



CURTIS BUILDING INVESTMENT HIGHLIGHTS

Sale Price:	\$675,000
Number of Units:	6 residential units and 2 commercial units
Cap Rate:	8.33%
NOI:	\$56,250
Lot Size:	0.07 Acres
Building Size:	8,100 SF
Year Built:	1905
Renovated:	2008
Zoning:	Commercial (AA1)
Market:	Bartlesville
Sub Market:	Downtown Bartlesville

The Curtis Building is offered as part of a portfolio including the Buford Building.

PROPERTY OVERVIEW

This portfolio consists of two historic buildings located in Downtown Bartlesville, Oklahoma. The Curtis Building and the Buford Building were built in 1905 and 1910 respectfully. Both properties have undergone complete renovations and rehabs resulting in updated building with trendy loft apartments over first floor retail space. The Curtis Building utilizes much of the original apartments’ historic flair, with such features as hardwood floors, heavy trim and large windows, French doors, balconies, and includes in-unit washers and dryers. The Buford Building was gutted, and new loft units were created with open floor plans, exposed brick walls, and tall ceilings and windows. Both buildings feature new windows, electric, plumbing and HVAC systems when rehabbed.

LOCATION OVERVIEW

The location is convenient in the active downtown. Bartlesville was the corporate headquarters for Phillips 66 so the City has amenities well beyond what is typical for a City of this size. While now headquartered in Texas, there still is a large presence with Phillips 66 and Conoco Phillips. Additionally, there are many other high-income jobs in downtown Bartlesville. This location is within walking distance to all of the restaurants, bars, and entertainment destinations in the area, as well as being convenient to the Conoco Phillips campus and other downtown employers. It is also just over two miles from the Ascension Jane Phillips Hospital which could be a perfect source of residents.

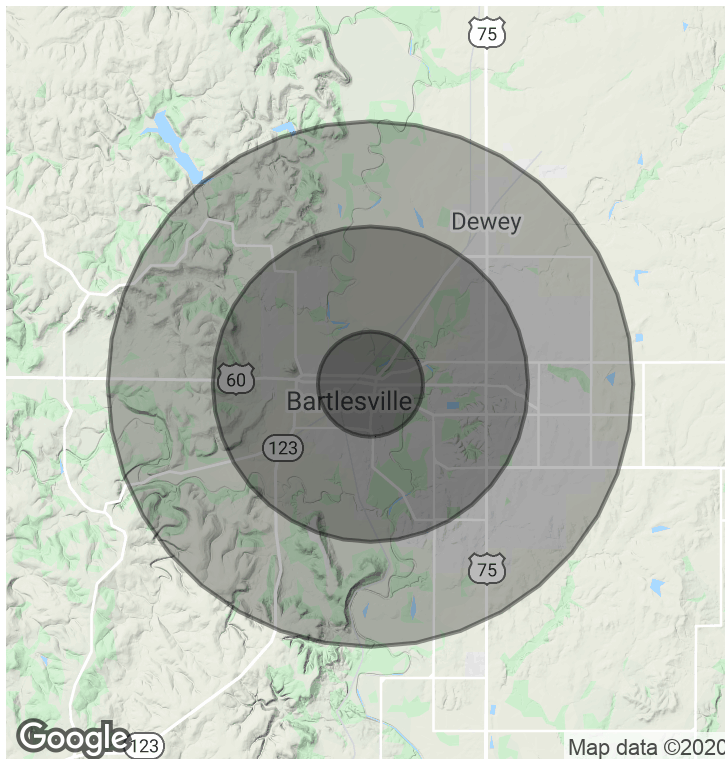
MIKE MARRARA
918.394.1000
mmarrara@priceedwards.com
priceedwards.com

JOSH LOVE
918.394.1000
jlove@priceedwards.com
priceedwards.com

DAVID DIRKSCHNEIDER
405.239.1224
david@priceedwards.com
priceedwards.com

Curtis Building - Part of Downtown Bartlesville Portfolio

222 SE Frank Phillips Boulevard, Bartlesville, OK 74003



DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)

Total Population	42,588
Population Density	42,588
Median Age	40.0
Median Age (Male)	37.8
Median Age (Female)	42.6
Total Households	18,003
# of Persons Per HH	2.4
Average HH Income	\$62,773
Average House Value	\$110,005

MIKE MARRARA
918.394.1000
mmarrara@pricedwards.com
pricedwards.com

JOSH LOVE
918.394.1000
jlove@pricedwards.com
pricedwards.com

DAVID DIRKSCHNEIDER
405.239.1224
david@pricedwards.com
pricedwards.com



BUFORD BUILDING INVESTMENT HIGHLIGHTS

Sale Price:	\$1,100,000
Number of Units:	12 residential units and 1 commercial unit
Cap Rate:	8.23%
NOI:	\$90,535
Lot Size:	0.1 Acres
Building Size:	12,600 SF
Year Built:	1910
Renovated:	2010
Zoning:	Commercial (AA1)
Market:	Bartlesville
Sub Market:	Downtown Bartlesville

The Buford Building is offered as part of a portfolio including the Curtis Building.

PROPERTY OVERVIEW

This portfolio consists of two historic buildings located in Downtown Bartlesville, Oklahoma. The Curtis Building and the Buford Building were built in 1905 and 1910 respectfully. Both properties have undergone complete renovations and rehabs resulting in updated building with trendy loft apartments over first floor retail space. The Curtis Building utilizes much of the original apartments' historic flair, with such features as hardwood floors, heavy trim and large windows, French doors, balconies, and includes in-unit washers and dryers. The Buford Building was gutted, and new loft units were created with open floor plans, exposed brick walls, and tall ceilings and windows. Both buildings feature new windows, electric, plumbing and HVAC systems when rehabbed.

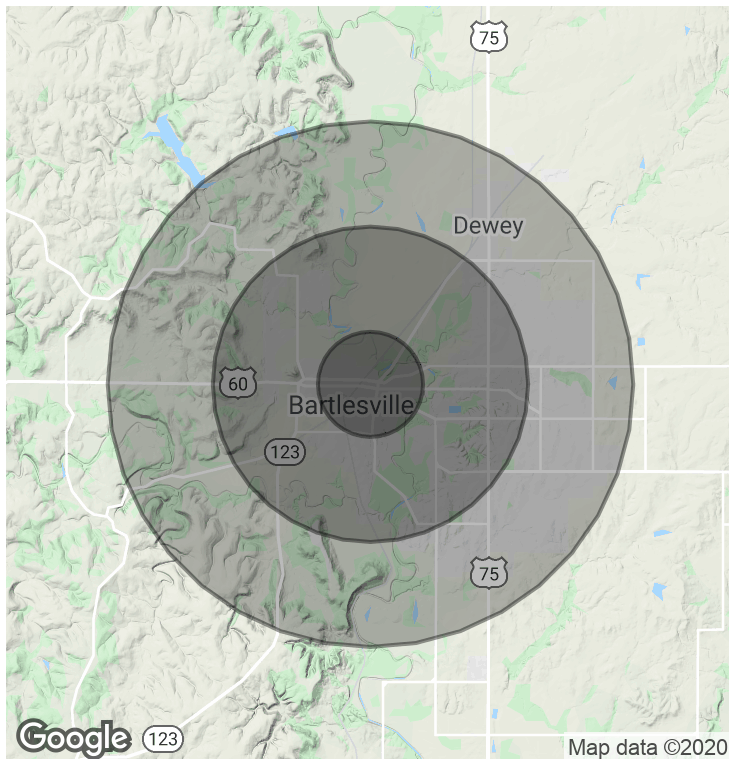
LOCATION OVERVIEW

The location is convenient in the active downtown. Bartlesville was the corporate headquarters for Phillips 66 so the City has amenities well beyond what is typical for a City of this size. While now headquartered in Texas, there are still a large presence with Phillips 66 and Conoco Phillips. Additionally, there are many other high-income jobs in downtown Bartlesville. This location is within walking distance to all of the restaurants, bars, and entertainment destinations in the area, as well as being convenient to the Conoco Phillips campus and other downtown employers. It is also just over two miles from the Ascension Jane Phillips Hospital which could be a perfect source of residents.

MIKE MARRARA
918.394.1000
mmarrara@priceedwards.com
priceedwards.com

JOSH LOVE
918.394.1000
jlove@priceedwards.com
priceedwards.com

DAVID DIRKSCHNEIDER
405.239.1224
david@priceedwards.com
priceedwards.com



DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)

Total Population	42,588
Population Density	42,588
Median Age	40.0
Median Age (Male)	37.8
Median Age (Female)	42.6
Total Households	18,003
# of Persons Per HH	2.4
Average HH Income	\$62,773
Average House Value	\$110,005

MIKE MARRARA
918.394.1000
mmarrara@pricedwards.com
pricedwards.com

JOSH LOVE
918.394.1000
jlove@pricedwards.com
pricedwards.com

DAVID DIRKSCHNEIDER
405.239.1224
david@pricedwards.com
pricedwards.com