



OFFERING SUMMARY

Sale Price:	Subject to Offers
Number Of Units:	20
Lot Size:	0.86 Acres
Year Built:	2019
Building Size:	19,000
Zoning:	SPUD-907
Market:	Oklahoma City
Submarket:	South Oklahoma City

PROPERTY OVERVIEW

Full offering memorandum and financial info available in document vault.

Bella Terra is a brand-new construction apartment community built with higher end features to compete in the desirable south Oklahoma City sub-market. Built to fill a void created by fast job growth from recent additions like the new Amazon Fulfillment center, as well as other existing employment opportunities in the area. The units are all two-bedroom two-bathroom townhouses ranging from 950 to 1,050 square feet in size. All units feature large walk-in closets, beautiful double sink vanities in the master bathrooms, and washer/dryer connections. Kitchen are open floor plans with granite countertops, stainless steel appliances and ample storage area. Living areas are connected to the kitchen and have two-story ceiling heights creating a large open layout.

Potential investors are allowed to take advantage of the lack of historical numbers and purchase Bella Terra at a discount compared to the stabilized value achieved at the end of a full year operating history. The property was 95% leased within the second month of completion proving the strong demand and upside potential in initial rents.

PROPERTY HIGHLIGHTS

- New Construction
- Washer and dryer included in units
- Below Market Lease-Up Rents
- Highly Desirable Floor Plan
- MSA Vacancy Lowest Level Since 2016

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Bella Terra Apartments

2624 SW 74th Street. Oklahoma City, OK 73159



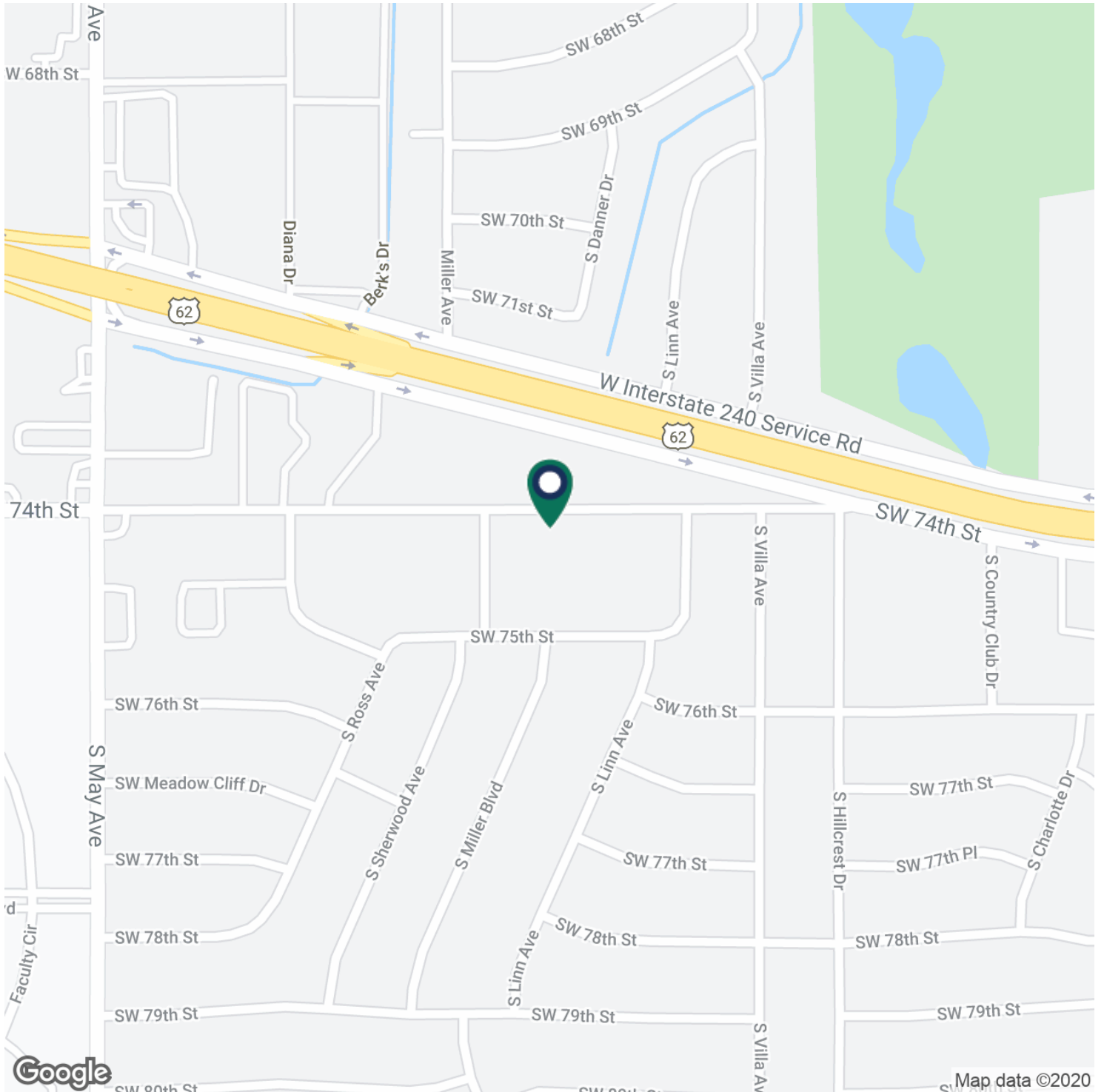
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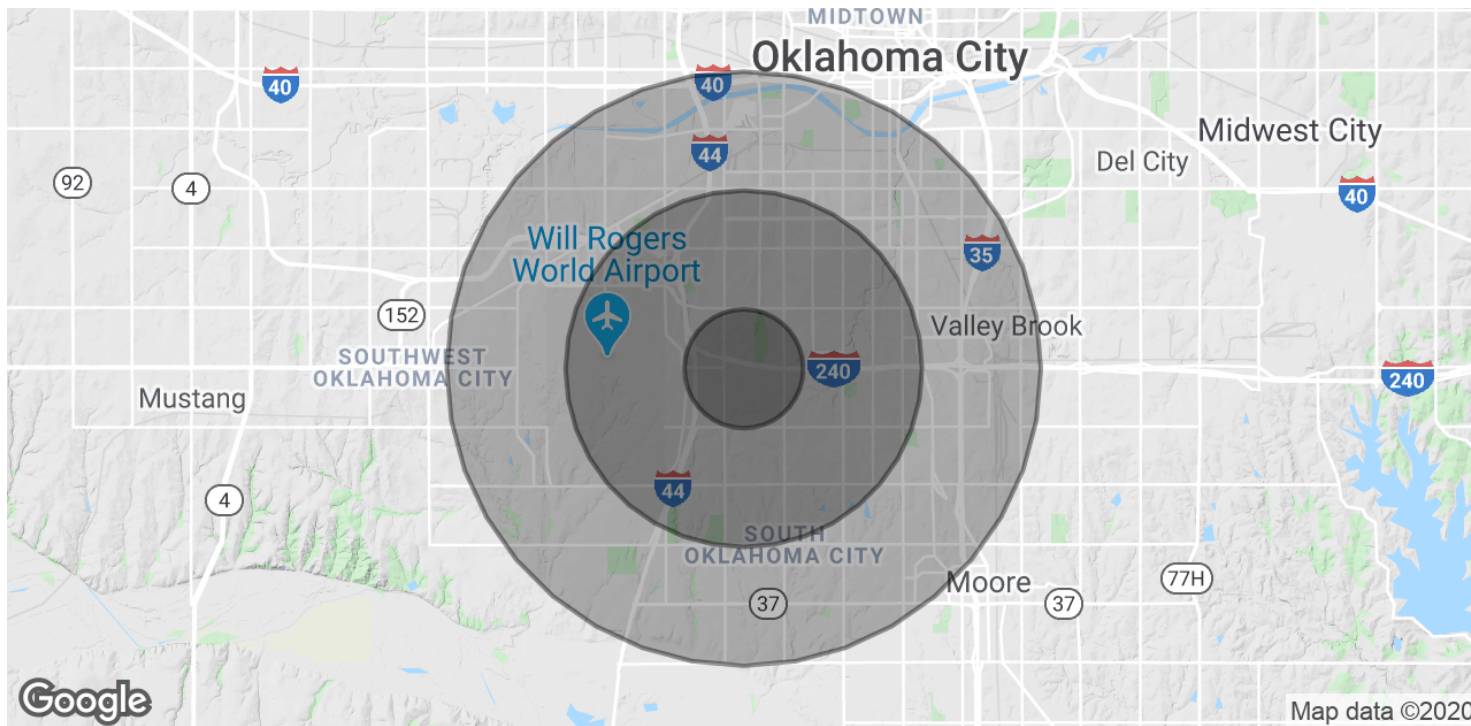
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,861	98,485	186,943
Average age	33.1	33.5	32.7
Average age (Male)	31.2	32.6	31.9
Average age (Female)	36.0	34.8	33.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,532	37,616	69,212
# of persons per HH	2.4	2.6	2.7
Average HH income	\$45,883	\$48,559	\$48,895
Average house value	\$89,522	\$122,492	\$115,154

* Demographic data derived from 2010 US Census

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