

4TH & SHARTEL MULTIFAMILY SITE

Multifamily Development Opportunity in
Downtown OKC (< 1 Mile from 51,000+ Jobs)

Oklahoma City, OK
246 Approved Apartment Units
±3.30 Acres





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OFFERING DETAILS /

TERMS

Property is offered on an all-cash basis.

DATA ACCESS

Property Information available at <https://multifamily.cushwake.com>

PROCESS

Send offers to spesting@commercialoklahoma.com

Offers should be in the form of a Letter of Intent (LOI) and at minimum include: Price, Earnest Money, Due Diligence Time Period, and Closing Period.



INVESTMENT SUMMARY



INVESTMENT OFFERING & HIGHLIGHTS

The Cushman & Wakefield Sunbelt Multifamily Advisory Group is pleased to present the exclusive listing of the ±3.30 Acre 4th & Shartel multifamily development site located in Downtown Oklahoma City, OK. Permits have been approved for the site, which is entitled for 246 units. The site is also located just minutes from the Central Business District (51,000+ jobs) and The University of Oklahoma Health Sciences Center (11,000+ employees), which have served as primary drivers to the revitalization of the area with projects such as Scissortail Park and the Streetcar. With steady rent demand and market-leading occupancy, the shovel-ready site with design and 100% of construction documents complete presents the rare opportunity to develop Class A apartments in the heart of Downtown Oklahoma City.



±3.30
ACRES



246
APPROVED UNITS



Oklahoma
COUNTY



DTD-1 & DTD-2
ZONING



Parcel IDs

R013208896, R013208864, R133567285,
R013521680, R013521120, R133567282, R133567281



Oklahoma City, OK
NW 4TH ST & N SHARTEL AVE, 73102



1 APPROVED CLASS A DEVELOPMENT

Building permits have been granted for this meticulously designed project with 100% of design and construction documents complete. The asset is set to encompass 246 apartment units.

LUXURY PROPOSED FINISHES

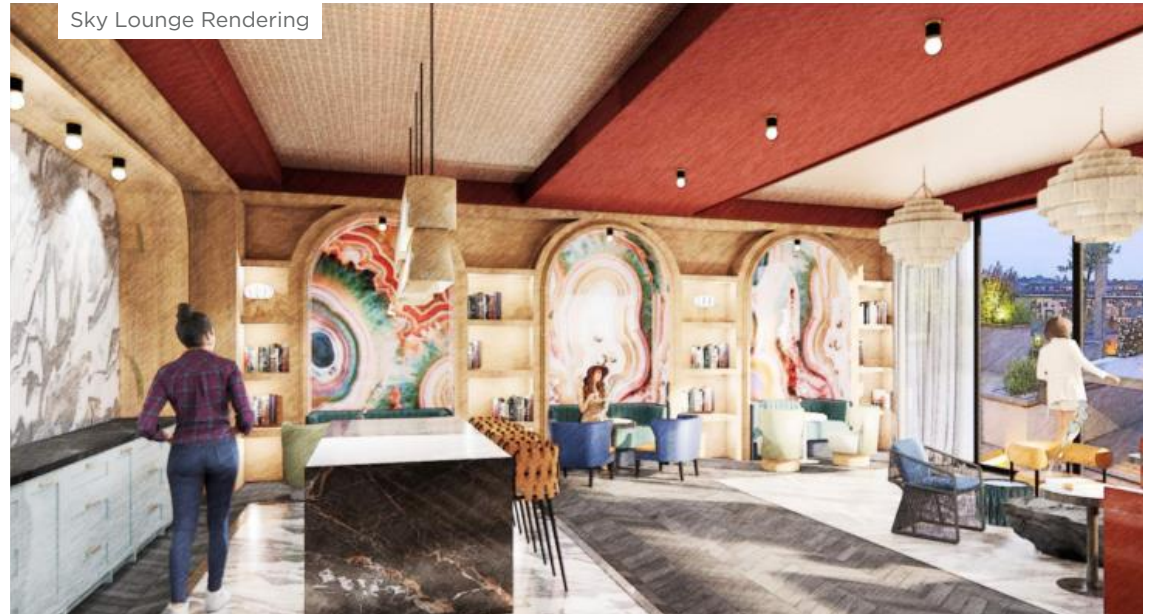
The property boasts 23 distinct floor plans, offering residents diverse high-quality styles and designs. These range from a 547 SF studio to a 1,431 SF three-bedroom layout, effectively accommodating the varied demands of contemporary residents. Each unit is outfitted with top-tier interiors, featuring tasteful designer finishes.

HIGH END PROPOSED FINISHES

- Stainless Steel, Energy Star Kitchen Appliances
- Commercial Grade Padded Carpet in Bedrooms
- Private Patios & Balconies (Select Units)
- Kitchen Islands
- Premium Lighting Fixtures
- Quartz Countertops
- Modern LVP Flooring

EXPANSIVE PROPOSED AMENITY PACKAGE

- Luxury, Resort Style Pool
- Outdoor Lounge Area with Grilling Stations and Fire Pits
- State of the Art Fitness Center
- Business and Co-Working Space
- Dog Spa
- Rooftop Lounge
- Private Bike Storage
- Parking Garage
- Luxer Package System



Exterior Rendering



Dog Spa Rendering



Mail/Package Room Rendering



2 INFILL LOCATION WITH HIGH VISIBILITY

Located in the heart of Downtown Oklahoma City, 4th & Shartel is positioned to capitalize on an irreplaceable, infill location with continued submarket demand.

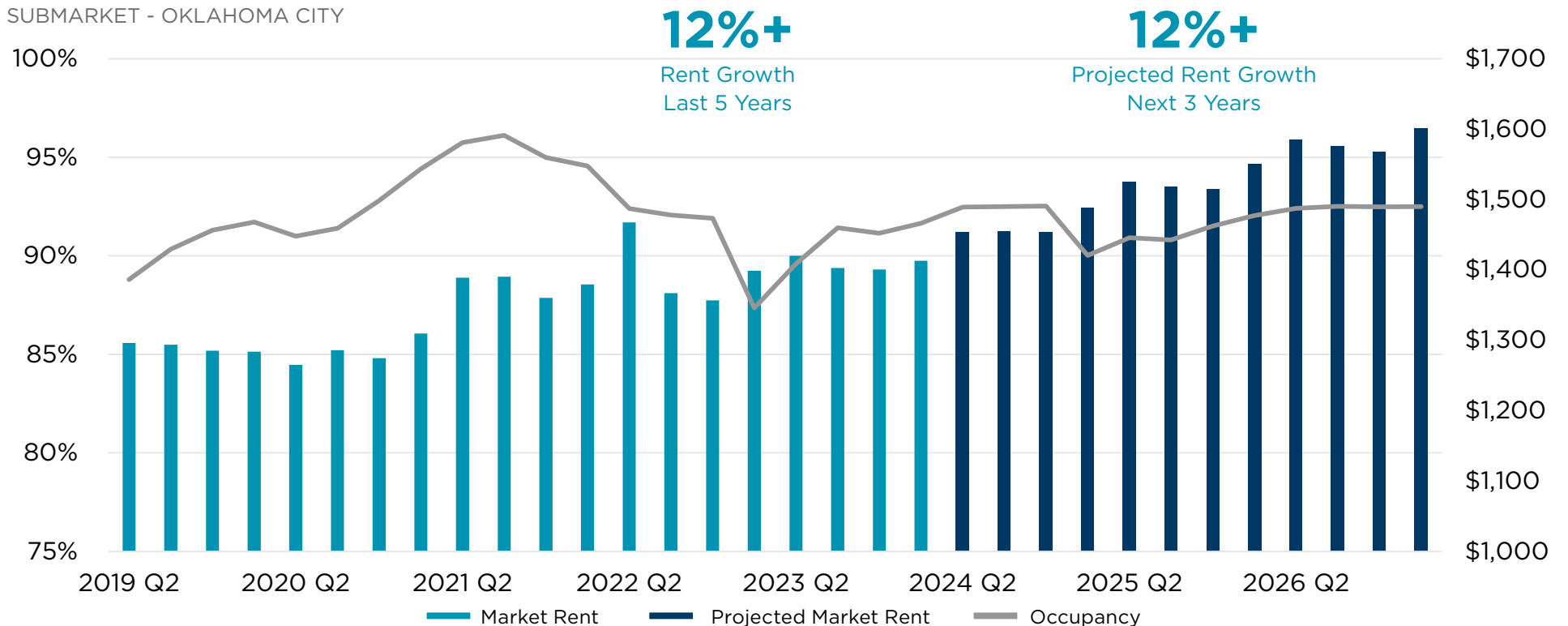
PERSISTENT DOWNTOWN DEMAND

In recent years, Downtown Oklahoma City has thrived due to strong demand for urban core units and significant investment in revitalization projects such as Scissortail Park and the Streetcar.

Downtown multifamily vacancies are currently at 7.5%, lower than the market average of 11.7%, and rent growth remains steady at 2.7%. Despite decreased construction activity, rents in downtown Oklahoma City are approximately 50% higher than the market average in the metro area.



SUBMARKET - OKLAHOMA CITY





STATE CAPITOL & AGENCIES
37,000 Employees Statewide

UNIVERSITY OF OKLAHOMA HEALTH DISTRICT
11,000 Employees

OKLAHOMA CITY INNOVATION DISTRICT
\$1.2B Expected Annual Economic Impact

SSM HEALTH
5,000 Employees in MSA



4TH & SHARTEL MULTIFAMILY DEVELOPMENT SITE

THE CITY OF OKLAHOMA CITY
4,800 Employees

CENTRAL BUSINESS DISTRICT
51,000+ Jobs & 2,600 Businesses

NW 4TH ST

N CLASSEN BLVD

N WESTERN AVE

W MAIN ST

3 CONNECTIVITY TO MEDICAL DISTRICT

The property is less than 2.5 miles from the Medical District, featuring the University of Oklahoma Medical Center, Stephenson Cancer Center, and the Oklahoma Children's Hospital which employ over 11,000+ people.

UNIVERSITY OF OKLAHOMA MEDICAL CENTER

The Medical District is home to the University of Oklahoma Medical Center, which hosts the sole Level I trauma center in the state. Additionally, it is the location of the Oklahoma Children's Hospital at OU Health, a nationally recognized family-centered care facility with the sole Level 1 Pediatric trauma center in the state.

Only
Level I Trauma
Center in the State

11,000+
Employees



4 PREMIER ACCESS TO LOCAL AMENITIES

Stationed ~1 mile from both I-40 and I-235, the asset is positioned within a short drive of Oklahoma City's renowned local amenities such as Bricktown, Penn Square Mall, the Adventure District, and Chisholm Creek.

BRICKTOWN

1 mile from the asset lies Bricktown. Seen as Oklahoma City's "favorite neighborhood", the area is a vibrant, urban oasis with 45+ restaurants, bars, shops, and attractions including Chickasaw Ballpark, Toby Keith's "I Love This Bar", and Bass Pro Shops.

PENN SQUARE MALL

Centrally located, Penn Square Mall (750K+ SF), is one of the only two indoor shopping malls in the MSA and home to 140+ specialty shops and eateries.

ADVENTURE DISTRICT

Situated at the intersection of I-35 and I-44, the Adventure District is host to several of the most prominent tourist attractions in the state. Visitors can enjoy notable destinations such as Remington Park, the Oklahoma City Zoo, the National Cowboy & Western Heritage Museum, and the Science Museum of Oklahoma.

CHISHOLM CREEK

The 190-acre mixed-use development boasts a wide array of dining, entertainment, and shopping options. This expansive complex includes prominent establishments such as Top Golf, iFly, outdoor outfitter Bass Pro Shops, and the recently inaugurated Ramsay's Kitchen.



5 MAJOR ECONOMIC DEVELOPMENTS

Oklahoma City's resilient market is anchored by an increasingly diversified economy in aerospace & aviation, biotechnology, government, health care, retail trade, and professional services.

AEROSPACE & AVIATION

The aerospace industry in Oklahoma City is vibrant and thriving. When combining public and private employment, Oklahoma is one of the top 10 aerospace states in the United States. Since 2015, the number of aerospace companies located in Oklahoma City has grown by an incredible 23% and employment has increased by 8%.

Access to a ready-made workforce, central location, strong government partnerships, low business costs and incentives that cater to aerospace are just a few reasons why industry leaders like Boeing, Pratt & Whitney, Kratos, Skydweller, and Northrop Grumman are expanding rapidly in Oklahoma City.

A strong federal presence with Tinker Air Force Base, home to the majority of Maintenance Repair and Overhaul (MRO) for the Air Force, and the FAA Mike Monroney Aeronautical Center, contribute to a sector that employs more than 43,250 in Oklahoma City and produce an economic impact of \$11.6 billion annually.

Only about 25% of those employed at Tinker Air Force Base are active military, which offers greater employment opportunities to the aerospace skilled workforce.



Tinker Air Force Base

BIOTECHNOLOGY

Recently named one of the five emerging life science development hubs, Oklahoma City has become a contender in the bioscience and technology marketplace. Oklahoma City's bioscience companies (including Healthcare) boast a Gross Regional Product of \$3.3B and employ more than 30,000 workers with total earnings of \$2.5B. The region was recently awarded \$35 million as part of the Build Back Better Regional Grant challenge to further boost the region's emerging biotech sector.



Stephenson Cancer Center

5 MAJOR ECONOMIC DEVELOPMENTS



LOOKING AHEAD: FUTURE PROJECTS

CANOO CONTINUES EXPANSION IN OKC

Electric vehicle company, Canoo announced plans for a Vehicle Manufacturing Facility in Oklahoma City. The facility is an existing commercial site with more than 630,000 square feet of move-in ready space and significant room for further expansion on the 120+ acres.

The facility will be adapted for Canoo and outfitted to accommodate a full vehicle assembly line with state-of-the-art robotics, a paint shop and upfitting center. The center will employ more than 500 people and be equipped to ramp to a 20,000 unit annual run rate by the end of 2023.



Canoo Plant

THE MAPS IMPACT

MAPS (Metropolitan Area Project Plan) is a multi-year, municipal capital improvement program, consisting of numerous projects that originally began in Oklahoma in the 1990's. After an investment of over \$1.8 billion dollars, MAPS is now entering the final stage of the initiative, MAPS 4, which is projected to be a \$1.1 billion dollar public improvement program.

MAPS 4 is dedicated to neighborhood needs, improving quality of life and job-creating initiatives, while improving parks, transit, sidewalks, bike lanes, trails, streetlights, and focus on youth centers, senior wellness centers, mental health and addiction, homelessness, and beautification. Upcoming projects include a Family Justice Center, Animal Shelter, Fairgrounds Coliseum, Diversion Hub, Innovation District, Clara Luper Civil Rights Center, multipurpose stadium, and Paycom Center.



OKC Fairgrounds Coliseum

OKANA DESTINATION DEVELOPMENT

The Chickasha Nation is developing the \$340+ million OKANA Resort & Indoor Waterpark along the Oklahoma River, adjacent to the newly opened First Americans Museum serving as a tourist destination.

The development will feature an 11-story hotel, 33,000 SF family entertainment center, 5-acre outdoor adventure lagoon, 100,000 SF indoor waterpark, 39,000 SF of conference center space, spa, multiple retail outlets, and dining options.

The projected economic impact for the project is more than \$1 billion, creating 700-800 jobs, a waterpark, 39,000 SF of conference center space, spa, multiple retail outlets, and dining options.



OKANA Resort

LOCATION OVERVIEW



OKLAHOMA CITY BY THE NUMBERS

MSA Population (2022)	1.5M
Total Employment	260,000
Unemployment Rate (2022)	2.9%
Cost of Living Index	87.2%

Cost of Business Index 88%

KEY INDUSTRIES: Aviation & Aerospace, Bioscience, Energy, Logistics, Government

OKC: CENTER OF THE USA

Situated in the geographic center of the United States, Oklahoma City is the capital of Oklahoma, home to 19 colleges and universities in the Greater OKC region and to the Tinker Air Force Base military installation.



Oklahoma City is buzzing with new development, improving infrastructure and schools, and producing new quality-of-life features to the city that are garnering accolades and nationwide attention. OKC's diverse economy is comprised of major employers in aerospace, bioscience, manufacturing, healthcare, education, transportation, and energy.

The Oklahoma City MSA posted an annual unemployment rate of 2.9% for the 2022 year, finishing ranked among the top 10 lowest unemployment rates in the country. Per the U.S. Census Bureau, the population base in the city has grown 14% since 2010, adding over 172,000 residents, making Oklahoma City the 20th largest city in the United States.

CORPORATE NEIGHBORS

Oklahoma City's has proven for decades that its world-class business climate, reliable workforce, location in the central time zone, and diverse real estate options gives companies of all sizes located here an edge against competition.

The corporate presence in Oklahoma City is impressive, with companies including Dell Inc., Williams-Sonoma, Sprint, Hertz, and Farmers and York International calling the region home.

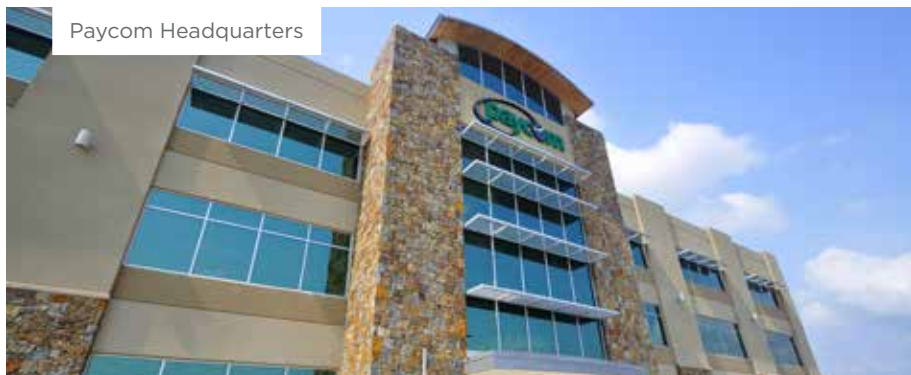
HOME GROWN

Equally impressive is the list of companies who were born and grown in the state of Oklahoma including Sonic, America's Drive In, Love's Travel Stops & Country Stores, Paycom, American Fidelity, Orange Leaf, Devon Energy, Chesapeake Energy, Braum's, Hobby Lobby, Express Personnel, Sandridge Energy, Cytovance Biologics, and Hoffman Bikes/Mat Hoffman Enterprises.



Cost of doing business in Oklahoma City is roughly 20% below the national average.

- Oxford Economics



HOBBY LOBBY

Founded in 1970, Hobby Lobby is the largest privately owned arts-and-crafts retailer in the world with over 43,000 employees, more than 900 stores, and operating on forty-seven states.

The corporate headquarters includes over 10-million-square feet of manufacturing, distribution, and an office complex to the Oklahoma City area. With an annual revenue reported over \$7.7B, Hobby Lobby is ranked in the Top 100 on Forbe's List of America's Largest Private Companies, 2022.

43,000+
Employees

10M+
SF at Corporate HQ

REGIONAL HQ & SHARED SERVICE OPERATIONS

Locating in Oklahoma City means leveraging relationships with industry peers to strategize and network. **FAA, AT&T, Dell EMC, Hertz, Cox, Costco, Farmers, Sprint, Southwest Airlines, AAA, CACI, Signify Health and TTEC** are just an example of the national companies using OKC's world-class business climate for their regional headquarters or shared services operations to gain a competitive advantage.

- Oklahoma City has business costs that routinely rank **15% below the national average and between 25-50% below most major coastal markets.**
- With **773,000 workers and more than 133,000 attending area colleges and universities**, the region is producing a steady pipeline of talent.
- Oklahoma City consistently ranks in the **lower 20% of all states in corporate, property, and unemployment insurance tax rates.**
- Oklahoma City presents valuable savings with your office rent, energy costs, local taxes and wage rates - particularly in critical shared service roles.

OKLAHOMA CITY TAKING FLIGHT

One of the state's biggest employment generators, the aerospace industry represents more than 43,250 jobs at more than 290 firms in Oklahoma City.

Centered on the work at the Oklahoma City Air Logistics Center at Tinker Air Force Base, private companies such as Boeing, Lockheed Martin, Northrup Grumman, Kratos and Pratt & Whitney partner with military personnel to operate the largest aircraft and jet repair center in the United States. Another star performing is the FAA's Mike Monroney Aeronautical Center, whose 7,500 direct federal employees provide aviation training and logistics support to the nation's aerospace system.

SOARING TO NEW HEIGHTS

With the largest concentration of aviation and aerospace firms in the state, when combining public and private employment, Oklahoma is one of the top 10 aerospace states in the country. Since 2015, the number of aerospace companies located in the Greater Oklahoma City region has grown by 23% and employment has increased by 8%.

Second only to the oil and gas industry in jobs and revenue in Oklahoma, the aerospace industry contributes \$44 billion annually and provides 206,000 jobs statewide.

- The state's 108 commercial and general aviation airports contribute \$10.6 billion annually to the economy.
- The industry directly or indirectly supports more than 67,600 workers and the production of \$8.2 billion in goods and services
- Skydweller Aero, a U.S. Spanish aerospace company, announced in July of 2020 that OKC will be home to its U.S. Corporate headquarters. Plans are for the company to have 20 aerospace engineering and field technician jobs in OKC.



TINKER AIR FORCE BASE: AMERICA'S LARGEST AIR DEFENSE DEPOT

With 2 runways and 760 buildings included in the 9-square-mile base, the global hub that is home to Department of Defense, Air Force, and Navy units, and the U.S. Air Force Maintenance, Repair and Overhaul (MRO) effort. The largest single-site employer in the state, with more than 26,000 military and civilian workers and an annual payroll of \$1.8B - Tinker has a regional impact estimated at \$4.5B.

Tinker Air Force Base sustains operations around the world and its presence is critical not just to Oklahoma, but to the defense of the nation. Home to the Oklahoma City Air Logistics Complex (OC-ALC), the largest maintenance, repair, and overhaul facility for the U.S. Department of Defense. It is the nation's preeminent aircraft and jet engine repair center and houses some of the most sophisticated technical repair and manufacturing processes in the world.

Tinker AFB recently began the transition and construction of the KC-46A maintenance facility, a \$400M, 14-dock campus. This project is anticipated to be fully completed by 2028, adding 1,350 jobs with an economic impact of nearly \$1B in the first decade.

Tinker was recently chosen to maintain and sustain Northrop Grumman's B-21 Raider. The first operational units are expected to be ready by 2025, generating more than 1,000 jobs.

Top 10

Aerospace States in
the Country

43,250+

Aerospace
Jobs

RESEARCH & TECHNOLOGY

Oklahoma City is cultivating a fast-growing bioscience cluster with cutting-edge research and technology at the University of Oklahoma Health Sciences Center, Presbyterian Health Foundation and the Oklahoma Medical Research Foundation.

Over the past decade, local startups like Selexys, Crescendo and Novazyme have been acquired by some of the biggest names in the industry. Total revenues in biotechnology exceed \$6.7B annually. Oklahomans are investing in both bioscience and innovative solutions, and it's paying off with a booming and growing business sector for OKC.

BIOSCIENCE PRESENCE

Ground-breaking discoveries made by Oklahoma City-based researchers have helped put Oklahoma City on the map as a contender in the bioscience and technology marketplace. The industry supports 51,000 workers with a total compensation of \$2.2 billion. The city was recently ranked as one of five emerging hubs for life science development by BISNOW.

- Entities in the region partnered to help win a Build Back Better grant for the biotech hub. The \$35M grant will help launch six core biotech projects in Oklahoma City.
- OKC-based startup Wheeler Bio completed the first closing of its Series A financing round. Wheeler will use the new funding to expand its state-of-the-art drug substance GMP manufacturing facility in OKC.
- OU Health Stephenson Cancer Center announced a historic first for the campus and state - a new cancer drug, called OK-1 which was conceived and created by an OU College of Medicine researcher and developed entirely in Oklahoma is in a Phase I Clinical Trial.

OKLAHOMA CITY INNOVATION DISTRICT

A thriving, 1.3 square-mile ecosystem of collaboration, innovation and economic growth located in historic, Northeast Oklahoma City, surrounded by internationally acclaimed organizations spanning Oklahoma's diverse sectors - healthcare, bioscience, aerospace, & unmanned systems, specialized manufacturing, academia, technology, and energy. Approved in 2019, by the citizens of Oklahoma City \$71M was invested in the Innovation District.



With the right investments, the Oklahoma City innovation district has the potential to become a major center of gravity for innovation and economic development in Oklahoma City.

- Brookings, 2017

THE CENTER OF AMERICAN ENERGY

Well-known for being a global oil capital, Oklahoma City's energy industry developed significantly from its oil-intense beginnings.

OKC also makes a great fit for CNG, wind and solar production and manufacturing. Oklahoma City is strong in these areas because of its strategic central location, wealth of advanced manufacturing, production and workforce synergies due to our well-developed aerospace sector and low input costs.

ENERGY CAPITAL

Oklahoma City's energy industry has developed significantly from its oil intense beginnings. The Bakken-led shift to oil has been dramatic, part of a robust drive toward U.S. energy independence. Hundreds of energy companies here are growing rapidly, from large and small independents, midstream companies, service businesses, startups and spinoffs.

Oklahoma's energy expertise extends well beyond traditional energy to wind, solar and other renewable sources. With a centralized U.S. location in the wind and solar corridors and a diverse energy portfolio, Oklahoma is the ideal location for renewable energy operations.

ENERGY GIANTS CALL OKLAHOMA HOME

Oklahoma is home to traditional and renewable energy giants such as Access Midstream Partners, Chesapeake Energy, Continental Resources, Devon Energy, GE Oil & Gas, Halliburton Energy Services, OG&E, Oklahoma Natural Gas, SandRidge Energy, Williams Companies, Baker Hughes, HollyFrontier, OneOK, Phillips 66, Valero, Magellan Midstream, Enable Midstream, and Schlumberger Technology.



4.6%

of all U.S. crude Oil Reserves in Oklahoma

#3

Largest producer of Natural Gas in the U.S.

67+

Gas Processing Plants in OK (13% of U.S. total)

#3

In the U.S. for Installed Wind Capacity and #6 for Solar Potential

#4

In the U.S. for Wind Energy Jobs

CENTERED FOR SUCCESS

Situated at the geographic center of North America, Oklahoma City sits at the junction of three of the nation's major interstates (I-35, I-40 and I-44) and is equidistant from the east and west coasts and major trade partners of Canada and Mexico.

All major trade hubs and more than 411 million residents are within 1,800 miles of Oklahoma City. From Oklahoma City, companies have access to more than 4 million people within a 2.5-hour drive and the majority of the U.S. can be reached within a two-day trucking distance.

WILL ROGERS WORLD AIRPORT

The core of Oklahoma City's commercial aviation industry lies at Will Rogers World Airport (WRWA), the state's largest airport. Three major runways enable the airport to accommodate almost any size aircraft. Flight operations (takeoffs and landings) near 120,000 annually with a mix of commercial, freights, military, corporate, and general aviation activity.

- **Seven commercial carriers** serve WRWA: Alaska Air, Allegiant, American, Delta, Frontier, Southwest and United. Nonstop service is available to 30 airports in 23 U.S. cities.
- The airport is fresh off a **\$110-million renovation** that enhanced the traveling experiences for the more than 3.9 million annual passengers who board the 85 flights each day.
- The airport is home to **70 companies** that employ 12,000 people. Major tenants include AAR Aircraft Services, Atlantic Aviation, FAA's Mike Monroney Aeronautical Center, Field Aerospace, Federal Bureau of Prisons Transfer Center, Foreign Trade Zone, Metro Tech Aviation Career Center, Southwest Airlines Reservation Center, SkyWest Airlines and U.S. Customs & Border Protection national Air Training Center.

411 million

Residents within 1,800 miles of OKC

TRUCK TRANSPORTATION

Oklahoma City is truly America's Trucking Hub. At the crossroads of three major interstate highways, Oklahoma City is positioned within a day's drive of the large and rapidly-growing south-central region (OK, TX, AR, LA). A dynamic market in terms of size and rates of population & income growth, the region will grow more than 44% during the next 25 years.

EXPANDING TRANSPORTATION

The proof of Oklahoma City's strength as a logistics hub is in the companies that are thriving and growing in OKC.

- Oklahoma City is the HQ of **Hobby Lobby**, one of the largest retailers in the U.S. The arts and craft giant processes orders for all of its 900+ national stores from its 10-million-square-foot distribution center in Oklahoma City.
- In 2018, **Amazon** announced its first fulfillment center in Oklahoma would be constructed in OKC. The facility would be more than 600,000 square feet and employ more than 1,500. Today, Amazon is already one of the largest employers in the region with a workforce of around 8,000. They have also expanded to have more than 3.5M SF of distribution space.
- **UPS** also has a massive distribution center in OKC that employs 1,800.



RENOWNED HEALTHCARE CENTERS

As one of the nation's major centers of healthcare delivery, the Oklahoma City region employs more than 123,000 health care sector workers. Our 36 general medical and surgical hospitals and nine specialized hospital combine to offer outstanding health care.

\$6.3B

Economic
Impact

12.1%

Increase in Healthcare
Industry jobs in last decade

9%

Of total GDP for
the OKC metro

123K+

Healthcare
industry workers

Oklahoma City is home to one of the nation's leading heart transplant teams, one of the country's most complete medical research centers, one of the medical profession's most respected eye institutes, and the state's only Level 1 Trauma Center with MediFlight service.

OU Medicine and its academic partner, the University of Oklahoma Health Sciences Center, is the state's only comprehensive academic health system.

CENTERS OF EXCELLENCE

With more than 4,600 employees and offering 804 total beds in a network of hospitals, clinics and centers of excellence, serving the state and region with the widest range of specialty services. Including the Stephenson Cancer Center, the state's only National Cancer Institute-Designated Cancer Center, and Harold Hamm Diabetes Center, OU Medicine encompasses OU Physicians, with more than 1,000 providers, and The Children's Hospital, the state's only freestanding hospital just for kids.



In addition to the nationally renowned OU Health Campus, Oklahoma City is home to and served by INTEGRIS Health, SSM Health Care of Oklahoma, and Mercy Health. The Oklahoma City region employs more than 123,000 health care sector workers as the industry continues to grow. Over the past decade the number of jobs in the healthcare industry has grown by 12.1%. The healthcare industry annually generates an estimated \$6.3 billion in direct output of goods and services to the Oklahoma City economy.

HIGHER EDUCATION

With 15 public and private colleges, including two comprehensive universities, Oklahoma City offers its citizens with a wide range of higher education choices to serve its more than 230,000 college students.

UNIVERSITY OF OKLAHOMA (OU)

OU is ranked as one of the top 10 public universities in the nation in terms of academic excellence and costs for students. The university has an enrollment of over 30K students and over 16K employees, and offers 152 Bachelor's programs, 160 Master's programs, and 75 Doctorate programs.



The university also includes the OU College of Law which has been named one of the 15 best law schools in the country and the OU Health Sciences Center, which is Oklahoma's largest and most comprehensive hospital.

A public research university, OU is No. 1 in the nation in the number of National Merit Scholars enrolled per capital among public universities and has produced 29 Rhodes Scholars, one of the highest amounts for a public university.



15
Public & Private Colleges

230K
Total OKC Students

OKLAHOMA STATE UNIVERSITY

Oklahoma State University (OSU), located north of OKC in Stillwater, OK features nationally renowned architecture, veterinary, mechanical engineering and other agricultural science programs. The land-grant, public research university has a total enrollment of over 26,000 students and employs 13,940 people.

Oklahoma State University is classified as a "High Research Activity" campus by the Carnegie Foundations and has been named on the list of "Best Value" colleges in the country.

UNIVERSITY OF CENTRAL OKLAHOMA

The first institution of higher education established in Oklahoma, the University of Central Oklahoma (UCO) offers more than 135 degree options. The 210-acre campus employs 1,380 and has a total enrollment of 17,500 students. UCO is home to the state's largest Computing Science department and one of the top 20 physics departments in the U.S.

OKLAHOMA CITY UNIVERSITY (OCU)

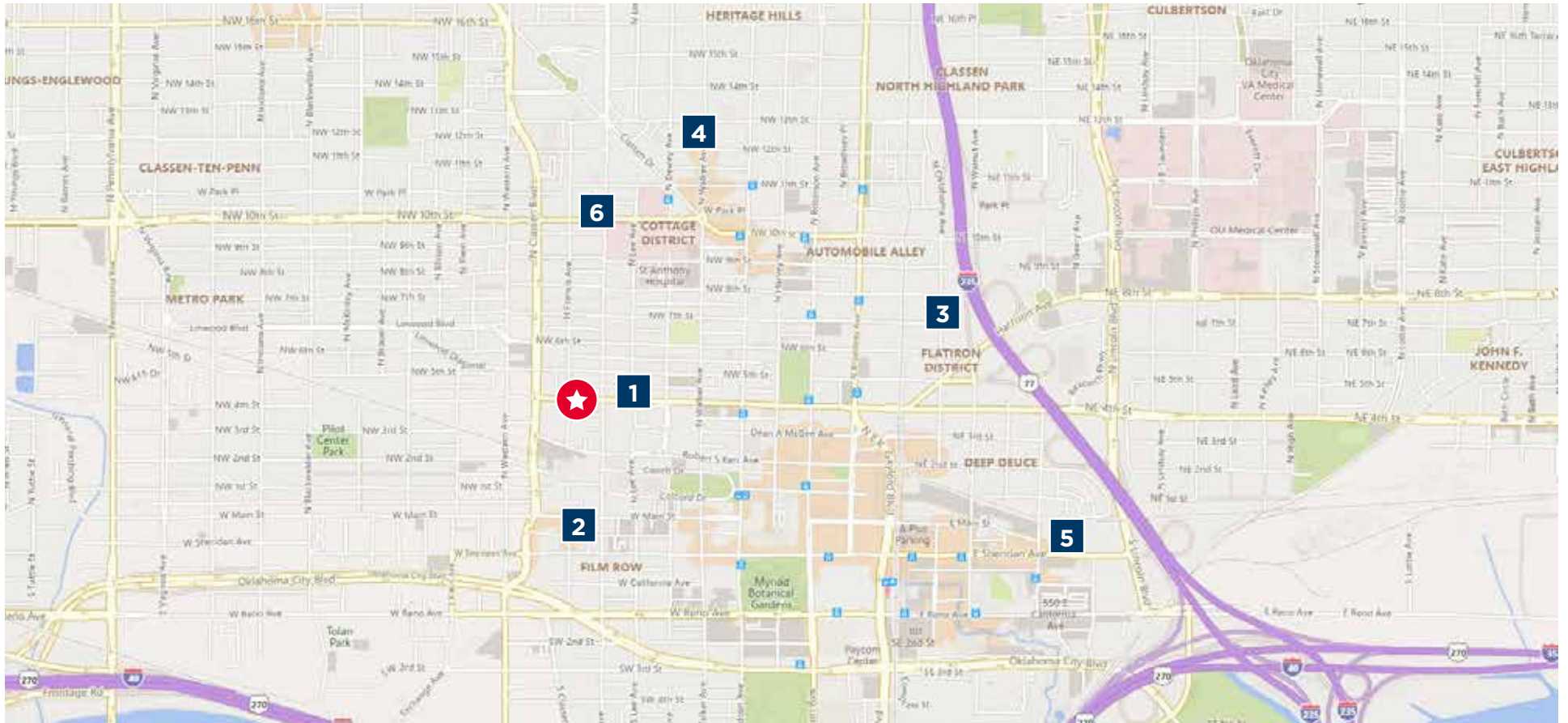
Located near downtown, OCU is a private institution offering more than 70 undergraduate majors and 20 graduate degrees, with an enrollment of just over 3,000 students. OCU has been listed as one of "America's Best Colleges" and has been acknowledged for its renowned law school, school of theater, and school of music.



APARTMENT MARKET



RENT COMPARABLES / SUMMARY



RENT COMPARABLES

PROPERTY	# UNITS	YEAR BUILT	OCCUPANCY	AVG. SF	MKT. RENT	MKT. RENT/SF
1 Muse	302	2023	92%	687	\$1,464	\$2.13
2 West Village	345	2019	97%	784	\$1,634	\$2.08
3 Metropolitan Apartments	329	2016	93%	884	\$1,699	\$1.92
4 Edge at Midtown	250	2014	96%	832	\$1,692	\$2.03
5 Steelyard	250	2017	93%	790	\$1,577	\$2.00
6 The Lift	329	2016	93%	791	\$1,474	\$1.86
TOTAL / AVG	301	2018	94%	795	\$1,590	\$2.00

1 MUSE



700 NW 4th St
Oklahoma City, OK 73102
Oklahoma County

Total Units: 302
Year Built: 2023
Rentable Area (SF): 207,124
Occupancy: 92%

Managed by Greystar Real Estate Partners

UNIT MIX				
UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	MKT. RENT/SF
OBR-1BA	22	449	\$1,303	\$2.90
1BR-1BA	79	553	\$1,369	\$2.48
1BR-1BA	133	682	\$1,319	\$1.93
1BR-1BA	3	1,255	\$2,288	\$1.82
2BR-1BA	41	840	\$1,870	\$2.23
2BR-2BA	24	1,038	\$1,925	\$1.85
TOTAL / AVG	302	687	\$1,464	\$2.13

2 WEST VILLAGE



835 W Sheridan Ave
Oklahoma City, OK 73106
Oklahoma County

Total Units: 345
Year Built: 2019
Rentable Area (SF): 270,541
Occupancy: 97%

Managed by Greystar Real Estate Partners

UNIT MIX				
UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	MKT. RENT/SF
OBR-1BA	41	390	\$1,037	\$2.66
OBR-1BA	5	703	\$1,083	\$1.54
1BR-1BA	102	653	\$1,373	\$2.10
1BR-1BA	85	703	\$1,393	\$1.98
1BR-1BA	18	810	\$1,656	\$2.04
1BR-1BA	18	973	\$1,821	\$1.87
2BR-2BA	5	1,050	\$2,442	\$2.33
2BR-2BA	36	1,109	\$2,507	\$2.26
2BR-2BA	5	1,162	\$2,492	\$2.14
2BR-2BA	4	1,196	\$2,652	\$2.22
2BR-2BA	4	1,244	\$2,702	\$2.17
2BR-2BA	3	1,269	\$2,577	\$2.03
2BR-2BA	2	1,595	\$2,258	\$1.42
2BR-2BA	2	1,648	\$2,788	\$1.69
2BR-2BA	4	1,776	\$2,488	\$1.40
3BR-2BA	6	1,275	\$2,650	\$2.08
3BR-2BA	5	1,358	\$2,983	\$2.20
TOTAL / AVG	345	784	\$1,634	\$2.08



3 METROPOLITAN APARTMENTS



800 N Oklahoma Ave
Oklahoma City, OK 73104
Oklahoma County

Total Units: 329
Year Built: 2016
Rentable Area (SF): 290,992
Occupancy: 93%

Managed by Weidner Apartment Homes

UNIT MIX				
UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	MKT. RENT/SF
OBR-1BA	8	545	\$1,265	\$2.32
1BR-1BA	24	604	\$1,340	\$2.22
1BR-1BA	11	675	\$1,425	\$2.11
1BR-1BA	47	679	\$1,412	\$2.08
1BR-1BA	4	711	\$1,670	\$2.35
1BR-1BA	16	738	\$1,474	\$2.00
1BR-1BA	41	743	\$1,520	\$2.05
1BR-1BA	51	791	\$1,455	\$1.84
1BR-1BA	12	795	\$1,687	\$2.12
1BR-1BA	6	906	\$1,840	\$2.03
1BR-1BA	3	929	\$1,744	\$1.88
2BR-1.5BA	2	1,062	\$1,860	\$1.75
2BR-2BA	1	901	\$2,159	\$2.40
2BR-2BA	3	990	\$1,840	\$1.86
2BR-2BA	5	994	\$1,564	\$1.57
2BR-2BA	1	1,008	\$2,027	\$2.01
2BR-2BA	3	1,098	\$2,057	\$1.87
2BR-2BA	8	1,125	\$1,929	\$1.71
2BR-2BA	3	1,136	\$2,200	\$1.94
2BR-2BA	7	1,193	\$2,145	\$1.80
2BR-2BA	36	1,202	\$2,150	\$1.79
2BR-2BA	3	1,214	\$2,250	\$1.85
2BR-2BA	14	1,251	\$2,045	\$1.63
2BR-2BA	3	1,345	\$2,212	\$1.64
2BR-2BA	2	1,355	\$2,551	\$1.88
2BR-2BA	2	1,367	\$2,815	\$2.06
2BR-2BA	3	1,424	\$2,485	\$1.75
3BR-2BA	4	1,449	\$2,980	\$2.06
3BR-2BA	1	1,788	\$2,811	\$1.57
3BR-3BA	5	1,558	\$2,925	\$1.88
TOTAL / AVG	329	884	\$1,699	\$1.92

4 EDGE AT MIDTOWN



1325 N Walker Ave
Oklahoma City, OK 73103
Oklahoma County

Total Units: 250
Year Built: 2014
Rentable Area (SF): 208,095
Occupancy: 96%

Managed by Weidner Apartment Homes

UNIT MIX				
UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	MKT. RENT/SF
1BR-1BA	50	624	\$1,409	\$2.26
1BR-1BA	31	640	\$1,475	\$2.30
1BR-1BA	78	757	\$1,515	\$2.00
2BR-2BA	39	963	\$1,865	\$1.94
2BR-2BA	25	1,040	\$1,924	\$1.85
2BR-2BA	5	1,125	\$2,312	\$2.06
2BR-2BA	5	1,204	\$2,307	\$1.92
2BR-2BA	5	1,275	\$2,255	\$1.77
2BR-2BA	2	1,611	\$3,097	\$1.92
3BR-2BA	10	1,321	\$2,727	\$2.06
TOTAL / AVG	250	832	\$1,692	\$2.03

5 STEELYARD



505 E Sheridan Ave
Oklahoma City, OK 73104
Oklahoma County

Total Units: 250
Year Built: 2017
Rentable Area (SF): 198,245
Occupancy: 93%

Managed by NE Development / NE Property Management

UNIT MIX				
UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	MKT. RENT/SF
1BR-1BA	73	581	\$1,305	\$2.25
1BR-1BA	3	688	\$1,417	\$2.06
1BR-1BA	62	698	\$1,346	\$1.93
2BR-2BA	64	894	\$1,725	\$1.93
2BR-2BA	2	1,024	\$1,848	\$1.80
2BR-2BA	34	1,030	\$2,017	\$1.96
2BR-2BA	2	1,215	\$2,399	\$1.97
2BR-2BA	2	1,235	\$2,163	\$1.75
2BR-2BA	2	1,245	\$2,189	\$1.76
3BR-2BA	3	1,226	\$2,300	\$1.88
3BR-2BA	3	1,443	\$2,740	\$1.90
TOTAL / AVG	250	790	\$1,577	\$2.00



6 THE LIFT



801 NW 10th St
 Oklahoma City, OK 73106
 Oklahoma County

Total Units: 329
 Year Built: 2016
 Rentable Area (SF): 299,954
 Occupancy: 93%

Managed by MILHAUS

UNIT MIX				
UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	MKT. RENT/SF
OBR-1BA	8	368	\$980	\$2.66
OBR-1BA	22	545	\$1,207	\$2.21
OBR-1BA	3	598	\$1,157	\$1.93
OBR-1BA	3	703	\$1,396	\$1.99
1BR-1BA	71	545	\$972	\$1.78
1BR-1BA	48	657	\$1,412	\$2.15
1BR-1BA	4	702	\$1,592	\$2.27
1BR-1BA	16	703	\$1,141	\$1.62
1BR-1BA	16	730	\$1,566	\$2.15
2BR-2BA	40	896	\$1,630	\$1.82
2BR-2BA	4	905	\$1,718	\$1.90
2BR-2BA	37	1,008	\$1,847	\$1.83
2BR-2BA	33	1,063	\$1,739	\$1.64
2BR-2BA	4	1,067	\$1,962	\$1.84
3BR-3BA	4	1,427	\$2,541	\$1.78
3BR-3BA	12	1,472	\$2,512	\$1.71
3BR-3BA	4	1,477	\$2,582	\$1.75
TOTAL / AVG	329	791	\$1,474	\$1.86

STUDIO

RANKED BY RENT PER UNIT				
PROPERTY	UNIT TYPE	SIZE (SF)	MKT. RENT	RENT /SF
The Lift	OBR-1BA	703	\$1,396	\$1.99
Muse	OBR-1BA	449	\$1,303	\$2.90
Metropolitan Apartments	OBR-1BA	545	\$1,265	\$2.32
The Lift	OBR-1BA	545	\$1,207	\$2.21
The Lift	OBR-1BA	598	\$1,157	\$1.93
West Village	OBR-1BA	703	\$1,083	\$1.54
West Village	OBR-1BA	390	\$1,037	\$2.66
The Lift	OBR-1BA	368	\$980	\$2.66
TOTAL / AVG		538	\$1,179	\$2.28

RANKED BY RENT PER SQUARE FOOT				
PROPERTY	UNIT TYPE	SIZE (SF)	MKT. RENT	RENT /SF
Muse	OBR-1BA	449	\$1,303	\$2.90
The Lift	OBR-1BA	368	\$980	\$2.66
West Village	OBR-1BA	390	\$1,037	\$2.66
Metropolitan Apartments	OBR-1BA	545	\$1,265	\$2.32
The Lift	OBR-1BA	545	\$1,207	\$2.21
The Lift	OBR-1BA	703	\$1,396	\$1.99
The Lift	OBR-1BA	598	\$1,157	\$1.93
West Village	OBR-1BA	703	\$1,083	\$1.54
TOTAL / AVG		538	\$1,179	\$2.28



ONE BEDROOM

RANKED BY RENT PER UNIT

PROPERTY	UNIT TYPE	SIZE (SF)	MKT. RENT	RENT /SF
Muse	1BR-1BA	1,255	\$2,288	\$1.82
Metropolitan Apartments	1BR-1BA	906	\$1,840	\$2.03
West Village	1BR-1BA	973	\$1,821	\$1.87
Metropolitan Apartments	1BR-1BA	929	\$1,744	\$1.88
Metropolitan Apartments	1BR-1BA	795	\$1,687	\$2.12
Metropolitan Apartments	1BR-1BA	711	\$1,670	\$2.35
West Village	1BR-1BA	810	\$1,656	\$2.04
The Lift	1BR-1BA	702	\$1,592	\$2.27
The Lift	1BR-1BA	730	\$1,566	\$2.15
Metropolitan Apartments	1BR-1BA	743	\$1,520	\$2.05
Edge at Midtown	1BR-1BA	757	\$1,515	\$2.00
Edge at Midtown	1BR-1BA	640	\$1,475	\$2.30
Metropolitan Apartments	1BR-1BA	738	\$1,474	\$2.00
Metropolitan Apartments	1BR-1BA	791	\$1,455	\$1.84
Metropolitan Apartments	1BR-1BA	675	\$1,425	\$2.11
Steelyard	1BR-1BA	688	\$1,417	\$2.06
The Lift	1BR-1BA	657	\$1,412	\$2.15
Metropolitan Apartments	1BR-1BA	679	\$1,412	\$2.08
Edge at Midtown	1BR-1BA	624	\$1,409	\$2.26
West Village	1BR-1BA	703	\$1,393	\$1.98
West Village	1BR-1BA	653	\$1,373	\$2.10
Muse	1BR-1BA	553	\$1,369	\$2.48
Steelyard	1BR-1BA	698	\$1,346	\$1.93
Metropolitan Apartments	1BR-1BA	604	\$1,340	\$2.22
Muse	1BR-1BA	682	\$1,319	\$1.93
Steelyard	1BR-1BA	581	\$1,305	\$2.25
The Lift	1BR-1BA	703	\$1,141	\$1.62
The Lift	1BR-1BA	545	\$972	\$1.78
TOTAL / AVG		733	\$1,498	\$2.06

RANKED BY RENT PER SQUARE FOOT

PROPERTY	UNIT TYPE	SIZE (SF)	MKT. RENT	RENT /SF
Muse	1BR-1BA	553	\$1,369	\$2.48
Metropolitan Apartments	1BR-1BA	711	\$1,670	\$2.35
Edge at Midtown	1BR-1BA	640	\$1,475	\$2.30
The Lift	1BR-1BA	702	\$1,592	\$2.27
Edge at Midtown	1BR-1BA	624	\$1,409	\$2.26
Steelyard	1BR-1BA	581	\$1,305	\$2.25
Metropolitan Apartments	1BR-1BA	604	\$1,340	\$2.22
The Lift	1BR-1BA	657	\$1,412	\$2.15
The Lift	1BR-1BA	730	\$1,566	\$2.15
Metropolitan Apartments	1BR-1BA	795	\$1,687	\$2.12
Metropolitan Apartments	1BR-1BA	675	\$1,425	\$2.11
West Village	1BR-1BA	653	\$1,373	\$2.10
Metropolitan Apartments	1BR-1BA	679	\$1,412	\$2.08
Steelyard	1BR-1BA	688	\$1,417	\$2.06
Metropolitan Apartments	1BR-1BA	743	\$1,520	\$2.05
West Village	1BR-1BA	810	\$1,656	\$2.04
Metropolitan Apartments	1BR-1BA	906	\$1,840	\$2.03
Edge at Midtown	1BR-1BA	757	\$1,515	\$2.00
Metropolitan Apartments	1BR-1BA	738	\$1,474	\$2.00
West Village	1BR-1BA	703	\$1,393	\$1.98
Muse	1BR-1BA	682	\$1,319	\$1.93
Steelyard	1BR-1BA	698	\$1,346	\$1.93
Metropolitan Apartments	1BR-1BA	929	\$1,744	\$1.88
West Village	1BR-1BA	973	\$1,821	\$1.87
Metropolitan Apartments	1BR-1BA	791	\$1,455	\$1.84
Muse	1BR-1BA	1,255	\$2,288	\$1.82
The Lift	1BR-1BA	545	\$972	\$1.78
The Lift	1BR-1BA	703	\$1,141	\$1.62
TOTAL / AVG		733	\$1,498	\$2.06

TWO BEDROOM

RANKED BY RENT PER UNIT

PROPERTY	UNIT TYPE	SIZE (SF)	MKT. RENT	RENT /SF
Edge at Midtown	2BR-2BA	1,611	\$3,097	\$1.92
Metropolitan Apartments	2BR-2BA	1,367	\$2,815	\$2.06
West Village	2BR-2BA	1,648	\$2,788	\$1.69
West Village	2BR-2BA	1,244	\$2,702	\$2.17
West Village	2BR-2BA	1,196	\$2,652	\$2.22
West Village	2BR-2BA	1,269	\$2,577	\$2.03
Metropolitan Apartments	2BR-2BA	1,355	\$2,551	\$1.88
West Village	2BR-2BA	1,109	\$2,507	\$2.26
West Village	2BR-2BA	1,162	\$2,492	\$2.14
West Village	2BR-2BA	1,776	\$2,488	\$1.40
Metropolitan Apartments	2BR-2BA	1,424	\$2,485	\$1.75
West Village	2BR-2BA	1,050	\$2,442	\$2.33
Steelyard	2BR-2BA	1,215	\$2,399	\$1.97
Edge at Midtown	2BR-2BA	1,125	\$2,312	\$2.06
Edge at Midtown	2BR-2BA	1,204	\$2,307	\$1.92
West Village	2BR-2BA	1,595	\$2,258	\$1.42
Edge at Midtown	2BR-2BA	1,275	\$2,255	\$1.77
Metropolitan Apartments	2BR-2BA	1,214	\$2,250	\$1.85
Metropolitan Apartments	2BR-2BA	1,345	\$2,212	\$1.64
Metropolitan Apartments	2BR-2BA	1,136	\$2,200	\$1.94
Steelyard	2BR-2BA	1,245	\$2,189	\$1.76
Steelyard	2BR-2BA	1,235	\$2,163	\$1.75
Metropolitan Apartments	2BR-2BA	901	\$2,159	\$2.40
Metropolitan Apartments	2BR-2BA	1,202	\$2,150	\$1.79
Metropolitan Apartments	2BR-2BA	1,193	\$2,145	\$1.80
Metropolitan Apartments	2BR-2BA	1,098	\$2,057	\$1.87
Metropolitan Apartments	2BR-2BA	1,251	\$2,045	\$1.63
Metropolitan Apartments	2BR-2BA	1,008	\$2,027	\$2.01
Steelyard	2BR-2BA	1,030	\$2,017	\$1.96
The Lift	2BR-2BA	1,067	\$1,962	\$1.84
Metropolitan Apartments	2BR-2BA	1,125	\$1,929	\$1.71
Muse	2BR-2BA	1,038	\$1,925	\$1.85

RANKED BY RENT PER SQUARE FOOT

PROPERTY	UNIT TYPE	SIZE (SF)	MKT. RENT	RENT /SF
Metropolitan Apartments	2BR-2BA	901	\$2,159	\$2.40
West Village	2BR-2BA	1,050	\$2,442	\$2.33
West Village	2BR-2BA	1,109	\$2,507	\$2.26
Muse	2BR-1BA	840	\$1,870	\$2.23
West Village	2BR-2BA	1,196	\$2,652	\$2.22
West Village	2BR-2BA	1,244	\$2,702	\$2.17
West Village	2BR-2BA	1,162	\$2,492	\$2.14
Metropolitan Apartments	2BR-2BA	1,367	\$2,815	\$2.06
Edge at Midtown	2BR-2BA	1,125	\$2,312	\$2.06
West Village	2BR-2BA	1,269	\$2,577	\$2.03
Metropolitan Apartments	2BR-2BA	1,008	\$2,027	\$2.01
Steelyard	2BR-2BA	1,215	\$2,399	\$1.97
Steelyard	2BR-2BA	1,030	\$2,017	\$1.96
Edge at Midtown	2BR-2BA	963	\$1,865	\$1.94
Metropolitan Apartments	2BR-2BA	1,136	\$2,200	\$1.94
Steelyard	2BR-2BA	894	\$1,725	\$1.93
Edge at Midtown	2BR-2BA	1,611	\$3,097	\$1.92
Edge at Midtown	2BR-2BA	1,204	\$2,307	\$1.92
The Lift	2BR-2BA	905	\$1,718	\$1.90
Metropolitan Apartments	2BR-2BA	1,355	\$2,551	\$1.88
Metropolitan Apartments	2BR-2BA	1,098	\$2,057	\$1.87
Metropolitan Apartments	2BR-2BA	990	\$1,840	\$1.86
Muse	2BR-2BA	1,038	\$1,925	\$1.85
Metropolitan Apartments	2BR-2BA	1,214	\$2,250	\$1.85
Edge at Midtown	2BR-2BA	1,040	\$1,924	\$1.85
The Lift	2BR-2BA	1,067	\$1,962	\$1.84
The Lift	2BR-2BA	1,008	\$1,847	\$1.83
The Lift	2BR-2BA	896	\$1,630	\$1.82
Steelyard	2BR-2BA	1,024	\$1,848	\$1.80
Metropolitan Apartments	2BR-2BA	1,193	\$2,145	\$1.80
Metropolitan Apartments	2BR-2BA	1,202	\$2,150	\$1.79
Edge at Midtown	2BR-2BA	1,275	\$2,255	\$1.77



TWO BEDROOM (CONTINUED)

RANKED BY RENT PER UNIT

PROPERTY	UNIT TYPE	SIZE (SF)	MKT. RENT	RENT /SF
Edge at Midtown	2BR-2BA	1,040	\$1,924	\$1.85
Muse	2BR-1BA	840	\$1,870	\$2.23
Edge at Midtown	2BR-2BA	963	\$1,865	\$1.94
Metropolitan Apartments	2BR-1.5BA	1,062	\$1,860	\$1.75
Steelyard	2BR-2BA	1,024	\$1,848	\$1.80
The Lift	2BR-2BA	1,008	\$1,847	\$1.83
Metropolitan Apartments	2BR-2BA	990	\$1,840	\$1.86
The Lift	2BR-2BA	1,063	\$1,739	\$1.64
Steelyard	2BR-2BA	894	\$1,725	\$1.93
The Lift	2BR-2BA	905	\$1,718	\$1.90
The Lift	2BR-2BA	896	\$1,630	\$1.82
Metropolitan Apartments	2BR-2BA	994	\$1,564	\$1.57
TOTAL / AVG		1,168	\$2,182	\$1.88

RANKED BY RENT PER SQUARE FOOT

PROPERTY	UNIT TYPE	SIZE (SF)	MKT. RENT	RENT /SF
Steelyard	2BR-2BA	1,245	\$2,189	\$1.76
Steelyard	2BR-2BA	1,235	\$2,163	\$1.75
Metropolitan Apartments	2BR-1.5BA	1,062	\$1,860	\$1.75
Metropolitan Apartments	2BR-2BA	1,424	\$2,485	\$1.75
Metropolitan Apartments	2BR-2BA	1,125	\$1,929	\$1.71
West Village	2BR-2BA	1,648	\$2,788	\$1.69
Metropolitan Apartments	2BR-2BA	1,345	\$2,212	\$1.64
The Lift	2BR-2BA	1,063	\$1,739	\$1.64
Metropolitan Apartments	2BR-2BA	1,251	\$2,045	\$1.63
Metropolitan Apartments	2BR-2BA	994	\$1,564	\$1.57
West Village	2BR-2BA	1,595	\$2,258	\$1.42
West Village	2BR-2BA	1,776	\$2,488	\$1.40
TOTAL / AVG		1,168	\$2,182	\$1.88

THREE BEDROOM

RANKED BY RENT PER UNIT

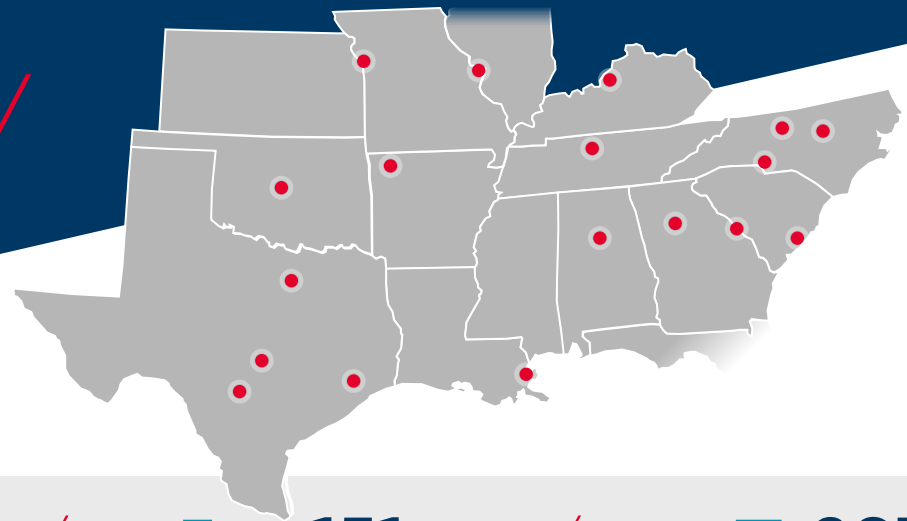
PROPERTY	UNIT TYPE	SIZE (SF)	MKT. RENT	RENT /SF
West Village	3BR-2BA	1,358	\$2,983	\$2.20
Metropolitan Apartments	3BR-2BA	1,449	\$2,980	\$2.06
Metropolitan Apartments	3BR-3BA	1,558	\$2,925	\$1.88
Metropolitan Apartments	3BR-2BA	1,788	\$2,811	\$1.57
Steelyard	3BR-2BA	1,443	\$2,740	\$1.90
Edge at Midtown	3BR-2BA	1,321	\$2,727	\$2.06
West Village	3BR-2BA	1,275	\$2,650	\$2.08
The Lift	3BR-3BA	1,477	\$2,582	\$1.75
The Lift	3BR-3BA	1,427	\$2,541	\$1.78
The Lift	3BR-3BA	1,472	\$2,512	\$1.71
Steelyard	3BR-2BA	1,226	\$2,300	\$1.88
TOTAL / AVG		1,436	\$2,705	\$1.90

RANKED BY RENT PER SQUARE FOOT

PROPERTY	UNIT TYPE	SIZE (SF)	MKT. RENT	RENT /SF
West Village	3BR-2BA	1,358	\$2,983	\$2.20
West Village	3BR-2BA	1,275	\$2,650	\$2.08
Edge at Midtown	3BR-2BA	1,321	\$2,727	\$2.06
Metropolitan Apartments	3BR-2BA	1,449	\$2,980	\$2.06
Steelyard	3BR-2BA	1,443	\$2,740	\$1.90
Metropolitan Apartments	3BR-3BA	1,558	\$2,925	\$1.88
Steelyard	3BR-2BA	1,226	\$2,300	\$1.88
The Lift	3BR-3BA	1,427	\$2,541	\$1.78
The Lift	3BR-3BA	1,477	\$2,582	\$1.75
The Lift	3BR-3BA	1,472	\$2,512	\$1.71
Metropolitan Apartments	3BR-2BA	1,788	\$2,811	\$1.57
TOTAL / AVG		1,436	\$2,705	\$1.90

SUNBELT MULTIFAMILY ADVISORY GROUP

93 TEAM MEMBERS
51 ADVISORS
15 STATES



#1
Sunbelt
Market Share*



\$5B
2023 Total
Sales Volume



151
Deals Closed
in 2023



26K
Units Sold
in 2023

/ SUNBELT INSTITUTIONAL

ROBERT STICKEL

Executive Vice Chair

ALEX BROWN

Executive Managing Director

ASHLYN WARREN

Director

/ SUNBELT BTR

PARKER CALDWELL

Director

CRAIG HEY

Vice Chair

NELSON ABELS

Executive Managing Director

LOUIS SMART

Director

JOHN CARR

Managing Director

GRANT RAYMOND

Senior Director

/ ATLANTA

MIKE KEMETHER

Executive Vice Chair

TRAVIS PRESNELL

Executive Managing Director

NATHAN SWENSON

Executive Director

WESLEY KENNEY

Managing Director

BROOKS COLQUITT

Managing Director

WESLEY LACEFIELD

Director

JAMES WILBER

Director

/ GEORGIA

TAYLOR BIRD

Executive Managing Director

NELSON ABELS

Executive Managing Director

AUSTIN WEATHINGTON

Director

/ NORTH CAROLINA

PAUL MARLEY

Vice Chair

ALEX MCDERMOTT

Executive Managing Director

HUNTER BOWLING

Senior Director

RICHARD MONTANA

Senior Director

LOUIS SMART

Director

/ SOUTH CAROLINA

AUSTIN GREEN

Executive Managing Director

JOHN PHOENIX

Managing Director

RICHARD GORE

Director

/ GULF STATES

CRAIG HEY

Vice Chair

ANDREW BROWN

Executive Director

PARKER CALDWELL

Director

/ CENTRAL STATES

CRAIG HEY

Vice Chair

MARTIN BYNUM

Managing Director

WHITTAKER POTTS

Executive Managing Director

MATT STEPHENS

Director

STEPHEN PESTINGER

Director
Commercial Oklahoma Inc.

/ TEXAS

JENNIFER CAMPBELL

Executive Managing Director

JOHN CARR

Managing Director

BEN FULLER

Managing Director

GRANT RAYMOND

Senior Director

ASHER HALL

Senior Director

JOSH HOFFMAN

Senior Director

AVERY KLATT

Director

/ LOUISIANA

MIKE KEMETHER

Executive Vice Chair

LARRY SCHEDLER

Principal, Larry G.
Schedler & Associates

/ TENNESSEE

TYLER MAYO

Managing Director

TAYLOR BIRD

Executive Managing Director

NELSON ABELS

Executive Managing Director

/ KENTUCKY

MIKE KEMETHER

Executive Vice Chair

CRAIG COLLINS

Senior Director
Commercial Kentucky Inc.

/ SUNBELT LAND

ALEX PHILLIPS

Director



* CoStar broker-attributed sales in AL, AR, FL, GA, KY, LA, MS, NC, SC, TN and TX, reported through Nov 2023. OK, MO & KS excluded as 2024 expansion territories.



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Greensboro
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Louisville
Nashville
New Orleans
Oklahoma City
Raleigh
Rogers
San Antonio

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Boise
Colorado Springs
Denver
Las Vegas
Los Angeles
Phoenix
Portland
Reno
Sacramento
Salt Lake City
San Diego
San Francisco
Seattle

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Columbus
Detroit
Indianapolis
Kansas City
St. Louis

/ FLORIDA
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Jacksonville
Miami
Orlando
Tampa

/ NORTHEAST

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Boston
Stamford
Washington, DC
Newark
New York
Philadelphia
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EQUITY, DEBT & STRUCTURED FINANCE

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