from \$529,000 to \$629,000. This signals a robust appetite for premium housing, validating the property's luxury positioning against lower-tier rentals.



Strong Regional Connectivity

Residents enjoy a unique location, offering a low-density suburban setting just a 12-minute drive from Downtown Tulsa via US-75. This connectivity is faster than luxury submarkets in Broken Arrow or Bixby, appealing to professionals seeking efficiency without sacrificing lifestyle.



Major Infrastructure

The massive \$252 million reconstruction of the I-44/US-75 interchange, known as 'Traffic Henge,' broke ground in April 2025. This project modernizes the region's most critical freight and commuter bottleneck just north of the property, significantly improving traffic flow, safety, and regional connectivity for residents.



'Missing Middle' Void

The submarket faces a severe shortage of 'Missing Middle' housing, with 90% of inventory split between detached for-sale homes and dense garden apartments. Oak Hill fills this gap by offering townhome-style product with private yards and garages, capturing tenants priced out of ownership but seeking single-family amenities.



Top-Tier School Zoning

The property is zoned for the award-winning Jenks Public Schools district, a primary draw for families seeking academic excellence. With Jenks West Intermediate just 2.2 miles away, the asset captures steady demand from households prioritizing access to one of Oklahoma's highest-rated educational systems.

DEMOGRAPHICS

Demographic Summary	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	2,827	22,658	103,240
2024 Estimate	2,717	21,979	99,666
2020 Census	2,588	22,104	97,808
Growth 2024 - 2029	4.05%	3.09%	3.59%
Growth 2020 - 2024	4.98%	-0.57%	1.90%
2024 Population by Hispanic Origin	156	1,590	8,820
2024 Population	2,717	21,979	99,666
Households			
2029 Projection	1,131	8,773	43,032
2024 Estimate	1,093	8,527	41,538
2020 Census	1,079	8,690	40,878
Growth 2024 - 2029	3.48%	2.88%	3.60%
Growth 2020 - 2024	1.30%	-1.88%	1.61%
Owner Occupied	679 (62.12%)	5,309 (62.26%)	20,475 (49.29%)
Renter Occupied	414 (37.88%)	3,218 (37.74%)	21,063 (50.71%)
2024 Households by HH Income	1,095	8,525	41,538
Income: < \$25,000	150 (13.70%)	1,276 (14.97%)	9,301 (22.39%)
Income: \$25,000 - \$50,000	159 (14.52%)	1,545 (18.12%)	9,588 (23.08%)
Income: \$50,000 - \$75,000	207 (18.90%)	1,995 (23.40%)	8,234 (19.82%)
Income: \$75,000 - \$100,000	107 (9.77%)	1,039 (12.19%)	4,343 (10.46%)
Income: \$100,000 - \$125,000	79 (7.21%)	735 (8.62%)	3,145 (7.57%)
Income: \$125,000 - \$150,000	122 (11.14%)	694 (8.14%)	2,524 (6.08%)
Income: \$150,000 - \$200,000	96 (8.77%)	444 (5.21%)	1,947 (4.69%)
Income: \$200,000+	175 (15.98%)	797 (9.35%)	2,456 (5.91%)
2024 Avg Household Income	\$114,974	\$92,670	\$76,208
2024 Med Household Income	\$82,360	\$66,423	\$54,788



AMENITIES MAP





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