

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This is a rare opportunity to acquire a 35-unit multifamily portfolio located at NW 12th & Blackwelder in Oklahoma City, just a few blocks from the highly desirable Plaza District. The portfolio consists of newly built and recently renovated units with strong in-place performance, currently 94% occupied. The properties are contiguous, offering operational efficiency and a cohesive investment footprint. Notably, 9 of the units are live/work spaces, providing a unique mixed-use component that appeals to entrepreneurs and small business operators. With modern construction, strong occupancy, and a prime urban location in one of OKC's most dynamic submarkets, this asset is well-positioned for both stable cash flow and continued appreciation.

PROPERTY HIGHLIGHTS

- 35 total units in a single, contiguous portfolio
- Prime location near the Plaza District in Oklahoma City
- 94% occupancy with strong in-place income
- Mix of newly constructed and recently renovated units

OFFERING SUMMARY

Sale Price:	\$7,000,000
NOI	\$489,356
Number of Units:	35
Occupancy:	94%
Land Size:	.97 Acres
Buildings Size:	32,145 SF
NOI:	\$490,000.00
Cap Rate:	7.0%

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,577	37,794	90,467
Total Population	14,569	83,167	217,411
Average HH Income	\$94,708	\$82,064	\$75,324

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1216 ANNEX



Add Built in 2023, this modern, thoughtfully designed asset features a mix of live/work and residential units in a highly functional layout. The first floor consists of four live/work loft-style one-bedroom units, ideal for small business owners, creatives, or remote professionals seeking a flexible space with direct street access. The second floor offers three well-appointed one-bedroom apartments with an emphasis on natural light and open living. Throughout the property, tall ceilings and contemporary finishes create a bright, spacious feel that appeals to today's urban renter. With its clean architectural design and efficient unit mix, this property delivers both strong tenant appeal and long-term durability.

- Built in 2023 – modern construction with minimal maintenance
- 4 live/work loft-style on the first floor
- 3 one-bedroom apartments on the second floor
- Tall ceilings throughout for an open, airy feel
- Designed for flexibility – ideal for entrepreneurs and remote workers
- Strong appeal to urban renters seeking modern, functional spaces
- Contemporary design with clean lines and quality finishes

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B12 APARTMENTS



TEXT HEADLINE

Built in 2023, this 16-unit multifamily property offers a well-balanced unit mix and modern construction in a highly functional layout. The asset features 7 studio units, 7 one-bedroom/one-bath units, and 2 spacious two-bedroom/two-bath units, catering to a wide range of tenants. Designed with efficient and attractive floorplans, each unit maximizes livability and appeal. The property also includes covered parking, adding a valuable amenity for residents. With its contemporary design, low-maintenance construction, and strong unit mix, this property is well-positioned for stable occupancy and long-term performance.

BULLETS HEADLINE

- 16 total units
- Built in 2023 – modern, low-maintenance construction
- Unit mix: 7 studios, 7 one-bed/one-bath, 2 two-bed/two-bath
- Efficient, well-designed floorplans
- Covered parking for tenant convenience
- Strong appeal to a broad tenant base

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1216 N BLACKWELDER



This unique mixed-use asset combines highly desirable live/work spaces with well-designed residential units in a cohesive, modern layout. The ground floor features five live/work units, each equipped with large glass garage doors that provide abundant natural light and flexible functionality—ideal for creatives, small businesses, and entrepreneurs seeking a dynamic storefront presence. The second floor consists of a diverse unit mix, including one spacious three-bedroom/two-bath unit, two two-bedroom/two-bath units, and one two-bedroom/one-bath unit, catering to a range of tenant needs. With its distinctive design, strong street presence, and versatile unit mix, this property offers both lifestyle appeal and income diversification.

- Renovated in 2021
- 5 ground-floor live/work units with large glass garage doors
- Strong visibility and street presence
- Upper-level residential units with diverse floorplans
- Unit mix: (1) 3 bed/2 bath, (2) 2 bed/2 bath, (1) 2 bed/1 bath
- Ideal for entrepreneurs, creatives, and small business users
- Flexible mixed-use design driving tenant demand

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1653



This striking three-story building offers three studio units within a beautifully designed architectural setting. Each unit benefits from large balconies that enhance the living experience and create a strong visual element for the property. With its clean lines, thoughtful design, and distinctive exterior presence, the building stands out as a modern residential asset with strong appeal to today's renters. The combination of efficient studio layouts, outdoor living space, and architectural character makes this a unique addition to the overall portfolio.

- Built in 2022 – modern construction with minimal maintenance
- Three-story building with 3 studio units
- Large private balconies
- Beautiful architectural design
- Strong visual appeal and modern exterior presence
- Efficient studio layouts
- Unique residential product within the portfolio

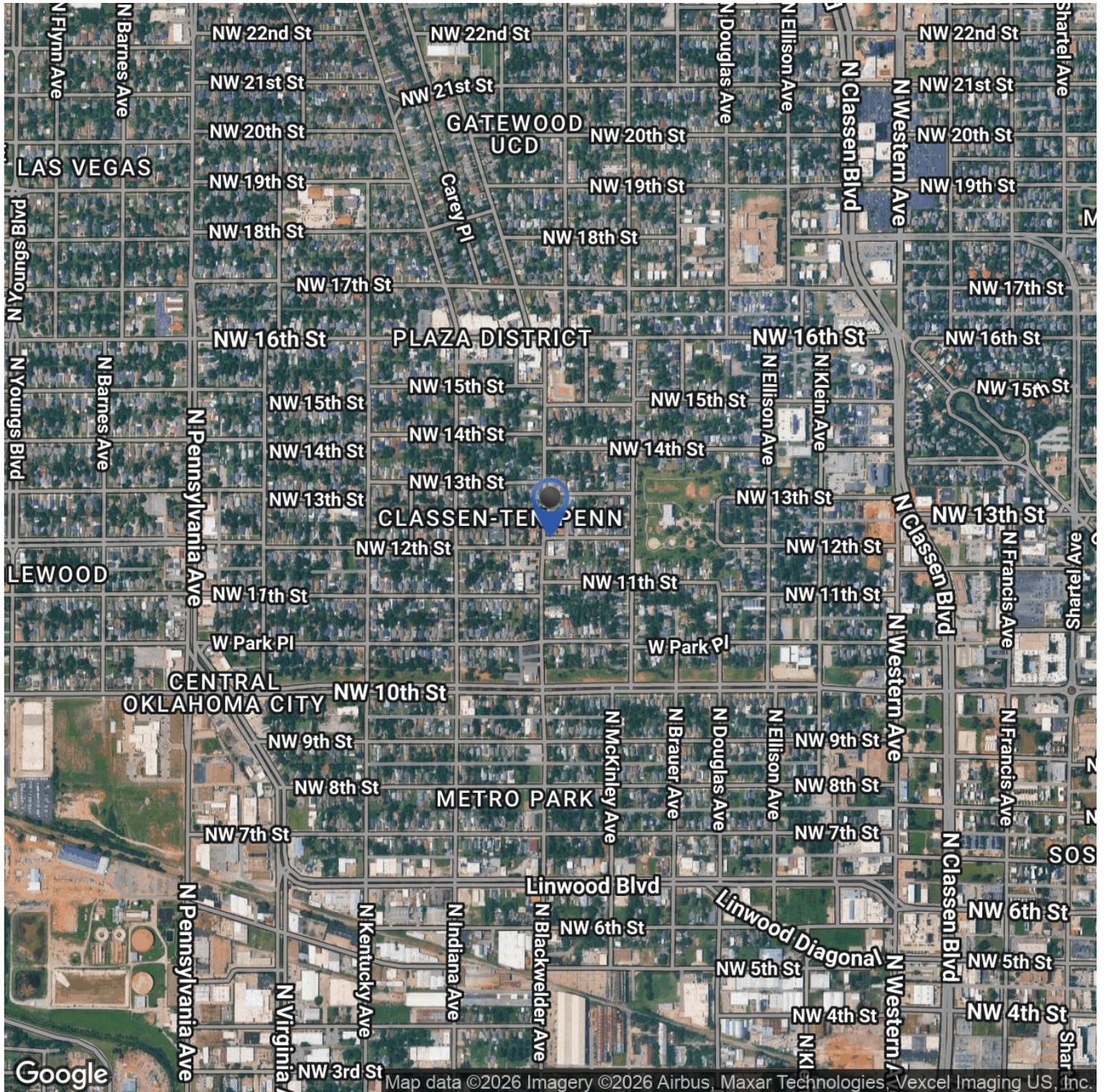
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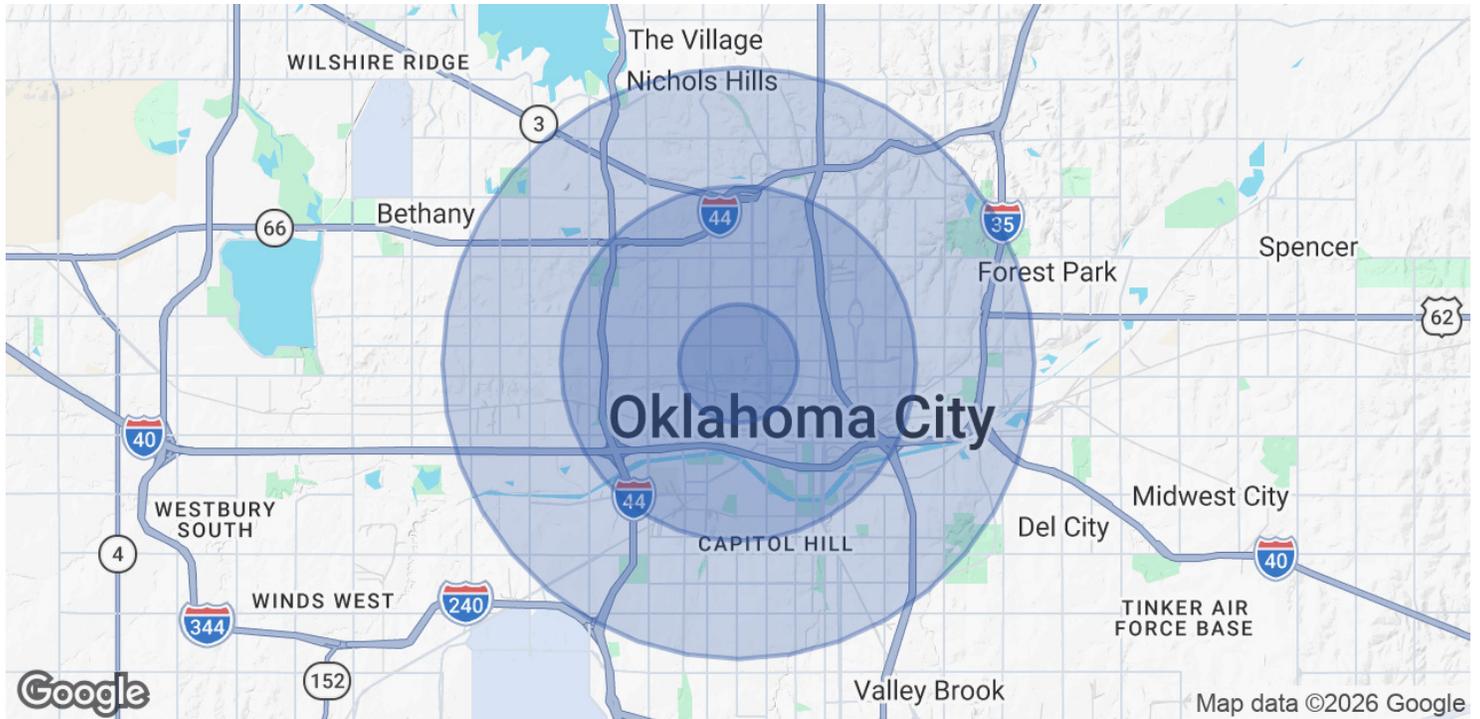
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,569	83,167	217,411
Average Age	32.9	34.6	34.0
Average Age (Male)	34.7	35.4	34.2
Average Age (Female)	31.6	34.4	34.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,577	37,794	90,467
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$94,708	\$82,064	\$75,324
Average House Value	\$269,051	\$227,890	\$201,402

2023 American Community Survey (ACS)

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