



CONFIDENTIAL & EXCLUSIVE INVESTMENT OFFERING

UTICA GARDEN TOWNHOUSE APARTMENTS

6710 S UTICA PLACE
TULSA, OK 74136

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
CHARLOTTE

LEE-ASSOCIATES.COM/CHARLOTTE

THE LEE ADVANTAGE

Established in 2024, Lee & Associates Charlotte operates as a dynamic satellite office, addressing the real estate requirements of our clients. Given the strong economic growth in North Carolina, having an office in Charlotte is vital to meeting our clients' demands. The Charlotte branch embodies Lee's unparalleled capabilities and steadfast commitment to integrity, attracting astute building owners and company managers who recognize the benefits of partnering with a broker focused on business-minded solutions.

Through diligence and an unwavering dedication to their clients' best interests, Lee & Associates pledges to deliver optimal returns on real estate investments. As a member of a nationwide network of brokers spanning over 75 office locations across the US and Canada, Lee & Associates brokers possess unique qualifications to support clients' real estate needs not only in North Carolina but also throughout the US and internationally.

SERVICES TO MEET THE NEEDS OF OUR CLIENTS

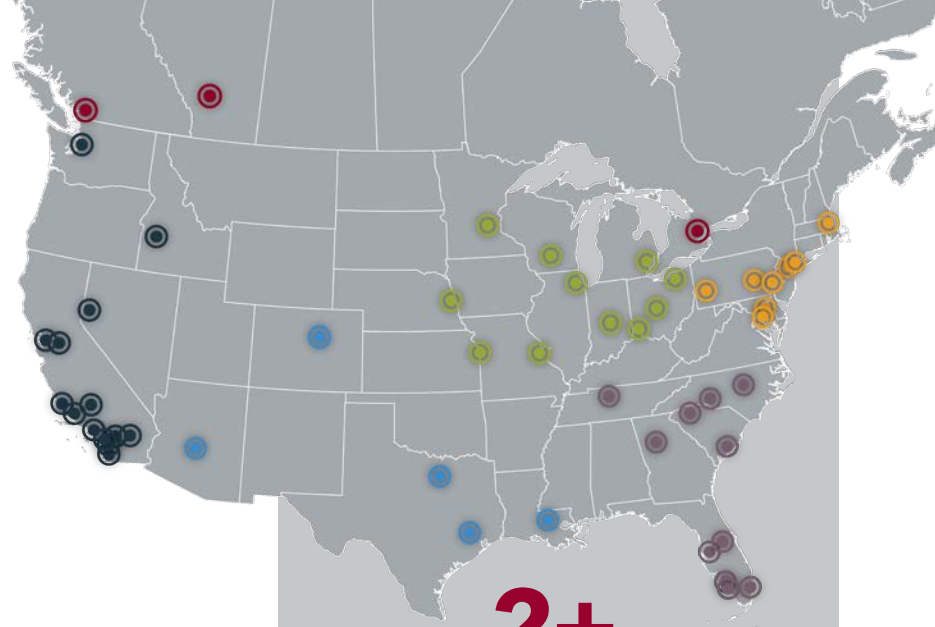
Lee & Associates' offices offer a broad array of real estate services tailored to meet the needs of the company's clients in each of the markets it operates, including commercial real estate brokerage, integrated services, and construction services.

With specialty practice groups in each of these disciplines, our professionals regularly collaborate to make sure they are providing their clients with the most advanced, up-to-date market technology and information.

PROFESSIONAL DEVELOPMENT

At Lee & Associates, our culture, which is driven by entrepreneurialism that is steeped in client services, has always attracted the best and brightest in the industry. Our core values, coupled with our professional's expertise and knowledge, have always been the foundation of our success.

To ensure that our clients always receive the highest level of expertise and service, we believe that continued education and training are key. In addition to our annual Lee Summit conference, each year, we host both online and small group training sessions focusing on continued education for our brokerage, integrated services, marketing, IT, and administrative professionals. [Lee & Associates is home to the 5th largest number of Society of Industrial and Office Realtors \(SIOR\) members in the world and is ranked in the top 10 Certified Commercial Investment Member \(CCIM\) designee companies in North America.](#)



2+

BILLION

**IN BROKERED SALE &
LEASE SF OVER 5 YEARS**

\$115+

BILLION

**IN TRANSACTION
VOLUME OVER 5 YEARS**

1,600

PROFESSIONALS

**AND GROWING
INTERNATIONALLY**

INVESTMENT SUMMARY

UTICA GARDEN TOWNHOUSE APARTMENTS

INVESTMENT OPPORTUNITY TULSA, OKLAHOMA

Lee & Associates Charlotte is pleased to present exclusively for sale the 31-unit Townhome Development, Utica Gardens Townhouse Apartments, in Tulsa Oklahoma. Each 3 BR / 2.5 BA Unit includes a 2-Car Garage and Rear Patio with private stair access.

OFFERING SUMMARY

Address	6710 S Utica Place, Tulsa, OK 74136
County	Tulsa County
Total Units	31 Units 10 Buildings
Unit Mix	3 BR / 2.5 BA
Parcels	Multiple (see unit mix)
Zoning	RS-3 - Residential Single-Family
Lot Size (ac)	± 1.87 acres
Year Built / Renovated	2006

DEAL TERMS

Asking Price	Unpriced
	Deal terms are not currently defined. Request your own specific terms when submitting a non-binding offer.



T12 INCOME

\$478,650

T12 EXPENSES

\$79,429

T12 NET INCOME

\$399,221

T12 CAPEX

\$407,000

PROPERTY SUMMARY

UTICA GARDEN TOWNHOUSE APARTMENTS

6710 S Utica Place
Tulsa, OK 74136
Tulsa County

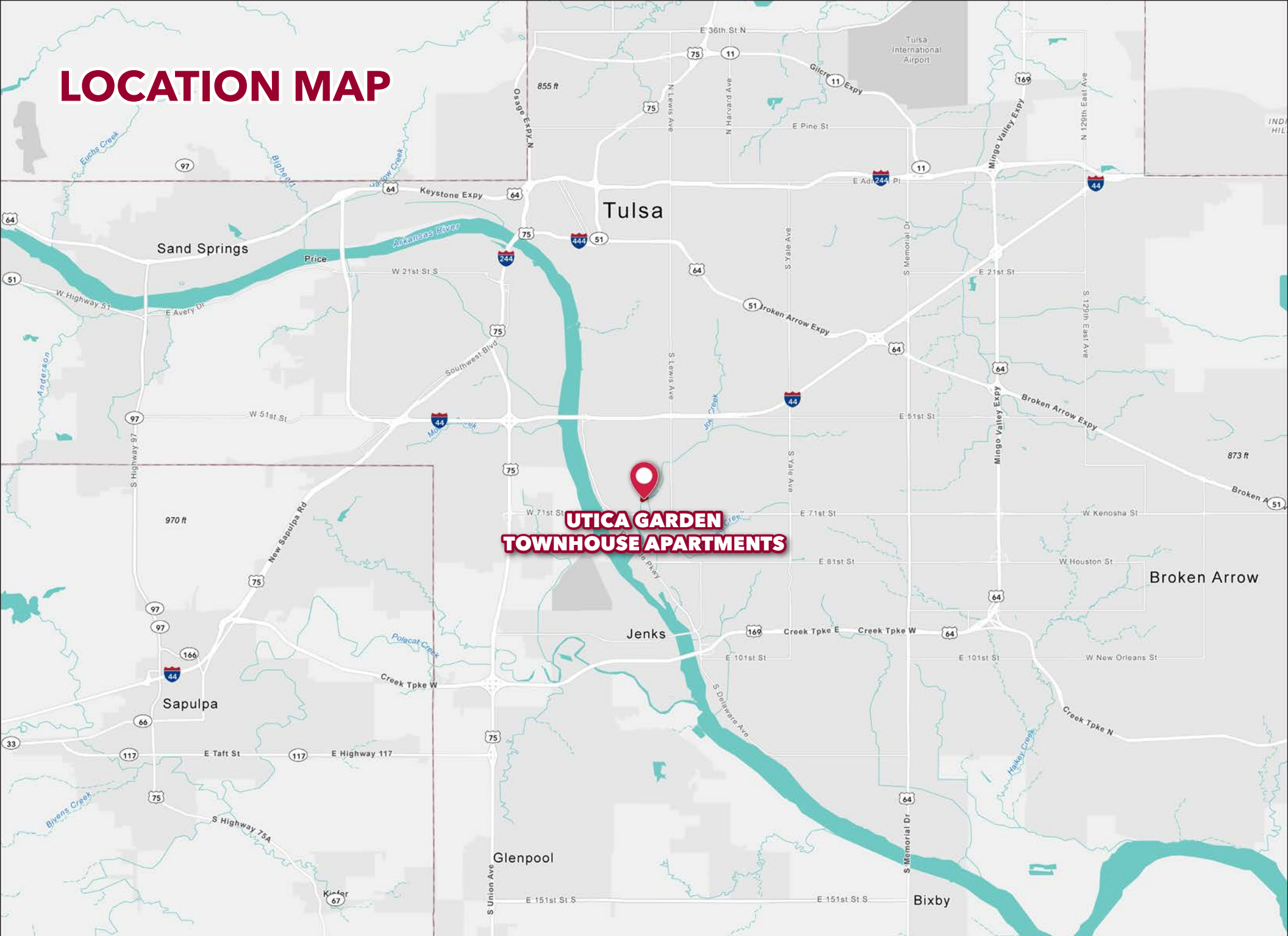
Year Built	2006
Number of Units	31
Property Type	Townhome
Approximate Rentable Area	46,665 SF
Buildings	10 Buildings
	3 Stories (including Garage)
Site Size (Acres)	± 1.87 acres
Density (Units Per Acre)	16.58 units/ac
Occupancy	100%



UNIT MIX

PARCEL ID	ADDRESS	ACRES	TYPE	UNITS	UNIT TYPE	AVG UNIT SF	BUILDING SF	YEAR BUILT
R15690830649410	1709-1711 E 67th Pl, Tulsa, OK 74136	0.18	Duplex	2	3 BR / 2.5 BA	1,511 SF	3,022 SF	2006
R15690830649440	1710-1714 E 67th Pl, Tulsa, OK 74136	0.23	Quadplex	4	3 BR / 2.5 BA	1,489 SF	5,956 SF	2006
R15690830649450	1716-1720 E 67th Pl, Tulsa, OK 74136	0.15	Triplex	3	3 BR / 2.5 BA	1,511 SF	4,533 SF	2006
R15690830649420	1717-1721 E 67th Pl, Tulsa, OK 74136	0.21	Triplex	3	3 BR / 2.5 BA	1,511 SF	4,533 SF	2006
R15690830649460	1722-1726 E 67th Pl, Tulsa, OK 74136	0.14	Triplex	3	3 BR / 2.5 BA	1,511 SF	4,533 SF	2006
R15690830649430	1725-1729 E 67th Pl, Tulsa, OK 74136	0.16	Triplex	3	3 BR / 2.5 BA	1,511 SF	4,533 SF	2006
R15690830649470	1728-1732 E 67th Pl, Tulsa, OK 74136	0.18	Triplex	3	3 BR / 2.5 BA	1,511 SF	4,533 SF	2006
R15690830649400	6707-6711 S Utica Ave, Tulsa, OK 74136	0.19	Triplex	3	3 BR / 2.5 BA	1,511 SF	4,533 SF	2006
R15690830649500	6709-6715 S Utica Pl, Tulsa, OK 74136	0.22	Quadplex	4	3 BR / 2.5 BA	1,489 SF	5,956 SF	2007
R15690830649480	6710-6716 S Utica Pl, Tulsa, OK 74136	0.21	Triplex	3	3 BR / 2.5 BA	1,511 SF	4,533 SF	2006
TOTAL / AVERAGE		1.87		31		1,507 SF	46,665 SF	2006

LOCATION MAP



**UTICA GARDEN
TOWNHOUSE APARTMENTS**

INVESTMENT HIGHLIGHTS

BELOW MARKET RENTS

ABILITY TO RAISE RENTS TO MARKET LEVEL FOR ADDITIONAL RETURN

- The property's average effective unit rent of \$1,296/month is well below the market average for 3-bedroom townhome units and measured \$0.21 per square foot below the comparable properties surveyed in the Rent Comparables Analysis.
- The property is 100% occupied and features well equipped unit interiors, 2-car garages, rear-balcony and stair access and has been very well maintained. New ownership has the ability to raise rents and increase monthly rental income.
- If rents on all units are brought to market rates of \$1.07 per square foot (a \$0.21 per square foot adjustment) the new owner would capitalize on an additional \$117,727 in gross income over the next 12 months.

\$400,000+ IN CAPEX INVESTED

2023 - 2024 CAPITAL EXPENDITURES

- | | |
|---------------------------------|-----------|
| • New Roofs (2024) | \$82,000 |
| • Exterior 12-Year Paint (2024) | \$105,000 |
| • New Hardi Plank Siding (2023) | \$15,000 |
| • Backyard Deck & Stairs (2023) | \$200,000 |

EXCELLENT LOCATION

- Greenway Access to Joe Creek Trail, 1 mile from its connection to the RiverParks Greenspace network - a 20 mile stretch of parks and trails that line the Arkansas River.
- Walmart and other major national retail just minutes from the property, as well as several primary/secondary schools, Oral Roberts University & Oklahoma Surgical Hospital.

NEW STAIRCASES & DECKING



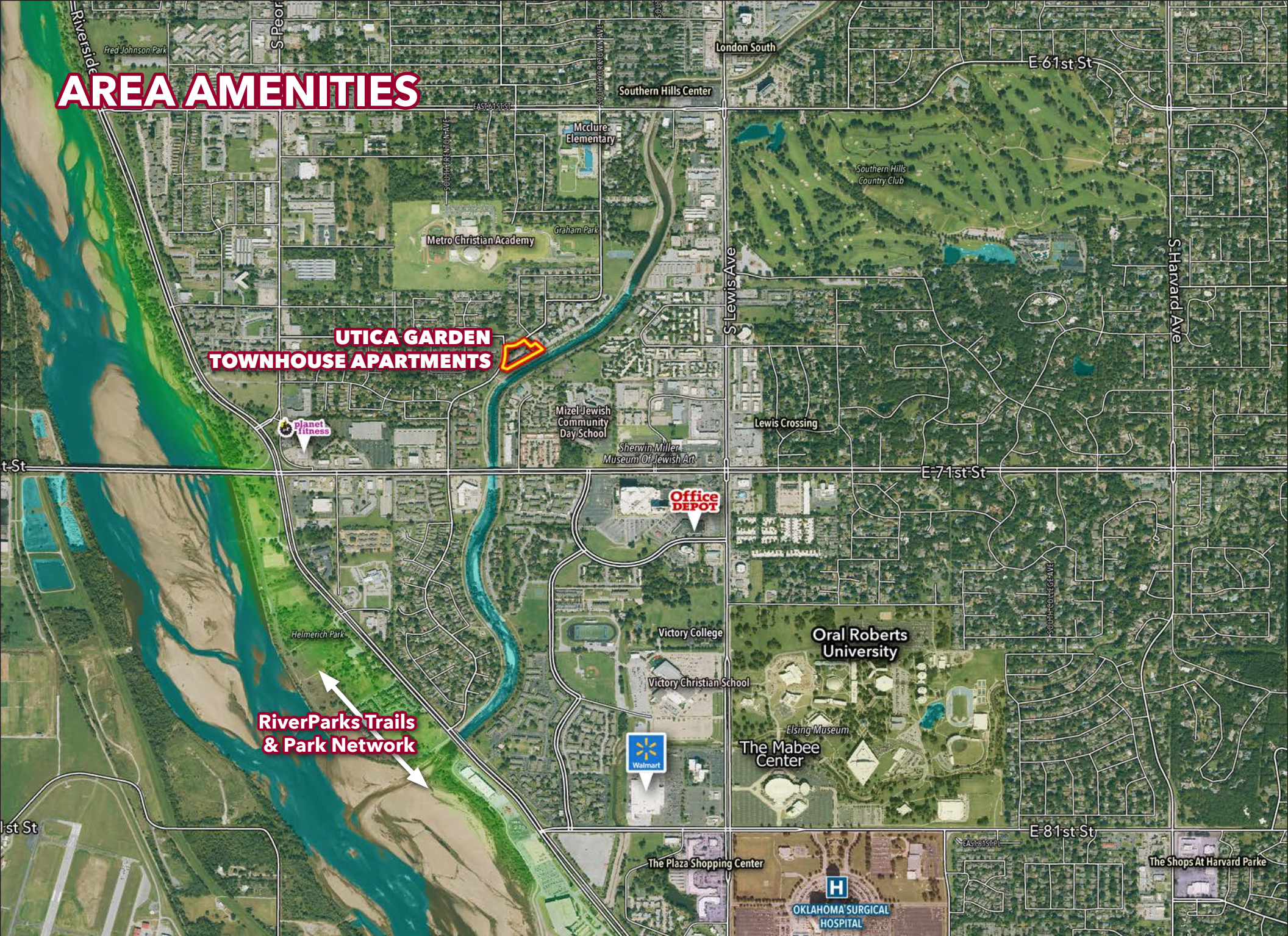
GREENWAY TRAIL ACCESS



AREA AMENITIES

**UTICA GARDEN
TOWNHOUSE APARTMENTS**

**RiverParks Trails
& Park Network**

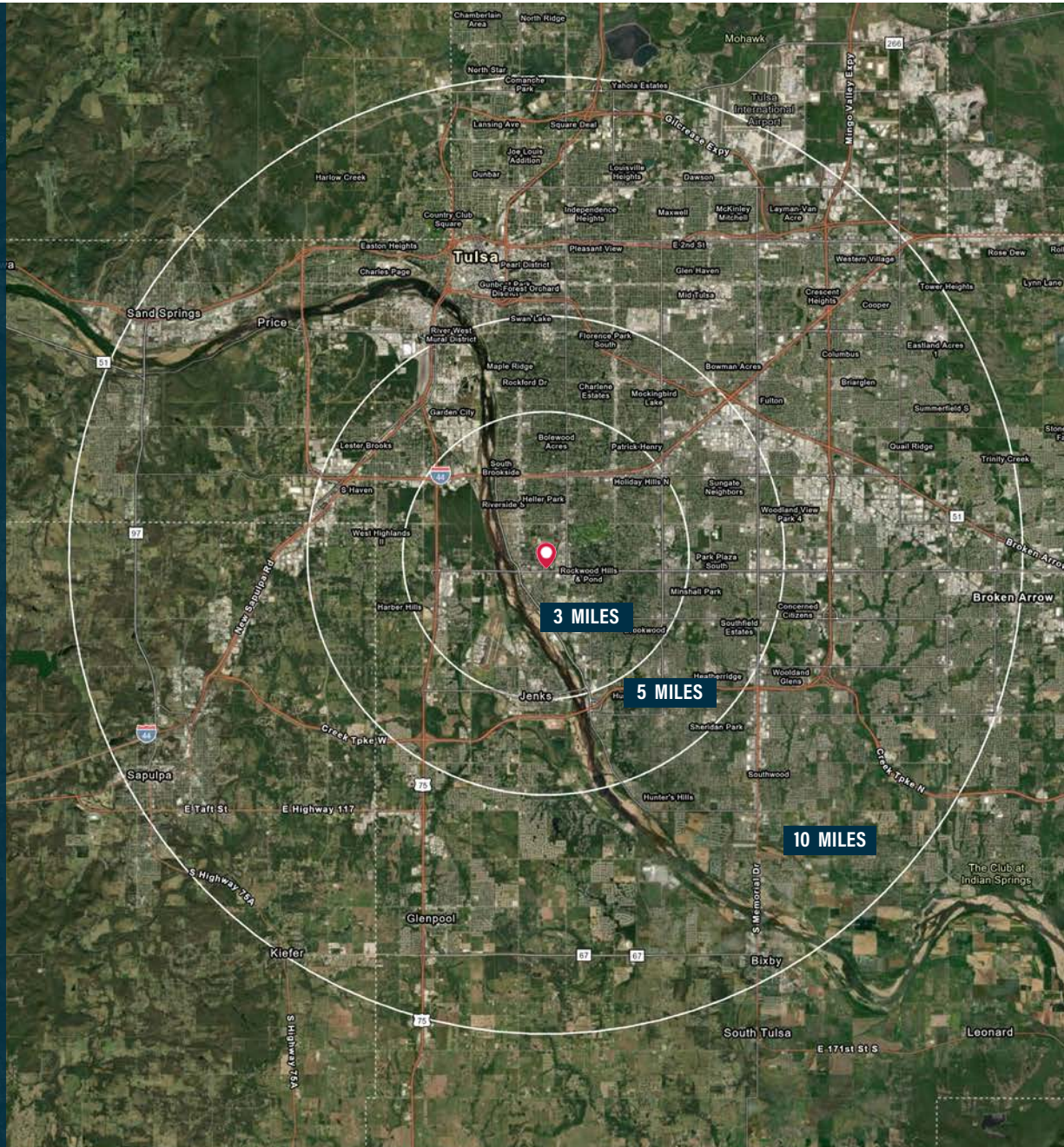


DEMOGRAPHICS

UTICA GARDEN TOWNHOUSE APARTMENTS

	3 miles	5 miles	10 miles
POPULATION			
2023 Total Population	76,792	189,912	578,312
2023 Total Daytime Population	99,793	228,290	650,303
2023-2028 Population Growth	0.34%	0.31%	0.34%
2023 Median Age	38.8	40.2	37.6
HOUSEHOLD SUMMARY			
2023 Total Households	35,889	84,469	233,904
2023 Average HH Size	2.06	2.20	2.42
2023 Average HH Income	\$86,026	\$99,567	\$88,776
2023 Median HH Income	\$52,795	\$60,500	\$58,063
2023 Total Housing Units	40,064	93,609	257,656
2023 Median Home Value	\$257,298	\$250,477	\$211,993

Source: ESRI



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