

CANDLEWOOD APARTMENTS

4741 NW Motif Manor Blvd Lawton, OK 73505



MULTIFAMILY SPACE NOW AVAILABLE

Sale Price:	Subject to Offer
Number Of Units:	87
NOI:	\$161,260
Lot Size:	2.39 Acres
Building Size:	59,024 SF
Ceiling Height:	8.0 FT
Year Built:	1973
Renovated:	2006
Zoning:	R-4
Market:	Lawton

COMMENTS

Price Edwards & Company is pleased to present the exclusive listing of Candlewood Apartments. The property's 87 units are broken down into an excellent unit mix of 48 feet one-bedroom units and 39 two-bedroom units that are 600 and 800 square feet respectively. Located right off the main retail corridor in Lawton, there are an abundance of job opportunities within walking distance for residents including numerous national retailers. Buyers are to submit offers in the form of a non-binding letter of intent, spelling out the specific terms and conditions of the Buyer's offer. Seller will base their decision on price, terms and overall Buyers qualifications and ability to close. Prospective buyers will have the opportunity to visit the property via pre-scheduled property tours. These tours will include access to a representative sampling of units and access to the common areas.

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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	85,623
Population Density	85,623
Median Age	31.9
Median Age (Male)	31.9
Median Age (Female)	32.2
Total Households	34,397
# of Persons Per HH	2.5
Average HH Income	\$49,461
Average House Value	\$125,277

Highlights

- Proximate to major retail shopping within walking distance
- Offered at WELL BELOW replacement cost
- Located 1.2 miles from principal area employer, Fort Sill Army Base
- Increased value in stabilized occupancy and increasing rents to market
- Strong market with strategic military base being largest economic driver

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