

CHISHOLM CREEK DEVELOPMENT SITE

PUD Development Site in
Booming North OKC

Oklahoma City, OK
49.56 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 alex.phillips@cushwake.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.

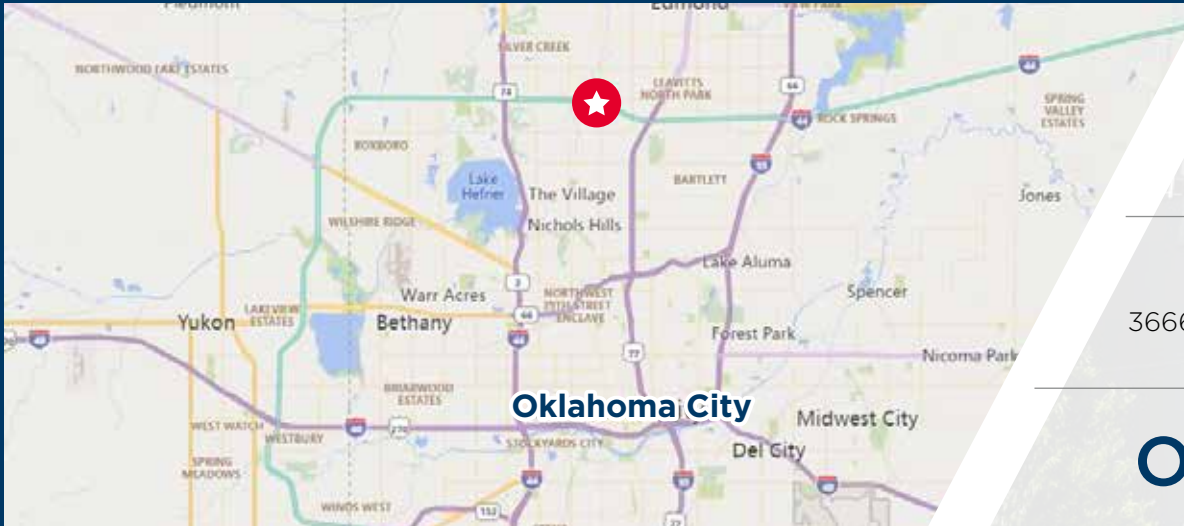


INVESTMENT SUMMARY



INVESTMENT OFFERING & HIGHLIGHTS

The Cushman & Wakefield Sunbelt Multifamily Advisory Group is pleased to present the exclusive listing of the ±49.56-acre Chisholm Creek Development Site in Oklahoma City, Oklahoma. The property's flexible zoning allows for high-density multifamily, high-density single family, retail, & mixed-use development. The site is just south of John Kilpatrick Turnpike and the area's premier retail and entertainment district, Chisholm Creek. Running along the John Kilpatrick Turnpike, the Memorial Road corridor is home to some of the city's most dynamic and sought-after retailers, as well as top employers. The multifamily market in Oklahoma City is strong, with an average of 3% rent growth projected 2024-2028 and backed by affluent demographics. The Chisholm Creek Development Site presents an exciting opportunity to embark on a dynamic mixed-use project with dense multifamily in one of the hottest area's of the city.



49.56
ACRES 

PUD
ZONING 

Oklahoma
COUNTY 

Parcel IDs 
3666134382000, 3666134384100, 3666134382550,
3666134382500, 3666134383500

Oklahoma City, OK 
13001 N. WESTERN AVE, 73114

1

THOUGHTFULLY DESIGNED PUD

The conceptual site plan for the approved PUD takes advantage of the flexible zoning, offering a variety of housing types as well as commercial uses and expansive common areas. The Chisholm Creek Development Site will appeal to many different lifestyle types as a future place of residence.

2

ACTIVE CHISHOLM CORRIDOR

Chisholm Creek, touted as OKC's first pedestrian-friendly, mixed-use development, is a place where people gather to live, work, and play. The blend of retail, dining, entertainment, residential, and recreational opportunities across 180 acres creates a sense of true experiential place-making, elevating the area.

3

THRIVING MULTIFAMILY MARKET

With steadfast demographics and a firm renter profile in place, the Chisholm Creek Development Site is well positioned to take advantage of an excellent OKC multifamily market.

4

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.



1 THOUGHTFULLY DESIGNED PUD

The conceptual site plan for the approved PUD takes advantage of the flexible zoning, offering a variety of housing types as well as commercial uses and expansive common areas. The Chisholm Creek Development Site will appeal to many different lifestyle types as a future place of residence

MIXED-USE DEVELOPMENT WITH FLEXIBLE USES & DENSITY

The PUD consist of two tracts, with Tract 1 being the southern ±17 acres and Tract 2 the northern ±32 acres. Tract 1 will allow for single-family residential zero lot line development, while Tract 2 will allow for high density multifamily and commercial uses. The intent is to cater to the variety of housing types needed in this area of Oklahoma City.

OPTIMAL OPTIONALITY

The site, planned for 777 total units, will be delivered as a blank slate, allowing a multifamily developer to use the existing conceptual plans or come up with their own vision for programming the site. Multifamily is a conditional use of CS zoning so the developer must just adhere to those conditions, while phase II is already entitled for 280 units.

PLACE-MAKING OPPORTUNITY

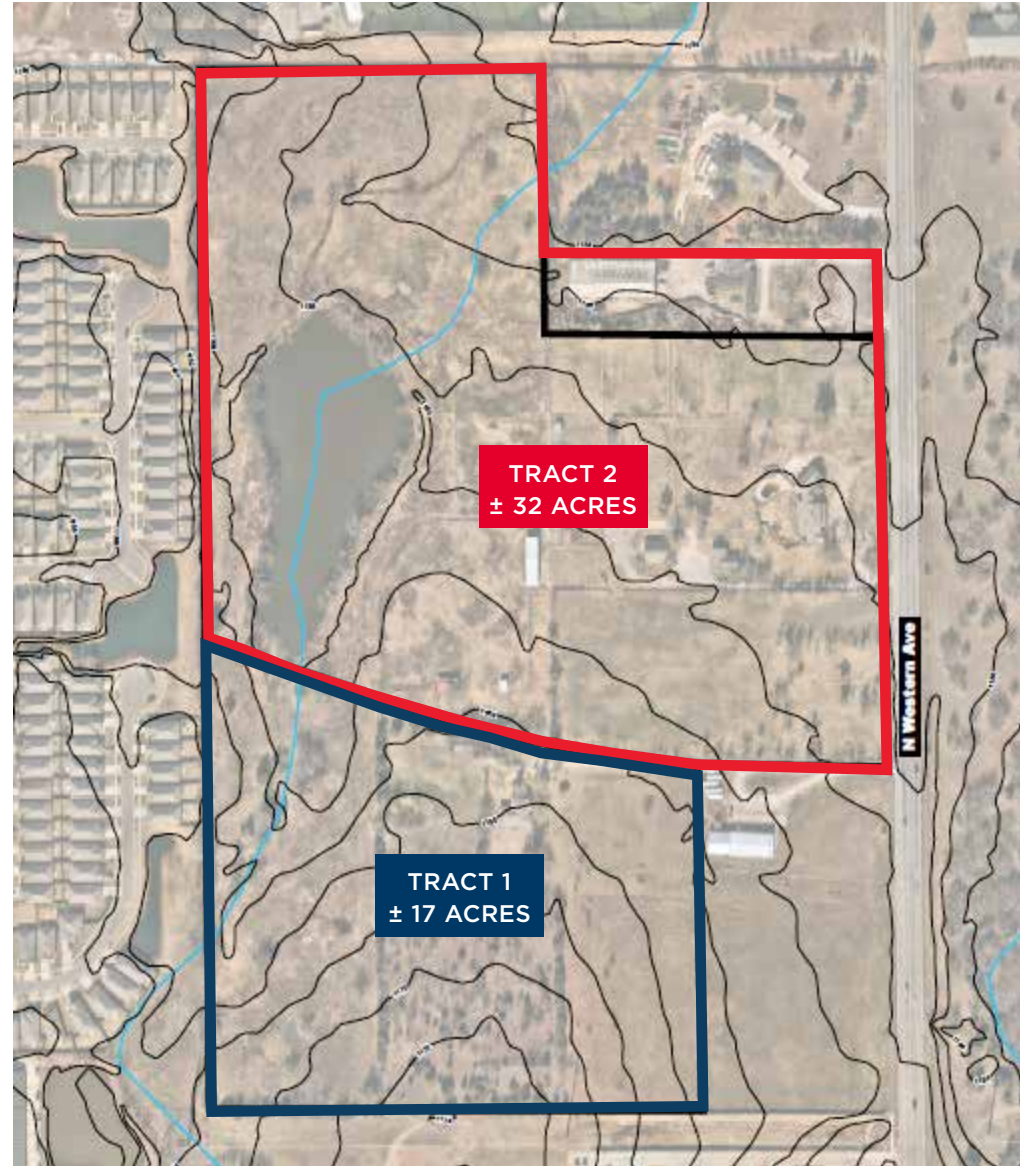
A developer has the unique opportunity to activate frontage along highly trafficked (15K VPD) N Western Ave with ground floor retail and attractive green spaces ideal for events and entertainment.

The existing Chisholm Creek PUD just north of the site has been highly successful at attracting OKC residents from near and far, and this site has excellent potential to do the same.

DUE DILIGENCE COMPLETED

With key due diligence items already completed, the following items and more are available for download:

- ALTA Survey
- Conceptual Site Plan
- PUD Design Statement



■ Single-family residential zero lot line. Maximum density allows for 15 units per acre.

■ R-4 high density MF & C-3 commercial | "General Residential" District allows max density 32 units per acre.

1 THOUGHTFULLY DESIGNED PUD /

CONCEPT PLANS



2 ACTIVE MICRO MARKET

Chisholm Creek, touted as OKC's first pedestrian-friendly, mixed-use development, is a place where people gather to live, work, and play.

LIVE, WORK, PLAY

The blend of retail, dining, entertainment, residential, and recreational opportunities across 180 acres creates a sense of true experiential place-making, elevating the area.

CHISHOLM CREEK

Current Features:

- TopGolf
- Cabela's
- St. Anthony Healthplex
- The Pointe - Small Lake Surrounded by Restaurants
- The Shops at Market Street
- 80K SF Retail Building w/ Parking Garage
- Domain at Chisholm Creek Apartments
- Argon Apartments
- iFLY Indoor Skydiving

Planned Features

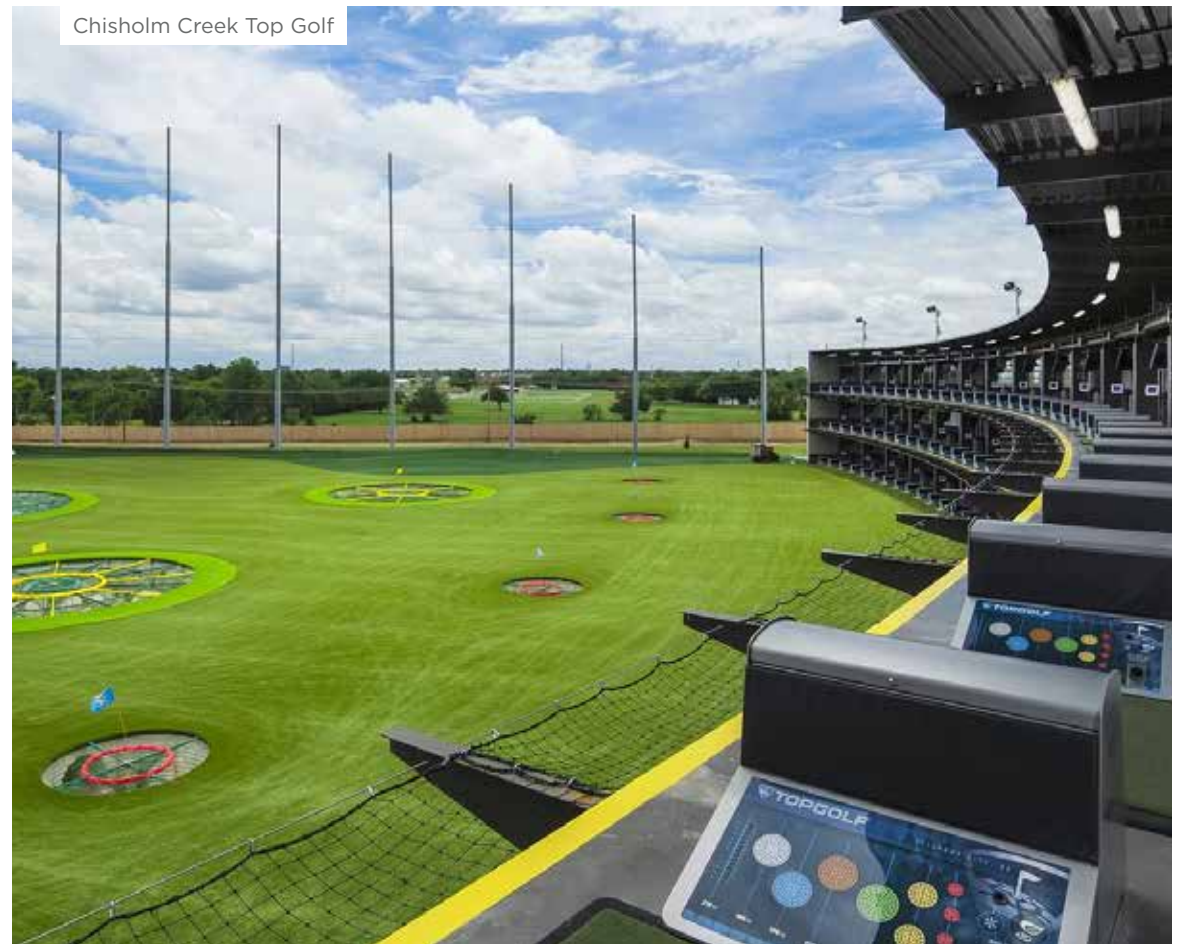
- 250K SF Office Building
- Potential Multi-Sport Stadium
- "Downtown" w/ Class A Office & High-End Shopping
- 6-8 Miles of Trails

ADDITIONAL ATTRACTIONS

Outside of the 180-acre Chisholm Creek development, North OKC has plenty to offer, all while being 15 min from downtown. Quail Springs Mall, just a 5 min drive from the site, has over 800K SQFT of retail and 113 retailers. OKC's first Costco opened less than half a mile from the site in 2019.

NEARBY EMPLOYERS

- ACME Brick
- Ben E Keith Foods
- FBI
- HPI
- Farmers Insurance
- Gulfport Energy Corp
- Pepsi
- Mercy Hospital
- Paycom
- Hertz





- RETAIL
- POINTS OF INTEREST

3 THRIVING MULTIFAMILY FUNDAMENTALS

With steadfast demographics and a firm renter profile in place, the Chisholm Creek Development Site is well positioned to take advantage of an excelling OKC multifamily market.

SOUND FUNDAMENTALS & BLUE CHIP DEMOGRAPHICS

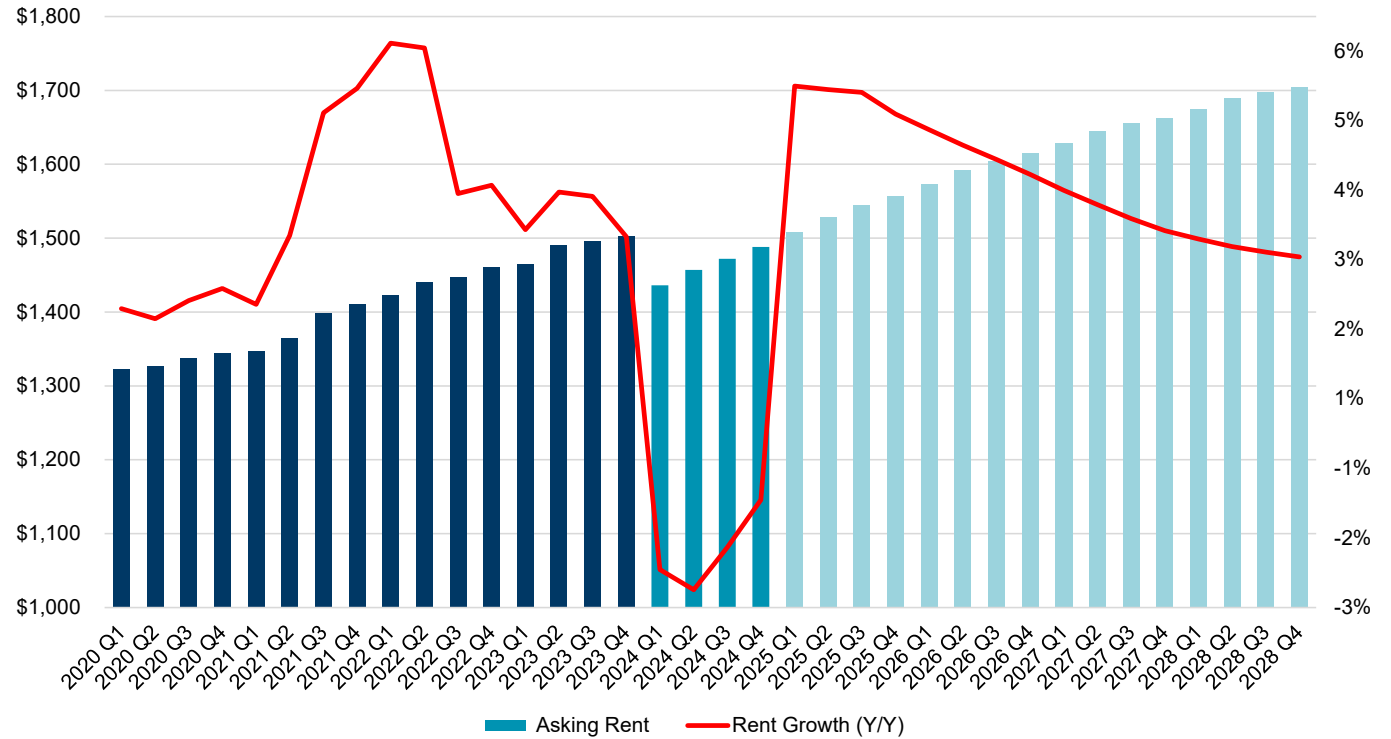
With an affluent population already in place, the demographics surrounding the site should only improve as Class A developments and investment come to the area.

IMPRESSIVE RENT GROWTH

Although average market rents are projected to stall in 2024, this lull period is followed by an impress four consecutive quarters of 5% year over year rent growth. The average year over year rent growth from Q1 2024 to Q4 2028 is 3%, a testament to the strength of the market.

≥3%
Rent Growth
(2025-2028)

OKLAHOMA CITY HISTORIC & PROJECTED RENT GROWTH



Source: CoStar (2024.03), properties built ≥ 2020

AREA DEMOGRAPHICS

	(1-MILE RADIUS)	(3-MILE RADIUS)	(5-MILE RADIUS)
2023 Population	5,392	75,317	173,026
2023 Households	2,129	33,898	74,179
Avg. HHI	\$78,091	\$81,058	\$96,039
College Degree	40%	46%	51%
Median Age	32.7	35.1	36.3
Total Consumer Spending	\$60,766,158	\$936,493,135	\$2,345,331,000

Source: Alteryx



4 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

4 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.

Strategically located at the intersection of Interstates 35, 40, and 44 and equidistant from the east and west coasts, Oklahoma City offers a unique combination of livability, affordability and major-metro amenities



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.

PROMINENT EMPLOYMENT GROWTH

With a rapidly growing metropolitan area and some of the lowest business costs in the U.S. for a major metro there is a reason Oklahoma City was named the "Easiest Place in North America to Do Business."

- 2024: Sam's Club Distribution Center opened their new 300,000 SF facility in OKCLogistics Park. The \$40 million dollar project will bring over 130 jobs to the metro.
- 2024: Pratt & Whitney was recently received a sustainment contract valued up to \$870M for engines, solidifying Tinker Air Force Base's crucial role in aerospace and defense operations. Tinker is of strategic importance in the overall sustainment process, with the new contract running through April 2034. Pratt & Whitney announced a \$255M investment in a new Oklahoma City facility earlier this year. The 845K SF world-class sustainment facility will serve as a depot operations hub for all Pratt & Whitney military engines.
- 2023: UPS announced they will open a new multi million dollar, small package handling facility in Oklahoma City. The \$39.6M investment in the automated facility will be more than 180,000 SF allowing the movement of 10,000 packages per hour.
- 2023: Premier distribution and gaming solutions provider for the US casino market, Dynamic Gaming Solutions announced it will take over the existing 117,000 SF at the old FAA Headquarters building in Oklahoma City. The site will be home to the company's new headquarters, combining several offices and warehouses together.
- 2023: Georg Fischer Central Plastics will open a 150,000 SF manufacturing plant in Shawnee, located just east of Oklahoma City. The \$30M dollar manufacturing plant will occupy a 40-acre site and will bring 300 new jobs to the area.
- 2023: Locke Supply Co. announced it will expend \$121.9M towards their new 1.424 million-square-foot distribution center and headquarters in Oklahoma City. Lock, a distributor of supplies and tools anticipates growing its state retail workforce by 500 employees as a result of the investment.
- 2023: Cetrillium Protein LLC is building a 112K SF meat processing plant in Midwest City. The agricultural producer will bring more than 100 employees to the area.



Sam's Club Distribution Center



Pratt & Whitney

OKLAHOMA CITY MSA TOP EMPLOYERS

EMPLOYER	JOBS	EMPLOYER	JOBS	EMPLOYER	JOBS
State of Oklahoma	37,600	SSM Health Care of OK *	5,600	Midfirst Bank *	3,100
Tinker Air Force Base	26,000	FAA Mike Monroney Aeronautical	5,150	Norman Regional Hospital	2,740
University of Oklahoma (Norman)	11,530	OU HSC	5,000	AT&T	2,700
INTEGRIS Health *	11,000	City of Oklahoma City	4,500	Love's Travel Stops & Country Store *	2,500
Amazon	8,000	OU Medical Center	4,360	OG&E Energy Corporation *	2,240
Hobby Lobby Stores *	6,500	Paycom *	4,200	Dell	2,100
Mercy Hospital *	6,500	The Boeing Company	3,740	Oklahoma City Community College	2,100

* Headquarters

Source: Greater Oklahoma City Chamber



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.

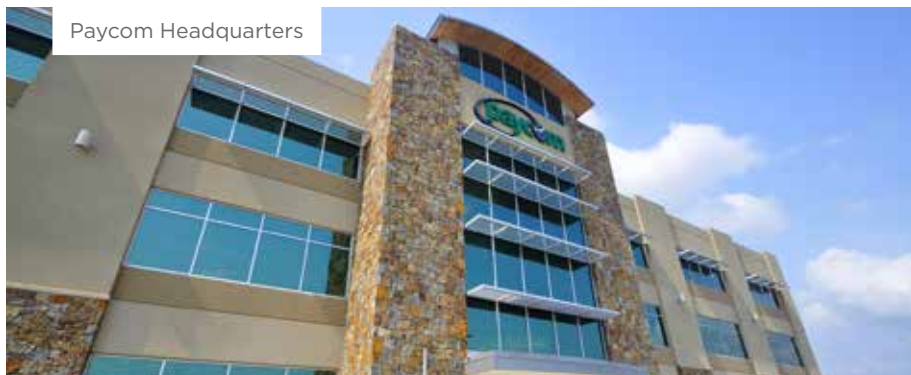
HOME GROWN

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

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 sixth 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.

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.

\$6.3B

Economic
Impact

12.1%

Increase in Healthcare
Industry jobs in last decade

9%

Of total GDP for the
OKC metro

123,000+

Healthcare industry
workers

RENOWNED HEALTHCARE CENTERS

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

Ranked as one of the top 10 public universities in the nation in terms of academic excellence and costs for students. The University of Oklahoma (OU), with an enrollment of over 30K students and over 16,000 employees - 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.



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

Located near downtown OKC, Oklahoma City University (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.

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.

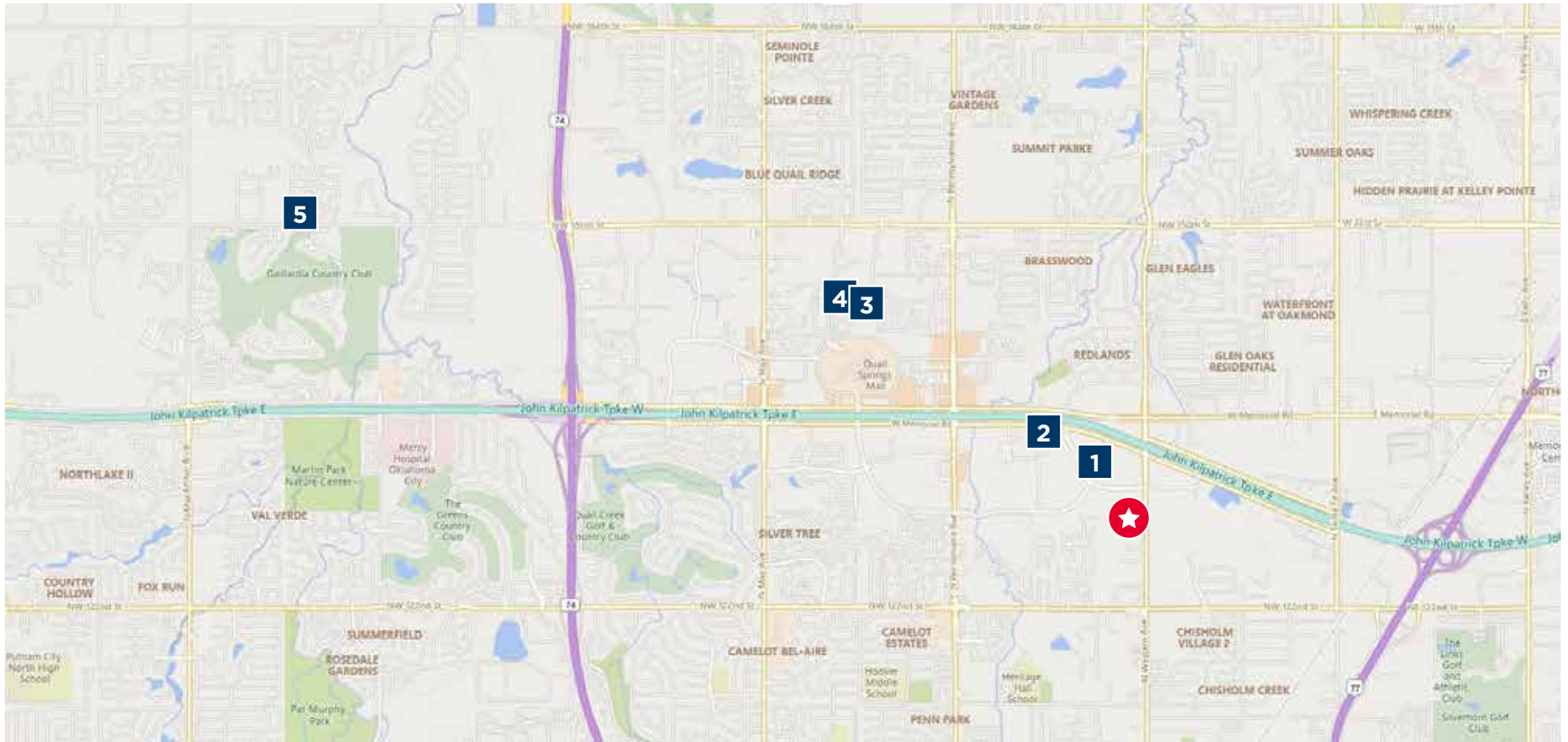
15
Public & Private
Colleges

230,000
College
Students

APARTMENT MARKET



RENT COMPARABLES / SUMMARY



RENT COMPARABLES

PROPERTY	# UNITS	YEAR BUILT	OCCUPANCY	AVG. SF	MKT. RENT	MKT. RENT/SF
1 Domain at Chisholm Creek*	240	2023	64%	947	\$1,470	\$1.55
2 Argon Apartments	287	2018	91%	805	\$1,248	\$1.55
3 24 Hundred	299	2022	91%	965	\$1,340	\$1.39
4 Stonehorse Crossing	300	2018	95%	971	\$1,322	\$1.36
5 Crown Lone Oak	286	2019	95%	1,005	\$1,223	\$1.22
TOTAL / AVG	282	2020	93%	938	\$1,321	\$1.41

*Property is in lease up and therefore excluded from occupancy average.

1 DOMAIN AT CHISHOLM CREEK



1424 Highland Park Blvd
 Oklahoma City, OK 73114
 Oklahoma County

Total Units: 240
 Year Built: 2023
 Rentable Area (SF): 227,250
 Occupancy: 64%

Managed by Rockwood Capital (TX)

UNIT MIX				
UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	MKT. RENT/SF
OBR-1BA	20	626	\$1,140	\$1.82
1BR-1BA	30	694	\$1,210	\$1.74
1BR-1BA	30	751	\$1,280	\$1.70
1BR-1BA	40	786	\$1,300	\$1.65
1BR-1BA	20	909	\$1,475	\$1.62
2BR-2BA	20	1,048	\$1,595	\$1.52
2BR-2BA	40	1,235	\$1,725	\$1.40
2BR-2BA	20	1,283	\$1,825	\$1.42
2BR-2BA	20	1,287	\$1,825	\$1.42
TOTAL / AVG	240	947	\$1,470	\$1.55

Property is in lease up.



2 ARGON APARTMENTS



13600 North Blackwelder Ave
Oklahoma City, OK 73134
Oklahoma County

Total Units: 287
Year Built: 2018
Rentable Area (SF): 230,971
Occupancy: 91%

Managed by NE Management

UNIT MIX				
UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	MKT. RENT/SF
OBR-1BA	33	498	\$990	\$1.99
1BR-1BA	132	668	\$1,120	\$1.68
2BR-2BA	100	1,003	\$1,400	\$1.40
2BR-2BA	15	1,176	\$1,635	\$1.39
3BR-2BA	7	1,203	\$1,869	\$1.55
TOTAL / AVG	287	805	\$1,248	\$1.55

3 24 HUNDRED



2400 Watermark Blvd
Oklahoma City, OK 73134
Oklahoma County

Total Units: 299
Year Built: 2022
Rentable Area (SF): 288,392
Occupancy: 91%

Managed by Case & Associates Properties, Inc.

UNIT MIX				
UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	MKT. RENT/SF
1BR-1BA	96	789	\$1,199	\$1.52
1BR-1BA	9	830	\$1,259	\$1.52
1BR-1BA	32	879	\$1,279	\$1.46
1BR-1BA	8	958	\$1,419	\$1.48
1BR-1BA	10	966	\$1,399	\$1.45
2BR-2BA	78	1,050	\$1,379	\$1.31
2BR-2BA	36	1,108	\$1,429	\$1.29
2BR-2BA	6	1,115	\$1,499	\$1.34
2BR-2BA	4	1,246	\$1,599	\$1.28
2BR-2BA	10	1,267	\$1,599	\$1.26
2BR-2.5BA	4	1,246	\$1,639	\$1.32
3BR-2BA	6	1,435	\$1,819	\$1.27
TOTAL / AVG	299	965	\$1,340	\$1.39

4 STONEHORSE CROSSING



14320 Mazzaluna Blvd
 Oklahoma City, OK 73134
 Oklahoma County

Total Units: 300
 Year Built: 2018
 Rentable Area (SF): 291,262
 Occupancy: 95%

Managed by Case & Associates Properties, Inc.

UNIT MIX				
UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	MKT. RENT/SF
1BR-1BA	84	789	\$1,199	\$1.52
1BR-1BA	46	879	\$1,249	\$1.42
1BR-1BA	10	966	\$1,386	\$1.43
2BR-2BA	96	1,050	\$1,359	\$1.29
2BR-2BA	44	1,108	\$1,419	\$1.28
2BR-2BA	20	1,267	\$1,589	\$1.25
TOTAL / AVG	300	971	\$1,322	\$1.36

5 CROWN LONE OAK



15400 Lone Oak Rd
 Oklahoma City, OK 73013
 Oklahoma County

Total Units: 286
 Year Built: 2019
 Rentable Area (SF): 287,528
 Occupancy: 95%

Managed by The Leinbach Company

UNIT MIX				
UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	MKT. RENT/SF
1BR-1BA	60	797	\$1,090	\$1.37
1BR-1BA	56	846	\$1,090	\$1.29
1BR-1BA	20	1,000	\$1,300	\$1.30
2BR-2BA	72	1,109	\$1,290	\$1.16
2BR-2BA	68	1,173	\$1,300	\$1.11
2BR-2BA	10	1,272	\$1,595	\$1.25
TOTAL / AVG	286	1,005	\$1,223	\$1.22



1 DOMAIN AT CHISHOLM CREEK



1424 Highland Park Blvd
 Oklahoma City, OK 73114
 Oklahoma County

Total Units: 240
 Year Built: 2023
 Rentable Area (SF): 227,250
 Occupancy: 64%

Managed by Rockwood Capital (TX)

UNIT MIX				
UNIT TYPE	# UNITS	SIZE (SF)	MKT. RENT	MKT. RENT/SF
OBR-1BA	20	626	\$1,140	\$1.82
1BR-1BA	30	694	\$1,210	\$1.74
1BR-1BA	30	751	\$1,280	\$1.70
1BR-1BA	40	786	\$1,300	\$1.65
1BR-1BA	20	909	\$1,475	\$1.62
2BR-2BA	20	1,048	\$1,595	\$1.52
2BR-2BA	40	1,235	\$1,725	\$1.40
2BR-2BA	20	1,283	\$1,825	\$1.42
2BR-2BA	20	1,287	\$1,825	\$1.42
TOTAL / AVG	240	947	\$1,470	\$1.55

Property is in lease up.

STUDIO

RANKED BY RENT PER UNIT

PROPERTY	UNIT TYPE	SIZE (SF)	MKT. RENT	RENT /SF
Domain at Chisholm Creek	OBR-1BA	626	\$1,140	\$1.82
Argon Apartments	OBR-1BA	498	\$990	\$1.99
TOTAL / AVG		562	\$1,065	\$1.90

RANKED BY RENT PER SQUARE FOOT

PROPERTY	UNIT TYPE	SIZE (SF)	MKT. RENT	RENT /SF
Argon Apartments	OBR-1BA	498	\$990	\$1.99
Domain at Chisholm Creek	OBR-1BA	626	\$1,140	\$1.82
TOTAL / AVG		562	\$1,065	\$1.90

ONE BEDROOM

RANKED BY RENT PER UNIT

PROPERTY	UNIT TYPE	SIZE (SF)	MKT. RENT	RENT /SF
Domain at Chisholm Creek	1BR-1BA	909	\$1,475	\$1.62
24 Hundred	1BR-1BA	958	\$1,419	\$1.48
24 Hundred	1BR-1BA	966	\$1,399	\$1.45
Stonehorse Crossing	1BR-1BA	966	\$1,386	\$1.43
Domain at Chisholm Creek	1BR-1BA	786	\$1,300	\$1.65
Crown Lone Oak	1BR-1BA	1,000	\$1,300	\$1.30
Domain at Chisholm Creek	1BR-1BA	751	\$1,280	\$1.70
24 Hundred	1BR-1BA	879	\$1,279	\$1.46
24 Hundred	1BR-1BA	830	\$1,259	\$1.52
Stonehorse Crossing	1BR-1BA	879	\$1,249	\$1.42
Domain at Chisholm Creek	1BR-1BA	694	\$1,210	\$1.74
24 Hundred	1BR-1BA	789	\$1,199	\$1.52
Stonehorse Crossing	1BR-1BA	789	\$1,199	\$1.52
Argon Apartments	1BR-1BA	668	\$1,120	\$1.68
Crown Lone Oak	1BR-1BA	797	\$1,090	\$1.37
Crown Lone Oak	1BR-1BA	846	\$1,090	\$1.29
TOTAL / AVG		844	\$1,266	\$1.51

RANKED BY RENT PER SQUARE FOOT

PROPERTY	UNIT TYPE	SIZE (SF)	MKT. RENT	RENT /SF
Domain at Chisholm Creek	1BR-1BA	694	\$1,210	\$1.74
Domain at Chisholm Creek	1BR-1BA	751	\$1,280	\$1.70
Argon Apartments	1BR-1BA	668	\$1,120	\$1.68
Domain at Chisholm Creek	1BR-1BA	786	\$1,300	\$1.65
Domain at Chisholm Creek	1BR-1BA	909	\$1,475	\$1.62
24 Hundred	1BR-1BA	789	\$1,199	\$1.52
Stonehorse Crossing	1BR-1BA	789	\$1,199	\$1.52
24 Hundred	1BR-1BA	830	\$1,259	\$1.52
24 Hundred	1BR-1BA	958	\$1,419	\$1.48
24 Hundred	1BR-1BA	879	\$1,279	\$1.46
24 Hundred	1BR-1BA	966	\$1,399	\$1.45
Stonehorse Crossing	1BR-1BA	966	\$1,386	\$1.43
Stonehorse Crossing	1BR-1BA	879	\$1,249	\$1.42
Crown Lone Oak	1BR-1BA	797	\$1,090	\$1.37
Crown Lone Oak	1BR-1BA	1,000	\$1,300	\$1.30
Crown Lone Oak	1BR-1BA	846	\$1,090	\$1.29
TOTAL / AVG		844	\$1,266	\$1.51



TWO BEDROOM

RANKED BY RENT PER UNIT

PROPERTY	UNIT TYPE	SIZE (SF)	MKT. RENT	RENT /SF
Domain at Chisholm Creek	2BR-2BA	1,283	\$1,825	\$1.42
Domain at Chisholm Creek	2BR-2BA	1,287	\$1,825	\$1.42
Domain at Chisholm Creek	2BR-2BA	1,235	\$1,725	\$1.40
24 Hundred	2BR-2.5BA	1,246	\$1,639	\$1.32
Argon Apartments	2BR-2BA	1,176	\$1,635	\$1.39
24 Hundred	2BR-2BA	1,246	\$1,599	\$1.28
24 Hundred	2BR-2BA	1,267	\$1,599	\$1.26
Domain at Chisholm Creek	2BR-2BA	1,048	\$1,595	\$1.52
Crown Lone Oak	2BR-2BA	1,272	\$1,595	\$1.25
Stonehorse Crossing	2BR-2BA	1,267	\$1,589	\$1.25
24 Hundred	2BR-2BA	1,115	\$1,499	\$1.34
24 Hundred	2BR-2BA	1,108	\$1,429	\$1.29
Stonehorse Crossing	2BR-2BA	1,108	\$1,419	\$1.28
Argon Apartments	2BR-2BA	1,003	\$1,400	\$1.40
24 Hundred	2BR-2BA	1,050	\$1,379	\$1.31
Stonehorse Crossing	2BR-2BA	1,050	\$1,359	\$1.29
Crown Lone Oak	2BR-2BA	1,173	\$1,300	\$1.11
Crown Lone Oak	2BR-2BA	1,109	\$1,290	\$1.16
TOTAL / AVG		1,169	\$1,539	\$1.32

RANKED BY RENT PER SQUARE FOOT

PROPERTY	UNIT TYPE	SIZE (SF)	MKT. RENT	RENT /SF
Domain at Chisholm Creek	2BR-2BA	1,048	\$1,595	\$1.52
Domain at Chisholm Creek	2BR-2BA	1,283	\$1,825	\$1.42
Domain at Chisholm Creek	2BR-2BA	1,287	\$1,825	\$1.42
Domain at Chisholm Creek	2BR-2BA	1,235	\$1,725	\$1.40
Argon Apartments	2BR-2BA	1,003	\$1,400	\$1.40
Argon Apartments	2BR-2BA	1,176	\$1,635	\$1.39
24 Hundred	2BR-2BA	1,115	\$1,499	\$1.34
24 Hundred	2BR-2.5BA	1,246	\$1,639	\$1.32
24 Hundred	2BR-2BA	1,050	\$1,379	\$1.31
Stonehorse Crossing	2BR-2BA	1,050	\$1,359	\$1.29
24 Hundred	2BR-2BA	1,108	\$1,429	\$1.29
24 Hundred	2BR-2BA	1,246	\$1,599	\$1.28
Stonehorse Crossing	2BR-2BA	1,108	\$1,419	\$1.28
24 Hundred	2BR-2BA	1,267	\$1,599	\$1.26
Stonehorse Crossing	2BR-2BA	1,267	\$1,589	\$1.25
Crown Lone Oak	2BR-2BA	1,272	\$1,595	\$1.25
Crown Lone Oak	2BR-2BA	1,109	\$1,290	\$1.16
Crown Lone Oak	2BR-2BA	1,173	\$1,300	\$1.11
TOTAL / AVG		1,169	\$1,539	\$1.32

THREE BEDROOM

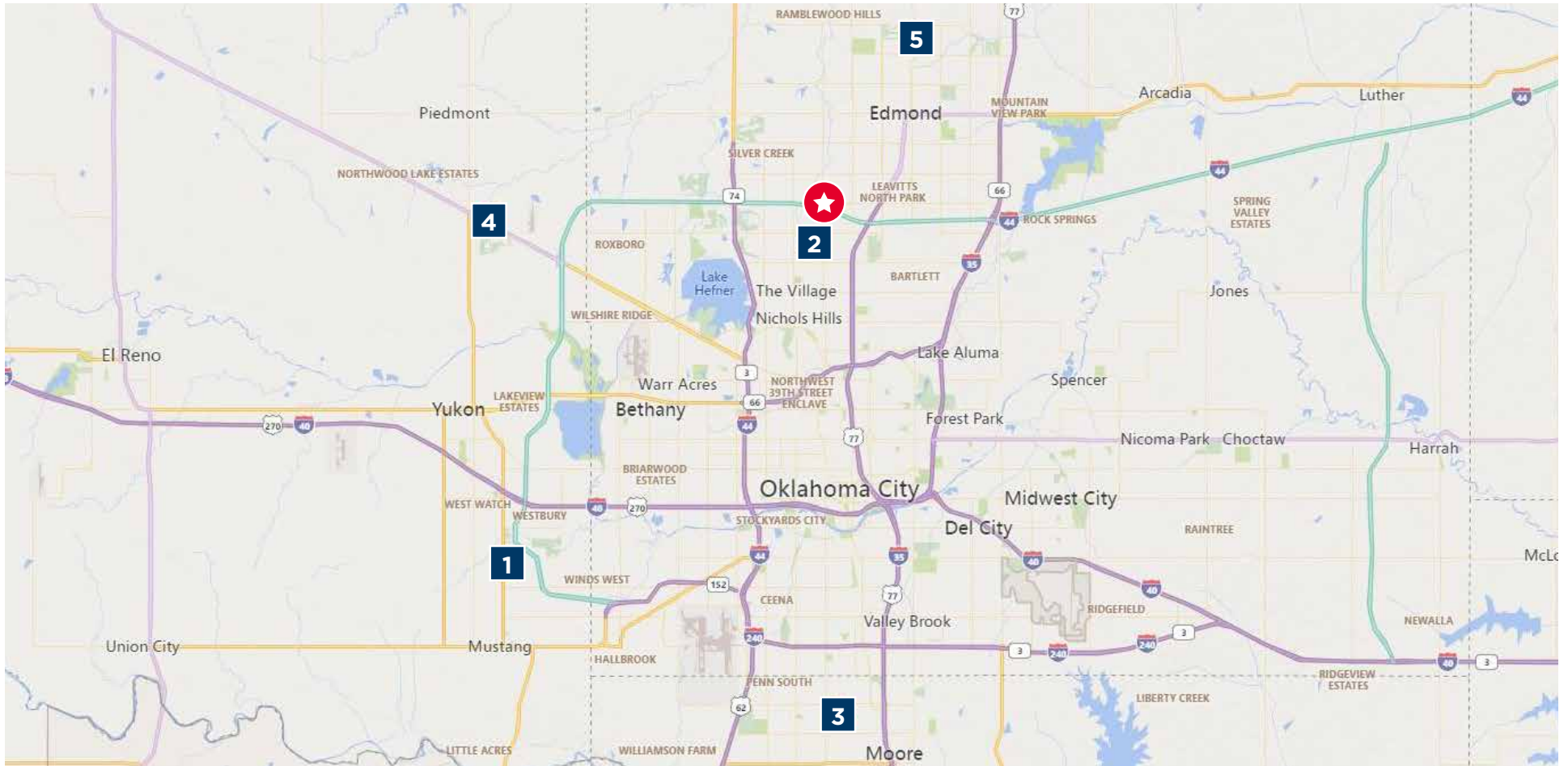
RANKED BY RENT PER UNIT

PROPERTY	UNIT TYPE	SIZE (SF)	MKT. RENT	RENT /SF
Argon Apartments	3BR-2BA	1,203	\$1,869	\$1.55
24 Hundred	3BR-2BA	1,435	\$1,819	\$1.27
TOTAL / AVG		1,319	\$1,844	\$1.41

RANKED BY RENT PER SQUARE FOOT

PROPERTY	UNIT TYPE	SIZE (SF)	MKT. RENT	RENT /SF
Argon Apartments	3BR-2BA	1,203	\$1,869	\$1.55
24 Hundred	3BR-2BA	1,435	\$1,819	\$1.27
TOTAL / AVG		1,319	\$1,844	\$1.41

SALE COMPARABLES SUMMARY

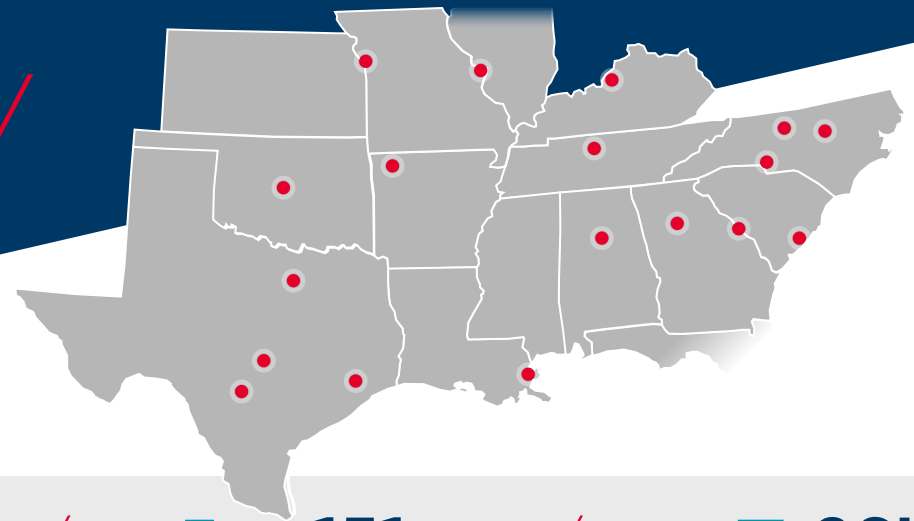


SALE COMPARABLES

	PROPERTY	# UNITS	YEAR BUILT	SALE PRICE	PRICE PER UNIT	PRICE PER SF	CAP RATE	SALE DATE
1	Sara Park	137	2022	\$34,355,500	\$250,770	\$160	-	July 2023
2	Chisholm Creek	60	2023	\$11,375,000	\$189,583	\$140	-	May 2023
3	District on 119	240	2015	\$42,600,000	\$177,500	\$198	3.39%	June 2022
4	The Del Norte Duplexes	82	2017	\$21,200,010	\$258,536	\$154	4.00%	April 2022
5	Chateaux at Mon Abri	89	2016	\$19,976,000	\$224,449	\$159	4.60%	February 2022
	TOTAL / AVG	122	2019	\$25,901,302	\$220,168	\$162	4.00%	

SUNBELT MULTIFAMILY ADVISORY GROUP

94 TEAM MEMBERS
52 ADVISORS
15 STATES



#1
Sunbelt
Market Share*



\$5B
2023 Total
Sales Volume



151
Deals Closed
in 2023



26K
Units Sold
in 2023

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ALEX BROWN
Executive Managing Director

ASHLYN WARREN
Director

/ SUNBELT BTR

PARKER CALDWELL
Director

CRAIG HEY
Vice Chair

NELSON ABELS
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JOHN CARR
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/ ATLANTA

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TRAVIS PRESNELL
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NATHAN SWENSON
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/ KENTUCKY

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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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CUSHMAN & WAKEFIELD NATIONAL MULTIFAMILY ADVISORY GROUP

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Charleston
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Greensboro
Houston
Louisville
Nashville
New Orleans
Oklahoma City
Raleigh
Rogers
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Los Angeles
Phoenix
Portland
Reno
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San Diego
San Francisco
Seattle

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Detroit
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Fort Lauderdale
Jacksonville
Miami
Orlando
Tampa

/ NORTHEAST

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Boston
Stamford
Washington, DC
Newark
New York
Philadelphia
Pittsburgh

EQUITY, DEBT & STRUCTURED FINANCE

- Sunbelt
- West
- Midwest
- Northeast
- Florida

Agency Financing Made Possible Through
Greystone Servicing, LLC



For more information about Altitude at 41, visit multifamily.cushwake.com

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visit www.cushmanwakefield.com/mag