



OFFERING MEMORANDUM

THE HEIGHTS APARTMENT COMPLEX

MULTIFAMILY PROPERTY FOR SALE

OKLAHOMA CITY, OK 73112



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Introducing an investment opportunity in the thriving Oklahoma City area. This remarkable property features 41 units and underwent a full renovation in 2024, ensuring modern appeal and functionality. Zoned for multifamily use, the prime location offers immense potential for high-rise development. With its strategic positioning in the sought-after Oklahoma City market, this property presents a compelling opportunity for investors seeking to capitalize on the region's growing demand for multifamily residences. Seize the chance to elevate your portfolio with this meticulously maintained and strategically positioned asset.

PROPERTY HIGHLIGHTS

- Occupancy: 88%
- Renovated in 2024
- Brick and Stucco Exterior
- Concrete Parking Lot
- Gated Community with Key Pad Access

OFFERING SUMMARY

Sale Price:	\$4,493,150
Number of Units:	41
Price / Unit:	\$109,589
Lot Size:	1.49 Acres
Building Size:	35,502 SF
NOI:	\$319,000.00
Cap Rate:	7.1%

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,722	42,997	88,206
Total Population	14,625	93,651	203,857
Average HH Income	\$68,946	\$84,667	\$74,945

CHANDLER MOREAU

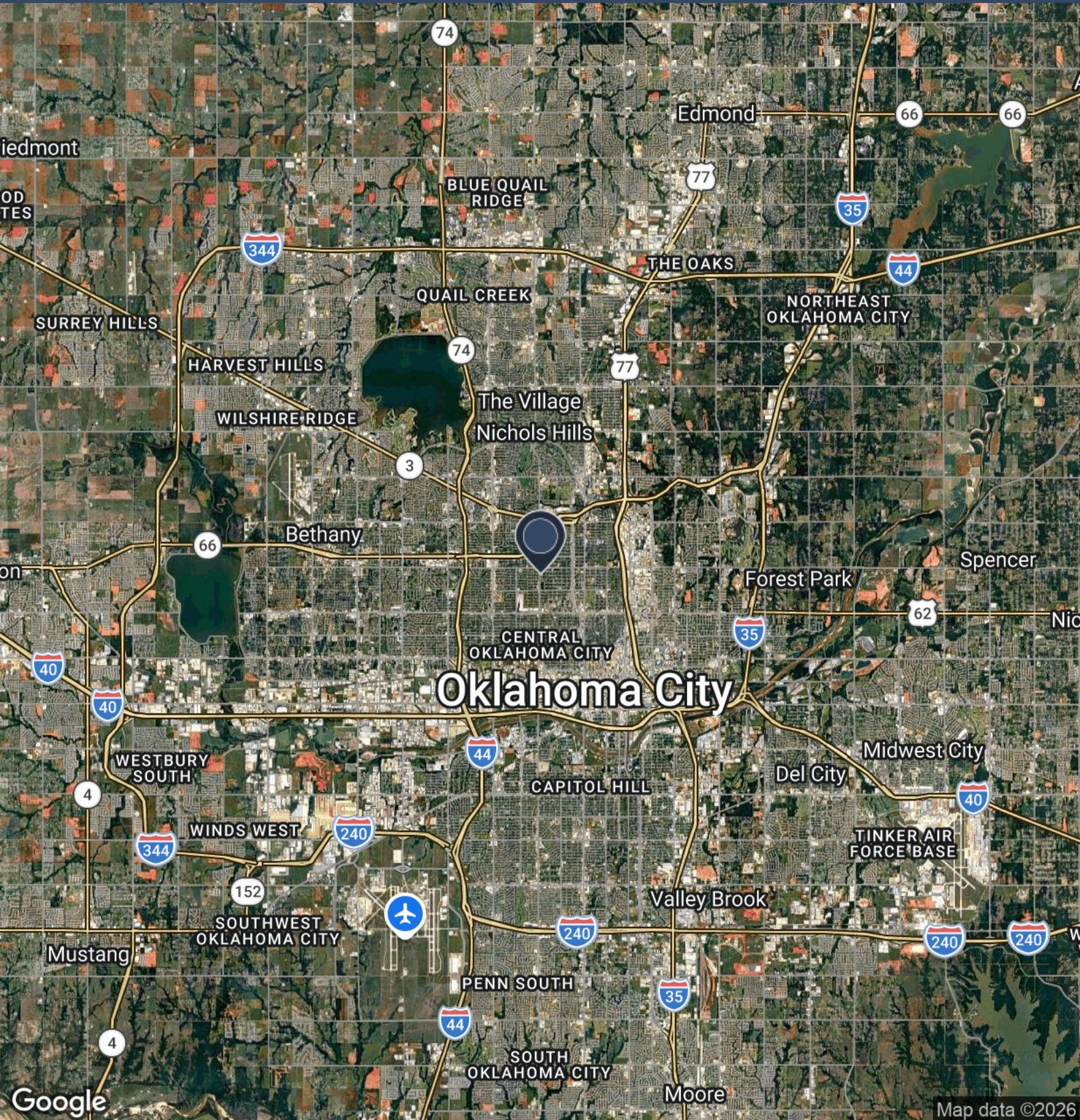
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THE HEIGHTS ON PENN AVE



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LOCATION MAP



CHANDLER MOREAU

Owner / Managing Broker

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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$4,493,150
Price per SF	\$127
Price per Unit	\$109,589
GRM	10.19
CAP Rate	6.92%
Cash-on-Cash Return (yr 1)	7.10%
Total Return (yr 1)	\$319,000

OPERATING DATA

Gross Scheduled Income	\$441,000
Total Scheduled Income	\$441,000
Gross Income	\$441,000
Operating Expenses	\$122,000
Net Operating Income	\$319,000
Pre-Tax Cash Flow	\$319,000

INCOME & EXPENSES

INCOME SUMMARY

GROSS INCOME	\$441,000
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EXPENSES SUMMARY

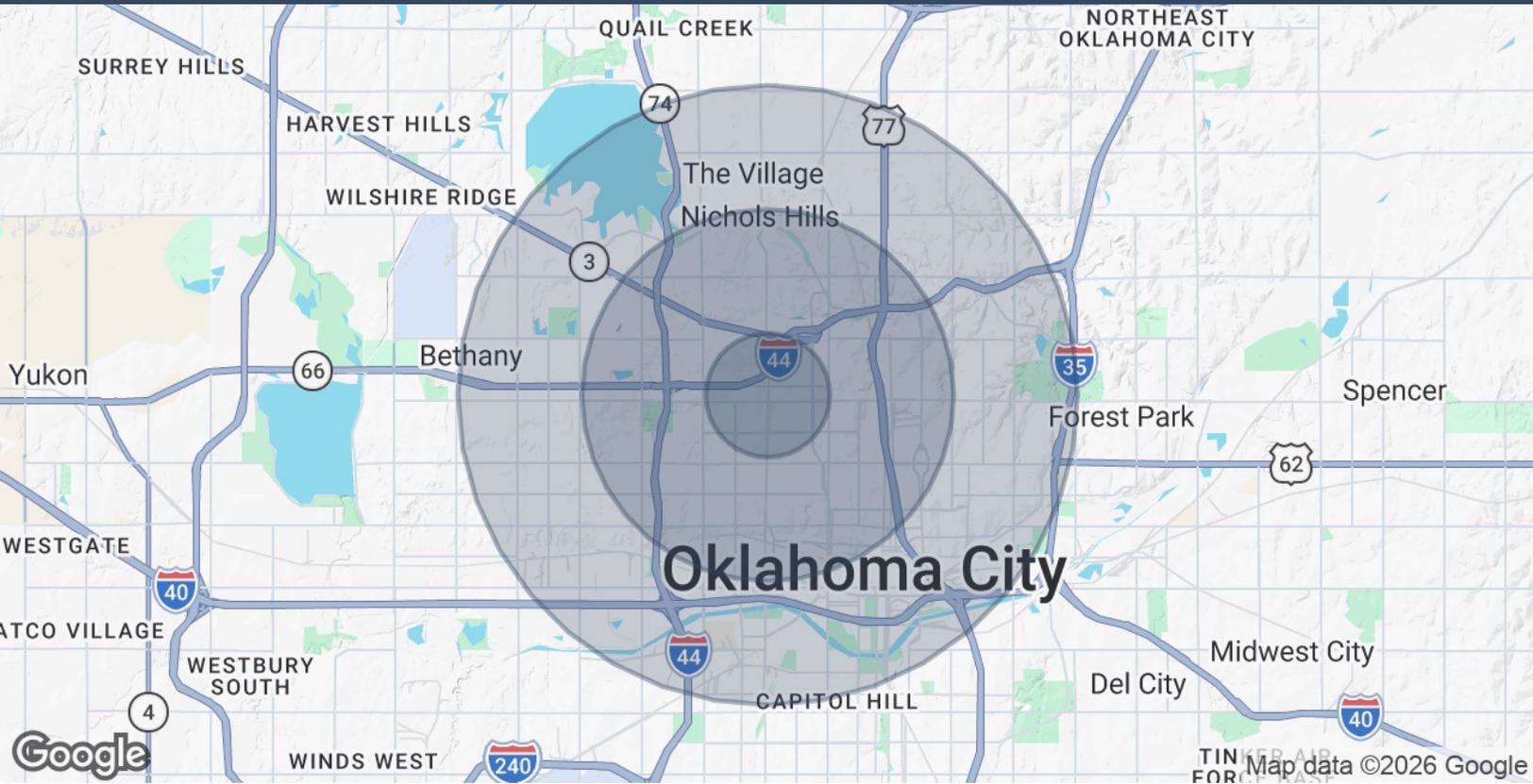
OPERATING EXPENSES	\$122,000
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NET OPERATING INCOME	\$319,000
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UNIT MIX SUMMARY

UNIT TYPE	COUNT	% OF TOTAL	RENT
1 Bed	13	31.70%	\$850
2 Bed	28	68.30%	\$1,040
TOTALS/AVERAGES	41	100%	\$980

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,625	93,651	203,857
Average Age	38	39	38
Average Age (Male)	37	38	37
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,722	42,997	88,206
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$68,946	\$84,667	\$74,945
Average House Value	\$225,823	\$309,148	\$259,803

Demographics data derived from AlphaMap