

We are offering for sale the attached property. All offers should be addressed to Bob Sullivan, Receiver, c/o NAI Sullivan Group. This property will be sold subject to approval by the court. It is not a distressed sale, but one to settle a partnership.

NAI Sullivan Group



12 Unit Apartments For Sale
16 Unit Apartments For Sale

16,316 SF
(Both 900 & 910 N.W. 13th Street)

0.4821 Acres MOL

Listed Price: \$1,200,000
Sold As Package
LAST CALL FOR OFFERS!

910 N.W. 13th Street

Oklahoma City, Oklahoma 73106

PROPERTY HIGHLIGHTS

- (12) 1 Bedroom Units
- Enclosed Walkup Units
- Hardwood Floors in Some Units
- Cable & WiFi Included
- Security Monitoring
- Laundry Facilities
- Gated
- Central Heat & Air
- Dishwashers & Garbage Disposals
- Stainless Appliances

900 N.W. 13th Street

- (16) 1 Bedroom Units-100% Vacant-Needs Rehab

ALL OFFERS SUBJECT TO COURT APPROVAL

TOTAL SF	16,316 SF MOL
LAND IN ACRES	0.4821 ACRES
ZONING	DBD/DTD-1 (Downtown Transitional Limited)
2017 TAXES	\$8,872.08
OCCUPANCY	83%
BUILT	1946
PARKING	22 Spaces

As of 8-3-2018

www.naisullivangroup.com

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Bob Sullivan, CCIM

Cell: 1 405 641 9798
rsullivan@ccim.net

4045 N.W. 64th Street, Suite 340
Oklahoma City, Oklahoma 73116
Office: 1 405 840 0600
Fax: 1 405 840 0610

900-910 N.W. 13th Street
Oklahoma City, OK 73106



LOCATION HIGHLIGHTS

- Dimensions: 148' x 148'
- Frontage: 148' on N.W. 13th Street
- Desired Midtown Area in Recently Redeveloped SoSa District
- Walking Distance to Several Restaurants

DEMOGRAPHICS

Population		
1 Mile: 15,815	3 Mile: 83,890	5 Mile: 215,169
Average Household Income		
1 Mile: \$43,870	3 Mile: \$38,149	5 Mile: \$38,279
Total Households		
1 Mile: 6,003	3 Mile: 34,721	5 Mile: 85,849



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910 NW 13	Sales Price \$1,200,000
Square Footage	
Units Available	12
Occupancy	10
Vacancy	3
Rate	83%
Down Units	0.00

Studio 900

										9 months	12 month
	Sept. 17	Oct. 17	Nov. 17	Dec. 17	Jan. 18	Feb. 18	Mar. 18	April. 18	May. 18		
Base Rent	\$ 8,563.00	\$9,039.00	\$8,302.00	\$ 7,228.00	\$7,928.00	\$7,153.00	\$6,379.00	\$6,379.00	\$6,379.00	\$67,350.00	\$89,800.00
										\$ -	\$ -
Security		\$ 230.00		\$ 80.00	\$ 200.00	\$ 80.00		\$ 40.00	\$ 75.00	\$ 705.00	\$ 940.00
Mgmt. Fee		\$ 342.52			\$ 347.16					\$ 689.68	\$ 919.57
Bank Chg.	\$ 4.73	\$ 6.52	\$ 7.67	\$ 36.59				\$ (9.90)		\$ 45.61	\$ 60.81
Office Sup	\$ 215.94									\$ 215.94	\$ 287.92
Internet		\$ 812.00		\$ 602.70	\$ 249.15	\$ 216.83	\$ 216.83	\$ 248.45	\$ 216.57	\$ 2,562.53	\$ 3,416.71
Electric	\$ 2,544.00		\$1,289.61	\$ (1,136.25)	\$ 408.35	\$ 510.00	\$ 633.73	\$ 691.24	\$ 426.35	\$ 5,367.03	\$ 7,156.04
Water	\$ 557.81	\$ 354.87	\$ 85.23		\$ 368.13	\$ 181.46	\$ 364.31	\$ 180.78	\$ 180.78	\$ 2,273.37	\$ 3,031.16
Other					\$ 179.28	\$ 227.67	\$ 227.67	\$ 185.65	\$ 143.48	\$ 963.75	\$ 1,285.00
Leasing Fee							\$ 300.00			\$ 300.00	\$ 400.00
Taxes	\$ 662.33	\$ 662.33	\$ 662.33	\$ 662.33	\$ 662.33	\$ 662.33	\$ 662.33	\$ 662.33	\$ 662.33	\$ 5,960.97	\$ 7,947.96
Insurance	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 6,750.00	\$ 9,000.00
Total Exp	\$ 4,734.81	\$3,158.24	\$2,794.84	\$ 995.37	\$3,164.40	\$2,628.29	\$3,154.87	\$2,748.55	\$2,454.51	\$25,833.88	\$34,445.17
	\$ 3,828.19	\$5,880.76	\$5,507.16	\$ 6,232.63	\$4,763.60	\$4,524.71	\$3,224.13	\$3,630.45	\$3,924.49	\$41,516.12	\$55,354.83

Summary:

This is a 12 unit complex, built in 1946, it is an enclosed 2 floor walkup with security monitoring system. Several units' include hardwood floors. This complex consists of 1 bedroom apartments, utilities (including cable and Wi-Fi) can be included. Currently has a 75% occupancy rate with strong leasing activity. Property is located at 13th and Claassen near the growing plaza district making for easy access to downtown Oklahoma City area.

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