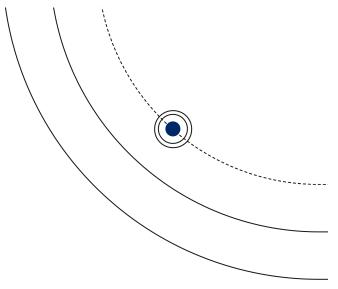


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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SVN PROPERTY MANAGEMENT













40.000.000+

SF of commercial properties under management

5.000+

Beds of student housing under management

20.000+

Units of multifamily under management

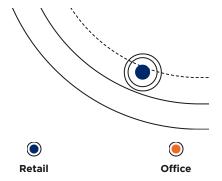
10TH

Largest management firm in America

Global Reach. Local Expertise

Whether you own a single asset or multiple assets spread out across multiple markets in multiple states, we can help. Our network of over 2,000 Advisors and staff in 200 global offices spread across 500+ markets provide expertise in primary, secondary, and tertiary markets to manage, lease, and sell your asset.

SVN® property management



Exclusive insurance product

 SVN° Property Management clients have access to our exclusive Master Insurance Program, which has provided significant savings to property owners on their premiums as well as more comprehensive coverage on their asset.

Opportunities to increase NOI

Property owners can increase NOI by leveraging national vendor relationships and our community of Advisors who assist with leasing.

Risk management

Our SVN® Property Management professionals put your asset first through the consistent monitoring and documenting of the condition and activity at your property, regardless of the type of lease on the property.

Comprehensive, customizable reporting

We provide our clients with comprehensive, customizable reports each month. Whether you are an individual property investor or an institutional investor with a portfolio, we report the timely information you need to make important decisions.

Technological infrastructure

At SVN* we pride ourselves on partnering with the best-in-class products and vendors to assist our Advisors and staff more efficiently.









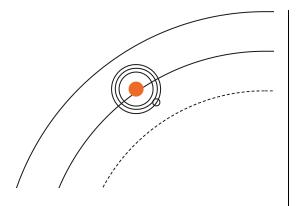


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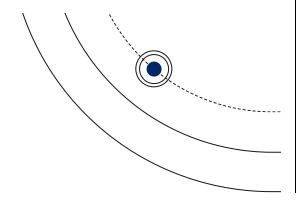
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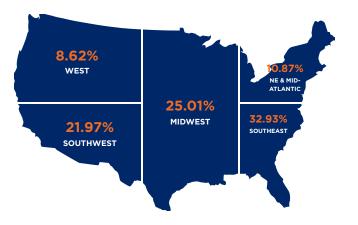


SVN TRANSACTION VOLUME



SVN® transaction volume USA | 2023





TRANSACTION VOLUME

united states national distribution*

CORE SERVICES

- Sales
- Leasing
- · Property Management
- · Corporate Services
- Accelerated Sales
- Capital Markets
- · Tenant Representation

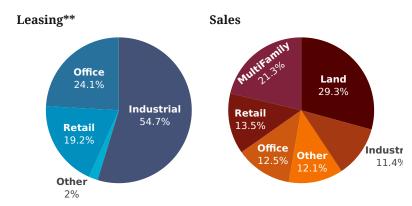
SPECIALTY PRACTICES

- · Hospitality
- Office
- Industrial
- Retail
- LandMultifamily
- Capital Markets

Special Purpose

PRODUCT TYPE

national distribution by product volume***



^{*}DATA BASED ON US SALES

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\$14.9B

TRANSACTIONS

TOTAL VALUE OF SALES & LEASE

^{**}Leasing includes both Landlord and Tenant Representation.

^{***}The statistics in this document were compiled from all transactions reported by our franchisees in 2023.

They are not audited.

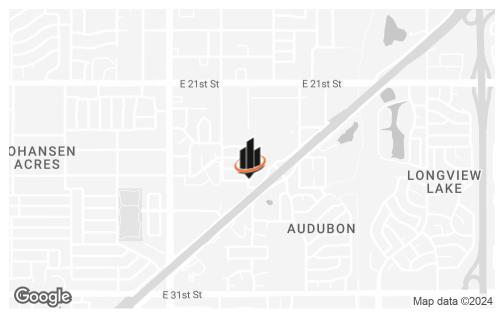


PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,800,000
NUMBER OF UNITS:	40
LOT SIZE:	0.95 Acres
BUILDING SIZE:	29,064 SF
NOI:	\$189,251.00
CAP RATE:	6.76%



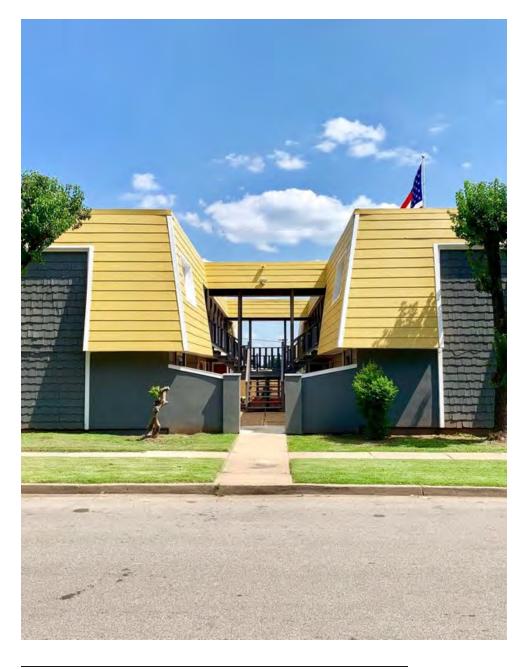
PROPERTY DESCRIPTION

Silverwood offers 40 units, currently under renovation with 20 units completed and occupied while the other 20 units are still under renovations. There has been a large amount of capital improvements such as exterior paint, Interior paint, Ceramic tile, Faux wood flooring, appliances, plumbing, electric wiring & meters.

PROPERTY HIGHLIGHTS

- Attractive Non Recourse Loan Assumption
- 3.46% / 30 Yr Amort / \$1,927,000 / 7 Yrs
- Exterior paint
- Interior paint
- · Ceramic tile
- · Faux wood flooring
- New appliances

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Silverwood offers 40 units, currently under renovation with 20 units completed and occupied while the other 20 units are still under renovations. There has been a large amount of capital improvements such as exterior paint, Interior paint, Ceramic tile, Faux wood flooring, appliances, plumbing, electric wiring & meters.

LOCATION DESCRIPTION

Located in Tulsa Oklahoma has excellent visibility off of Interstate I-44 with close proximity to numerous shopping centers, businesses as well as OSU, TU, and OU colleges. Tulsa is the second-largest city in the state of Oklahoma and 47th-most populous city in the United States. As of July 2015, the population was 403,505, an increase of 11,599 over that reported in the 2010 Census. It is the principal municipality of the Tulsa Metropolitan Area, a region with 981,005 residents in the MSA and 1,151,172. Tulsa has diversified to capitalize on its status as a regional hub with substantial innovation assets. Products from Tulsa manufacturers account for about 60% of Oklahoma's exports, and in 2001, the city's total gross product was in the top one-third of metropolitan areas, states, and countries, with more than \$29 billion in total goods, growing at a rate of \$250 million each year. In 2006, Forbes magazine rated Tulsa as second in the nation in income growth, and one of the best cities in the country to do business with. Usually among the lowest in the nation in terms of cost of doing business, the Tulsa Metropolitan Area in 2005 was rated among the five lowest metropolitan areas in the United States for that category. Tulsa's primary employers are small and medium-sized businesses: there are 30 companies in Tulsa that employ more than 1.000 people locally, and small businesses make up more than 80% of the city's companies.

As the second largest metropolitan area in Oklahoma and a hub for the growing Northeastern Oklahoma-Northwest Arkansas-Southwestern Missouri corridor, the city is also home to a number of the region's most sophisticated law, accounting and medical practices. Its location in the center of the nation also makes it a hub for logistics businesses; the Tulsa International Airport (TUL) and the Tulsa Port of Catoosa, connect the region with international trade and transportation.

Amazon recently announced plans to build a more than 600,000-square-foot fulfillment center near Tulsa International Airport. The company will invest an estimated \$130 million for this state-of-the-art facility, which will employ around 1,500 people with an annual payroll of roughly \$50 million.

COMPLETE HIGHLIGHTS





PROPERTY HIGHLIGHTS

- Attractive Non Recourse Loan Assumption
- 3.46% / 30 Yr Amort / \$1,927,000 / 7 Yrs
- Exterior paint
- Interior paint
- Ceramic tile
- Faux wood flooring
- New appliances
- New Plumbing
- Electric wiring
- Electric meters

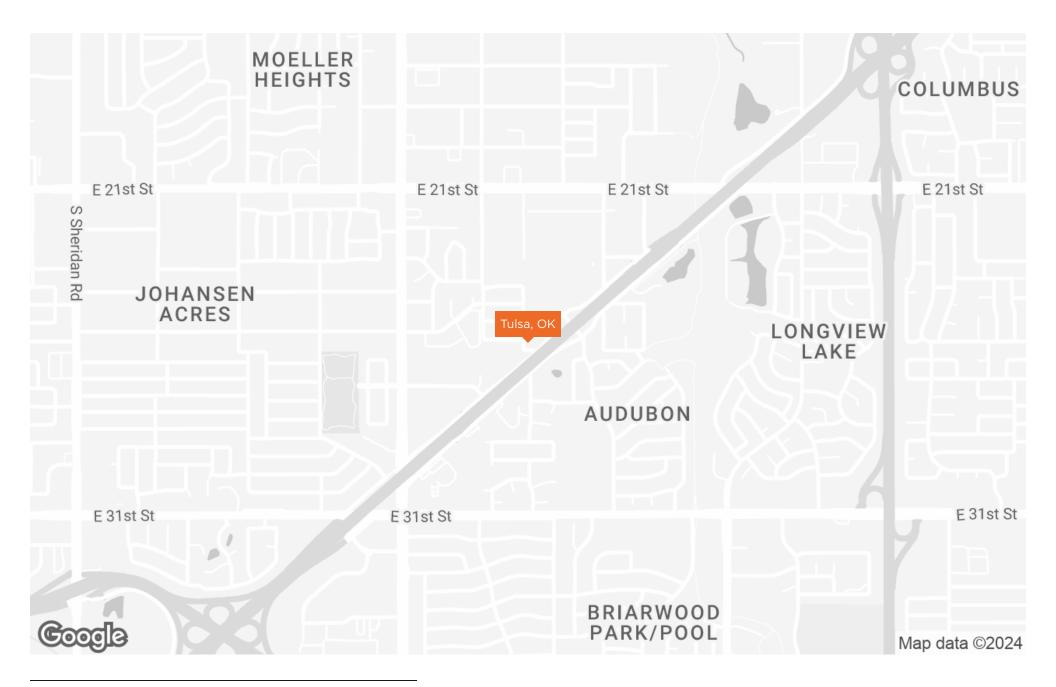
ADDITIONAL PHOTOS



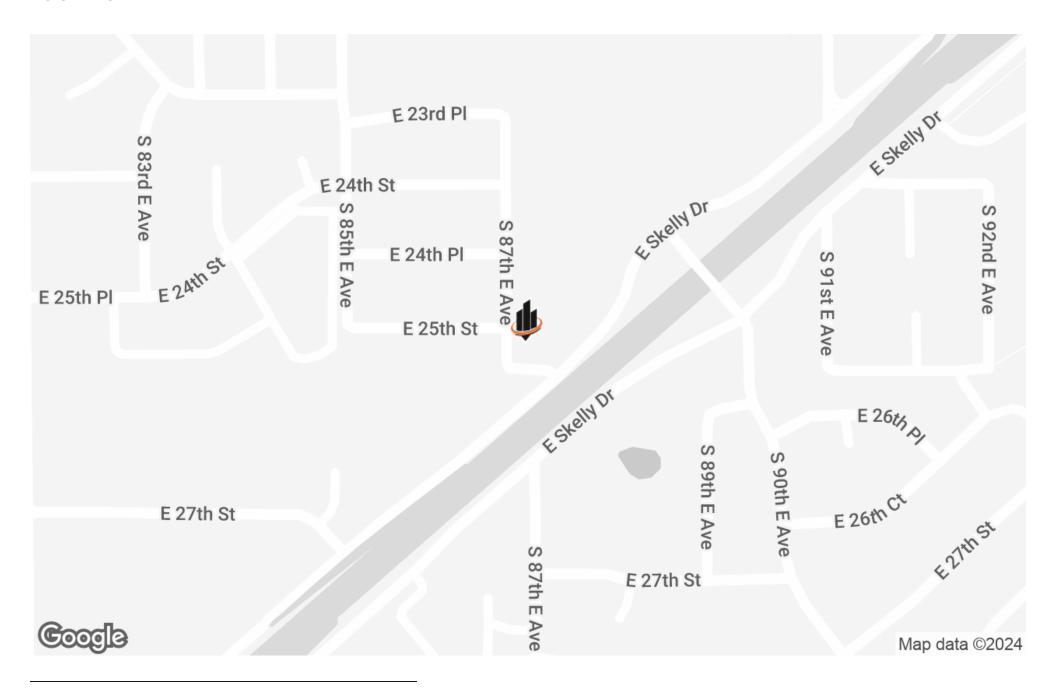




REGIONAL MAP



LOCATION MAP



AERIAL MAP



SITE PLANS



It turns out, you don't have any Site Plans Published!

(be sure to add site plans in the <u>Media Tab</u> or "Publish on Website and Docs" in the <u>Plans Tab</u>)



FINANCIAL SUMMARY

INVESTMENT OVERVIEW	T-12 2023 TO 2024
PRICE PRICE PER SF PRICE PER UNIT GRM CAP RATE CASH-ON-CASH RETURN (YR 1) TOTAL RETURN (YR 1) DEBT COVERAGE RATIO	\$2,800,000
PRICE PER UNIT GRM CAP RATE CASH-ON-CASH RETURN (YR 1)	\$96
PRICE PER UNIT	\$70,000
GRM	7.6
CAP RATE	6.76%
CASH-ON-CASH RETURN (YR 1)	9.84%
TOTAL RETURN (YR 1)	\$123,159
DEBT COVERAGE RATIO	1.83
OPERATING DATA	T-12 2023 TO 2024
GROSS SCHEDULED INCOME	\$368,520
OTHER INCOME	\$17,500
TOTAL SCHEDULED INCOME	\$386,020
VACANCY COST	\$18,426
GROSS INCOME	\$367,594
OPERATING EXPENSES	\$97,543
	<i>\(\psi\)</i>

FINANCIAL SUMMARY

PRE-TAX CASH FLOW	\$85,923
FINANCING DATA	T-12 2023 TO 2024
DOWN PAYMENT	\$872,870
LOAN AMOUNT	\$1,927,130
DEBT SERVICE	\$103,328
DEBT SERVICE MONTHLY	\$8,610
PRINCIPAL REDUCTION (YR 1)	\$37,236

INCOME & EXPENSES

INCOME SUMMARY	T-12 2023 TO 2024
VACANCY COST	(\$18,426)
GROSS INCOME	\$367,594
EXPENSES SUMMARY	T-12 2023 TO 2024
REPAIRS & MAINTENANCE	\$9,474
WATER & SEWER	\$17,205
ELECTRIC	\$4,061
GAS / OIL	\$5,083
INSURANCE	\$20,280
REAL ESTATE TAXES	\$12,132
ADMIN & PAYROLL	\$20,578
MANAGEMENT FEE	\$8,730
OPERATING EXPENSES	\$97,543
NET OPERATING INCOME	\$189,251

UNIT MIX SUMMARY

UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	SIZE	RENT	RENT/SF	MARKET RENT	MARKET RENT/SF	SECURITY DEPOSIT
1+1	1	1	25	62.50%	700 SF	\$675	\$0.96	\$749	\$1.07	\$400
1+1	1	1	15	37.50%	800 SF	\$725	\$0.91	\$799	\$1.00	\$500
TOTALS/AVERAGES			40	100%	738 SF	\$694	\$0.94	\$768	\$1.04	\$17,500



SALE COMPS



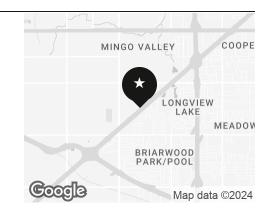
SILVERWOOD APARTMENTS

2507 S 87th Ave E, Tulsa, OK 74129

PRICE: \$2,800,000 **BLDG SIZE:** 29,064 SF

CAP RATE: 6.76% **YEAR BUILT:** 1973 **PRICE/SF:** \$96.34 **OCCUPANCY:** 94%

NOI: \$189,251



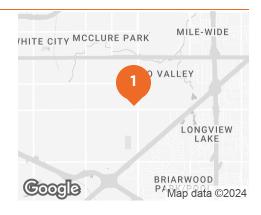


MONTEREY APARTMENTS

1785 S 79th E Ave, Tulsa, OK 74112

PRICE: \$3,784,000 **BLDG SIZE:** 30 SF **CAP RATE:** 5% **YEAR BUILT:** 1963

PRICE/SF: \$126,133.33 **OCCUPANCY:** 100%





RIVER RIDGE APARTMENTS

1309 South Jackson Avenue, Tulsa, OK 74127

PRICE: \$2,325,000 **BLDG SIZE:** 21,000 SF

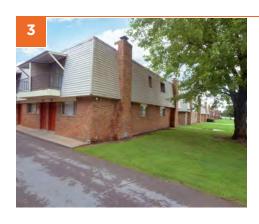
CAP RATE: 5.75% **YEAR BUILT:** 1947

PRICE/SF: \$110.71 OCCUPANCY:



95%

SALE COMPS

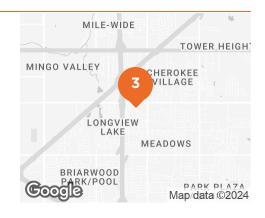


BRADFORD TOWNHOMES

2140 South 109th East Avenue, Tulsa, OK 74129

PRICE: \$4,379,500 **BLDG SIZE:** 56,714 SF **CAP RATE:** 5.95% **YEAR BUILT:** 1972

PRICE/SF: \$77.22 **OCCUPANCY:** 91%





LEGACY @ 51

5020 S 67th E Ave, Tulsa, OK 74145

PRICE: \$4,200,000 **BLDG SIZE:** 32,450 SF

CAP RATE: 5.95% **YEAR BUILT:** 1974 **PRICE/SF:** \$129.43 **OCCUPANCY:** 98%



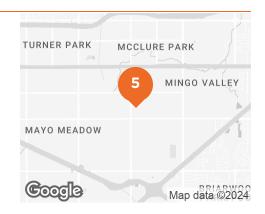


6621 E 19TH ST

Tulsa, OK 74112

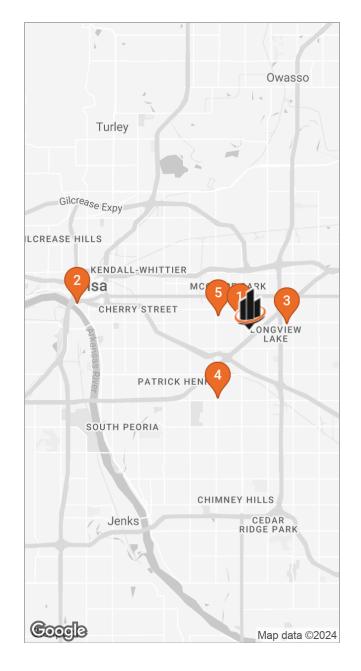
PRICE: \$6,975,000 **BLDG SIZE:** 89,356 SF

CAP RATE: 6.15% **YEAR BUILT:** 1978 **PRICE/SF:** \$78.06 **OCCUPANCY:** 94%



SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	CAP RATE	PRICE/SF
*	Silverwood Apartments 2507 S 87th Ave E Tulsa, OK	\$2,800,000	29,064 SF	40	6.76%	\$96.34
1	Monterey Apartments 1785 S 79th E Ave Tulsa, OK	\$3,784,000	30 SF	30	5%	\$126,133.33
2	River Ridge Apartments 1309 South Jackson Avenue Tulsa, OK	\$2,325,000	21,000 SF	27	5.75%	\$110.71
3	Bradford Townhomes 2140 South 109th East Avenue Tulsa, OK	\$4,379,500	56,714 SF	62	5.95%	\$77.22
4	Legacy @ 51 5020 S 67th E Ave Tulsa, OK	\$4,200,000	32,450 SF	34	5.95%	\$129.43
5	6621 E 19th St Tulsa, OK	\$6,975,000	89,356 SF	96	6.15%	\$78.06
	AVERAGES	\$4,332,700	39,910 SF	49	5.76%	\$25,305.75





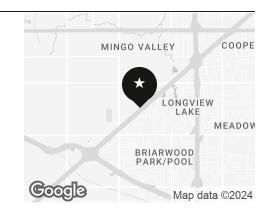


SILVERWOOD APARTMENTS

2507 S 87th Ave E, Tulsa, OK 74129

LEASE RATE Negotiable NO. UNITS: 40

AVG RENT/SF: \$0.94 **OCCUPANCY:** 94%



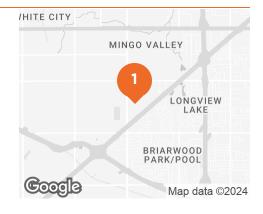


EVERGREEN APARTMENTS

8314 East 25th Place, Tulsa, OK 74129

SPACE SIZE: 190,381 SF NO. UNITS: 253

AVG RENT/SF: \$0.85 **OCCUPANCY:** 93.80%

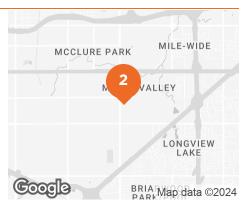




RED FOX APARTMENTS

8126 East 16th Street, Tulsa, OK 74112

SPACE SIZE: 53,880 SF NO. UNITS: 84 AVG RENT/SF: \$0.81 OCCUPANCY: 94%



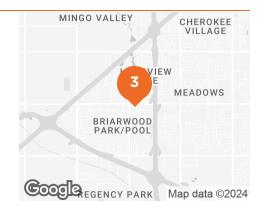


WINDSONG APARTMENTS

9750 East 31st Street, Tulsa, OK 74147

SPACE SIZE: 155,126 SF **NO. UNITS:** 202

AVG RENT/SF: \$0.79 **OCCUPANCY:** 96.90%





HUNTERS CREEK

1563 South 79th East Avenue, Tulsa, OK 74112

SPACE SIZE: 222,040 SF **NO. UNITS:** 206

AVG RENT/SF: \$0.65 **OCCUPANCY:** 92%





WILLOWBEND APARTMENTS

3038 South 101st East Avenue, Tulsa, OK 74129

SPACE SIZE: 98,016 SF **NO. UNITS:** 132 **AVG RENT/SF:** \$0.73 **OCCUPANCY:** 91.70%

MINGO VALLEY

CHEROKEE
VILLAGE

MEADOWS

BRIARWOOD
PARK/POOL

Map data ©2024

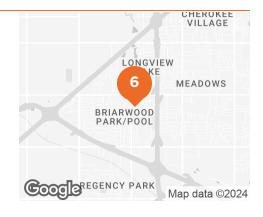


HEATHERSTONE

9730 East 33rd Street, Tulsa, OK 74146

SPACE SIZE: 199,184 SF **NO. UNITS:** 252

AVG RENT/SF: \$0.87 **OCCUPANCY:** 89%

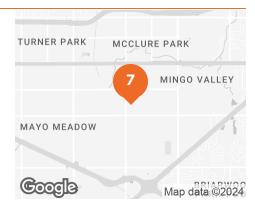




CEDAR LANE

6621 East 19th Street, Tulsa, OK 74112

SPACE SIZE: 71,100 SF **NO. UNITS:** 97 **AVG RENT/SF:** \$0.71 **OCCUPANCY:** 94%



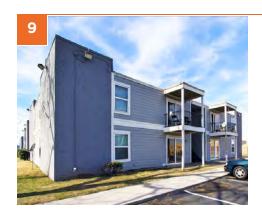


BELMONT PARK TOWNHOMES

11308 East 23rd Street, Tulsa, OK 74129

SPACE SIZE: 58,482 SF **NO. UNITS:** 54 **AVG RENT/SF:** \$0.72 **OCCUPANCY:** 92.60%



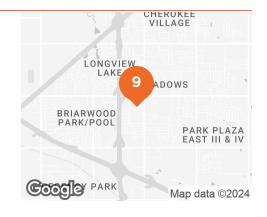


BOCA VISTA

10851 East 33rd Street, Tulsa, OK 74146

SPACE SIZE: 109,620 SF **NO. UNITS:** 121

AVG RENT/SF: \$0.67 **OCCUPANCY:** 98.30%



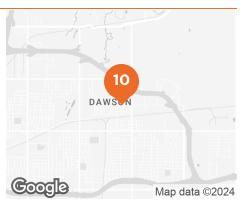


SHERIDAN OAKS APARTMENTS

6238 East Virgin Street , Tulsa, OK 74115

SPACE SIZE: 14,920 SF **NO. UNITS:** 20

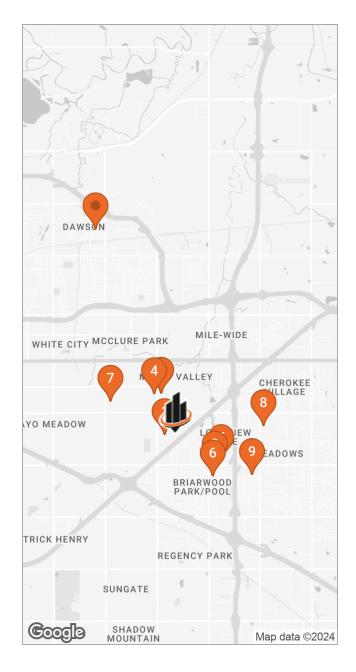
AVG RENT/SF: \$0.82



LEASE COMPS MAP & SUMMARY

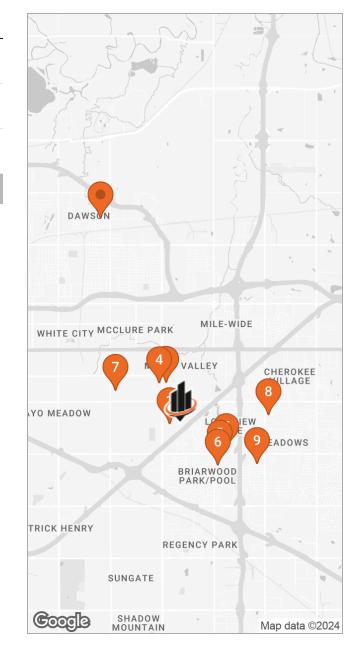
NAME/ADDRESS	LEASE RATE	NO. UNITS	AVG RENT/SF	OCCUPANCY	SPACE SIZE
--------------	------------	-----------	-------------	-----------	------------

*	Silverwood Apartments 2507 S 87th Ave E Tulsa, OK	Negotiable	40	\$0.94	94%	-
1	Evergreen Apartments 8314 East 25th Place Tulsa, OK	-	253	\$0.85	93.80%	190,381 SF
2	Red Fox Apartments 8126 East 16th Street Tulsa, OK	-	84	\$0.81	94%	53,880 SF
3	Windsong Apartments 9750 East 31st Street Tulsa, OK	-	202	\$0.79	96.90%	155,126 SF
4	Hunters Creek 1563 South 79th East Avenue Tulsa, OK	-	206	\$0.65	92%	222,040 SF
5	Willowbend Apartments 3038 South 101st East Avenue Tulsa, OK	-	132	\$0.73	91.70%	98,016 SF
6	Heatherstone 9730 East 33rd Street Tulsa, OK	-	252	\$0.87	89%	199,184 SF
7	Cedar Lane 6621 East 19th Street Tulsa, OK	-	97	\$0.71	94%	71,100 SF



LEASE COMPS MAP & SUMMARY

	NAME/ADDRESS	LEASE RATE	NO. UNITS	AVG RENT/SF	OCCUPANCY	SPACE SIZE
8	Belmont Park Townhomes 11308 East 23rd Street Tulsa, OK	-	54	\$0.72	92.60%	58,482 SF
	Boca Vista 10851 East 33rd Street Tulsa, OK	-	121	\$0.67	98.30%	109,620 SF
10	Sheridan Oaks Apartments 6238 East Virgin Street Tulsa, OK	-	20	\$0.82	-	14,920 SF
	AVERAGES	\$NAN /SF/YR	142	\$0.76	94%	117,275 SF

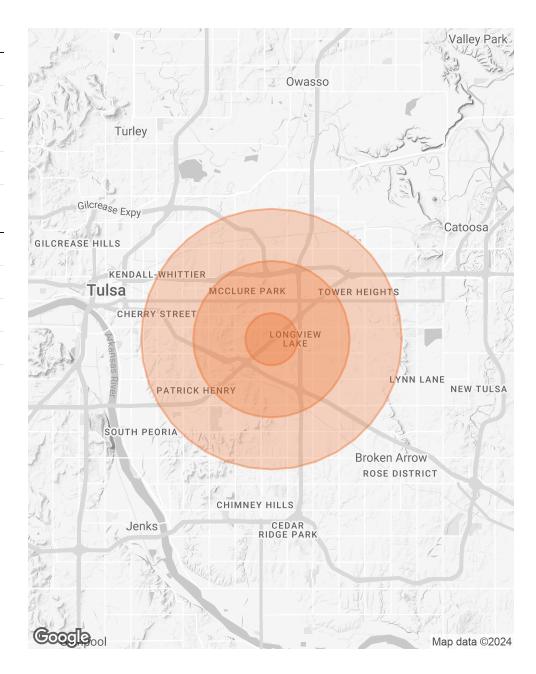




DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,403	94,854	209,464
AVERAGE AGE	39.4	34.3	35.5
AVERAGE AGE (MALE)	34.6	32.1	33.6
AVERAGE AGE (FEMALE)	45.6	36.0	37.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME TOTAL HOUSEHOLDS	1 MILE 4,024	3 MILES 38,837	5 MILES 88,501
TOTAL HOUSEHOLDS	4,024	38,837	88,501

2020 American Community Survey (ACS)





ADVISOR BIO 1



CHASE LORD

Associate Advisor

chase.lord@svn.com

Direct: 918.201.2005 | Cell: 918.520.6619

OK #200011

PROFESSIONAL BACKGROUND

I began my real estate journey in 2013 as a maintenance man at a 248 unit apartment complex in Tulsa, OK. After a few years on the operation side of things I decided to shift into getting a Real Estate License. I started with SVN in 2020 working in smaller multi-family transactions. Since then I've transacted over a 100million in real estate. My main focus is distressed assets and heavy value add properties.

EDUCATION

University of Oklahoma BSN

SVN | OAK Realty Advisors 5553 S. Peoria Ave. Ste 115 Tulsa, OK 74105 918.201.2005

ADVISOR BIO 2



RAYMOND LORD

Managing Director

rlord@svn.com

Direct: 918.201.2005 | Cell: 918.850.1779

PROFESSIONAL BACKGROUND

American Residential 324 Units Tulsa OK

As an apartment specialist with SVN OAK Realty Advisors, in Oklahoma, Kansas and Arkansas, Raymond's primarily focus on multi-family properties since 1987 and their dispositions for banks, private clients as well as Institutional Investors. In addition he has an extensive background in the disposition of assets for FNMA, FDIC and in the past the RTC and various institutional investors, and banking assignments throughout the Midwest and Southwest region of the U.S. His forte is financial analysis of investments and effective marketing of assets both regionally and nationally. Raymond has transacted over \$2.5 billion of transactions, including investment sales, joint ventures, redevelopment and recapitalization advisory assignments.

SVN OAK Realty Advisors Tulsa OK Managing Director 2016

NAI Commercial Properties Tulsa OK Principal 2000 to 2016 Commercial Real Estate Tulsa OK Investment 1997 to 2000

The Lyon Group Management CA President 1987-1997

American Village on the Lake 464 Units Tulsa OK Redfern Portfolio 1,465 Units Tulsa OK Woodlake Apartments 799 Units OKC OK One Western & Quail Ridge 150,000 SF Office OKC Brookline Office Complex 74,000 SF OKC

Modern Bindery Industrial 100,000 SF Tulsa OK

Macco Properties 1,541 units OKC OK

Cobblestone 482 Units Tulsa OK

Case & Associates 585 Units Phoenix

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ADVISOR BIO 3



JASON TURNER

Associate Advisor

jason.turner@svn.com Direct: **918.284.1614**

OK #180378

PROFESSIONAL BACKGROUND

As an investment property specialist with SVN OAK Realty Advisors, Jason's primary focus is on the acquisition and disposition of multifamily properties. His professional career began as a petroleum land man in Oklahoma City, OK. Subsequently, he spent three years at American Electric Power in Tulsa, OK where he executed an extensive portfolio of capital investment projects. Since joining SVN in 2019, he has facilitated over \$200 million in commercial transactions.

EDUCATION

Collins College of Business, University of Tulsa, Tulsa, Oklahoma, BSBA - Business

MEMBERSHIPS

Oklahoma CCIM Member Licensed Real Estate Agent, Oklahoma

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