



OFFERING SUMMARY

Sale Price:	Subject to Offers
Building Size:	31,350 SF
Lot Size:	34,950 SF
Renovation Return:	32.98%
Stabilized NOI:	\$248,320
Zoning:	R-1, R-2, R-3
Market:	Chickasha

PROPERTY OVERVIEW

The Chickasha Portfolio is a unique opportunity to acquire a mixture of performing and un-performing assets in a bedroom community located just outside of Oklahoma City. The flagship property is current vacant due to a fire that affected two units with fire damage and the two units below with water damage. The property is located directly across the street from the University of Science and Arts of Oklahoma, in a beautiful historically appealing neighborhood. The university has limited student housing, of which is directly across the street from the Palms, making The Palms an ideal candidate to be repositioned into quality, upscale student or market rate housing. Adjacent to the Palms is a two-bedroom single family home, which could be rented out or would make a great managers residence.

In addition to The Palms, offered either individually or as a portfolio, ten additional units are available less than two miles north. Unlike The Palms, these ten units are occupied and being sold with income in place. The ten additional units on one parcel broken down into an eight-plex consisting of all 650 square foot one-bedroom units and a duplex with two one-bedroom units.

DAVID DIRKSCHNEIDER
405.239.1224
david@pricedwards.com
pricedwards.com

MIKE MARRARA
918.394.1000
mmarrara@pricedwards.com
pricedwards.com

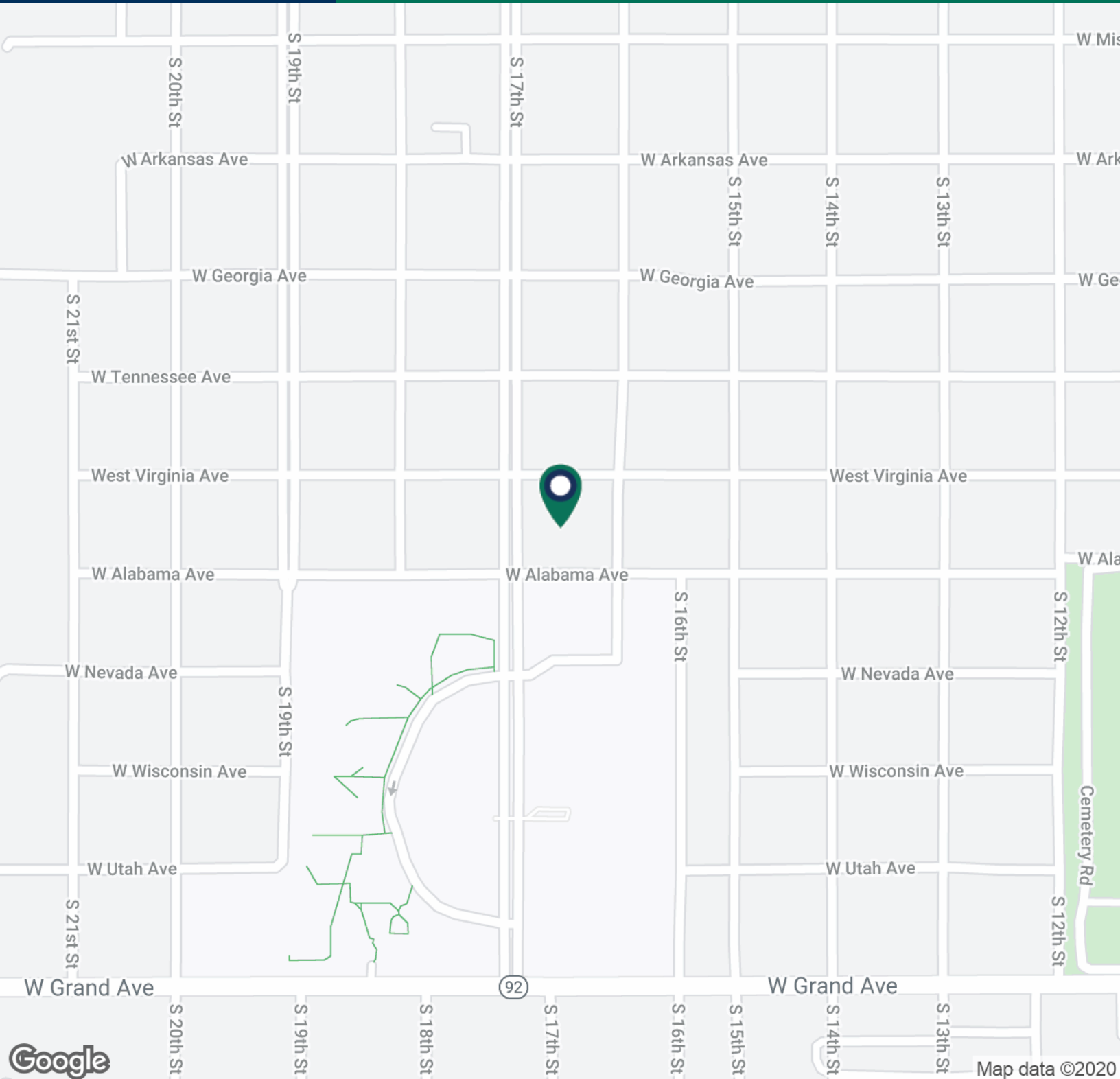


DAVID DIRKSCHNEIDER
405.239.1224
david@pricedwards.com
pricedwards.com

MIKE MARRARA
918.394.1000
mmarrara@pricedwards.com
pricedwards.com

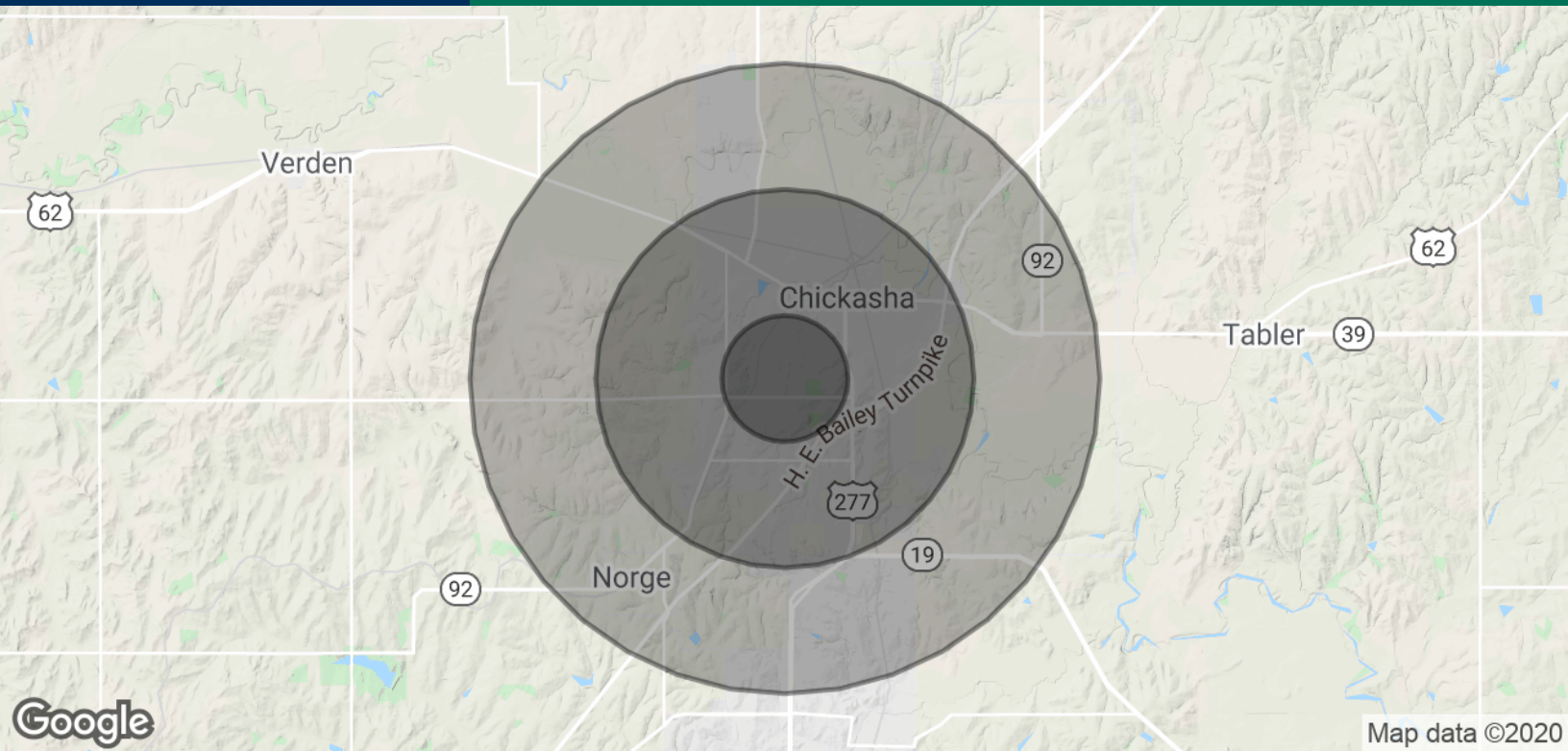
Chickasha Portfolio

1627 S 17th Street, Chickasha, OK 73018



DAVID DIRKSCHNEIDER
405.239.1224
david@pricedwards.com
pricedwards.com

MIKE MARRARA
918.394.1000
mmarrara@pricedwards.com
pricedwards.com



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,497	16,476	20,595
Average age	32.5	34.0	34.4
Average age (Male)	27.9	28.4	29.1
Average age (Female)	39.7	40.2	40.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,420	6,420	7,951
# of persons per HH	2.5	2.6	2.6
Average HH income	\$45,870	\$45,486	\$46,706
Average house value	\$114,315	\$105,682	\$108,870

* Demographic data derived from 2010 US Census

DAVID DIRKSCHNEIDER
405.239.1224
david@pricedwards.com
pricedwards.com

MIKE MARRARA
918.394.1000
mmarrara@pricedwards.com
pricedwards.com