

New Construction - 55 Plus Apartment Community For Sale

237 NE 3rd Street Moore, OK 73160 - Meadows Independent Living Center



MULTIFAMILY SPACE NOW AVAILABLE

| | |
|-------------------------|-------------------------------|
| Sale Price: | \$1,400,000 |
| Number Of Beds: | 12 |
| Cap Rate: | Subject to Market |
| NOI (Projected): | \$81,737 |
| Lot Size: | 0.59 Acres |
| Building Size: | 9,504 SF |
| Year Built: | 2016 |
| Market: | Oklahoma City |
| Sub Market: | Moore |
| Cross Streets: | Main Street and Turner Avenue |

COMMENTS

Price Edwards & Company is pleased to offer for sale the newly constructed Meadows Independent Living Center. This 12 unit senior only apartment building (for active seniors 55 years of age and older) was built in 2016 and is an exquisitely built community that has similar finishes to a quality home rather than that of a typical apartment unit. There are three brick veneer buildings with the 12 units ranging from 675 to 800 SF in size. The interior quality is unlike any other property in the area, with each unit coming standard with granite countertops, high end appliances, flooring and custom cabinets. Each unit has a full-size washer and dryer with select units having a walk-in bathtub. Residents enjoy peace of mind with their own private above ground tornado shelter on-site.

FOR MORE INFORMATION, CONTACT

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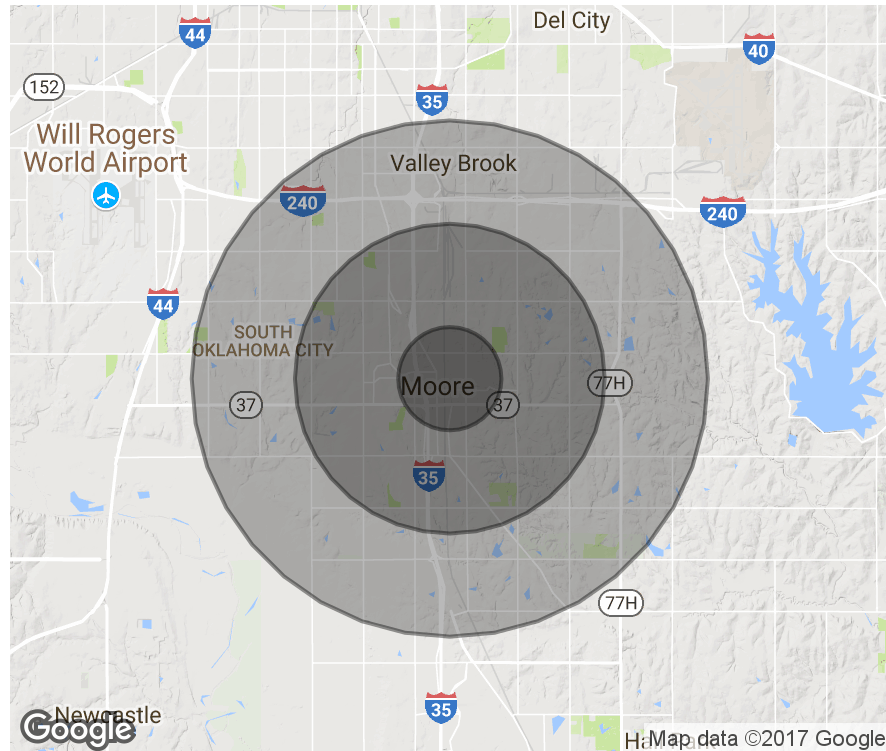
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Oklahoma City, OK 73102

www.priceedwards.com

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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

| | |
|---------------------|-----------|
| Total Population | 134,978 |
| Population Density | 134,978 |
| Median Age | 33.6 |
| Median Age (Male) | 32.7 |
| Median Age (Female) | 34.3 |
| Total Households | 51,273 |
| # of Persons Per HH | 2.6 |
| Average HH Income | \$63,247 |
| Average House Value | \$141,015 |

Highlights

- *100% Senior - Very Low Turnover
- *Population of Age 65 and Older Will Surge by 65% by 2030
- *Moore Senior Community Within Walking Distance
- *Moore \$30 Million Central Park & Amenities 1/2 Mile
- *A Real Pride of Ownership Property
- *Class A Construction Quality: Granite Counters, High End Appliances, Flooring & Custom Cabinets