

*Metro*

# OKLAHOMA CITY

2022 YEAR-END MULTIFAMILY REPORT



PROVIDED BY

**PRICE EDWARDS** AND CO.





LIFT



## Contents

MARKET OVERVIEW.....	1
NORTHWEST SUBMARKET.....	4
NORTH SUBMARKET.....	7
CENTRAL SUBMARKET.....	9
URBAN CORE SUBMARKET.....	12
SOUTH SUBMARKET.....	14
EDMOND SUBMARKET.....	16
MIDWEST CITY/DEL CITY SUBMARKET.....	18
MUSTANG/YUKON SUBMARKET.....	20
MOORE/NORMAN SUBMARKET.....	22
SENIOR LIVING.....	24
STUDENT HOUSING .....	25
SUBMARKET MAP (BACK).....	26





## 2022 YEAR-END MULTIFAMILY REPORT

### Overview

The multi-family market, more than any other, has been driven by the money funneled into the economy during the course of the pandemic. The sheer level of money provided to renters through various pandemic programs combined with the broader economic stimulation led to some of the largest multi-family rent increases in our history. Oklahoma City has historically seen slow but steady rent growth; two to three percent annually. You could always count on it. In 2021, rent increased 12 percent. The increase was cut in half but still historically high in 2022, at 6 percent, with most of this moderation coming in the second half of the year. Clearly this wasn't sustainable. What isn't clear is where do we go from here.

You can make the argument that there is a lot of good news out there for the multi-family market – people have jobs if they want them, unemployment is at historic lows; wage growth continues albeit at a slower pace; renters, on average, still have more money than they did before the pandemic. Occupancy held steady at 92 percent in 2022. But, the market is uneven and, therefore, the outlook varies greatly depending upon the submarket and the class of the property. Expect Class A properties to continue to do well. Yes, rent increases will be lower but occupancy should remain strong. Middle income properties will be a bit of a mixed bag and lower income properties will see some challenges.

There are a significant number of renters that benefited from the CARES Act, which paid for some if not all of their rent for the last two years. That program ended last fall. Many if not most of the people on that program didn't/don't have jobs and many are currently being evicted. This is creating hardships for them and higher than market vacancy in many B Minus, C and D Class properties. A brief social commentary: we as a society haven't figure out how to deal with the poorest of the poor. And it is a societal issue, much more than housing. There is \$55 million for affordable housing in the current MAPS program; it will help, but there is a much greater need that includes a variety of social services in addition to real estate.

Back to real estate. The net result will be a very mixed market in 2023. The overall outlook depends on the depth and duration of the recession. Given current employment and the surprising strength of our economy, we expect occupancy to remain healthy, but rent increases to return to historic levels and for there to be pockets of distress. Welcome to 2023.



Photography by Lindsey Torres [lindseytorres.com](http://lindseytorres.com) / [@lindseytorresphotography](https://www.instagram.com/lindseytorresphotography)

Cover: Partial image of a mural at LIFT Apartment Homes

Opposite: LIFT Apartment Homes / [liftokc.com](http://liftokc.com)

Right: Mixed media painting at Level Urban Apartments / [levelokc.com](http://levelokc.com)





<b>YEAR-END OKC MULTIFAMILY TOTALS</b>	<b>UNITS</b>	<b>OCCUPIED</b>	<b>EFF</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>
	81,019	92%	\$1.41	\$1.12	\$0.98	\$0.95



## Investment Sales

This is one of those years that the investment sales numbers don't mean much (unless you were one of the sellers that cashed-in!). The numbers show that the Oklahoma City apartment market had another record year of sales, 96 properties of over 25 units sold compared to 81 last year. About the same number of units, 12,558 versus 12,845 in 2021. The real eye-opener is the average per unit price which increased 15 percent to \$88,329. Keep in mind, that's the average, pretty rarified air for Oklahoma City. Most of these sales were driven by rising rental rates and cheap financing which pushed capitalization rates down between 4 & 6 percent with class A stabilized properties at the lower end of the range.

But, you can't borrow money at 3 to 3.5 percent anymore and when the Federal Reserve Bank started raising the Fed Funds rate, the velocity of sales came to a screeching halt. Hence, the above numbers don't reflect the current market. Of the 96 transactions in 2022, only 6 happened in November and December once the rate increases started to take hold. Expect the first quarter 2023 sales numbers of be pretty bleak.

There is still activity. As we've discussed before, there is still plenty of liquidity in the market; both investors and banks have available funds. But, as happens in moments like this, it takes some time for the expectations of buyers and sellers to adjust to the new market conditions, especially when the Fed isn't finished raising rates and there is uncertainty in the economy.

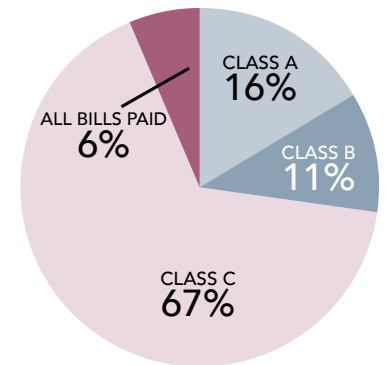
But decreasing sales volume isn't the only takeaway. Heaven forbid if you bought a property at a high price over the last few years and used floating rate debt; there will be some foreclosures. And, even the majority of buyers, who used fixed rate debt, really don't have an exit strategy now given where rates and values are. Compounding issues for some buyers is that many bought with the expectation of doing some capital upgrades and increasing rents significantly. As noted in the report summary, rate increases have moderated, making this strategy more difficult.

- Jim Parrack, Senior VP, Price Edwards and Company

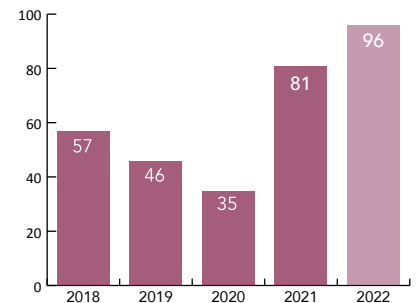
# PRICE EDWARDS AND COMPANY

## MARKET RESEARCH

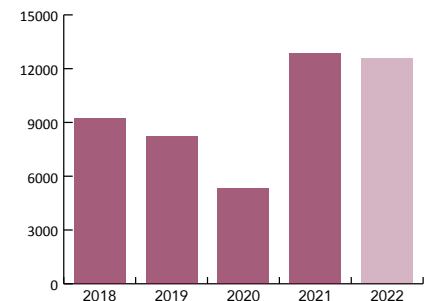
Total Properties by Class



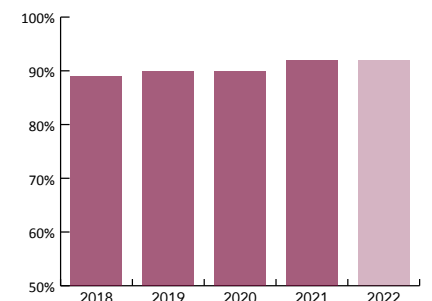
Historical Number of Properties Sold



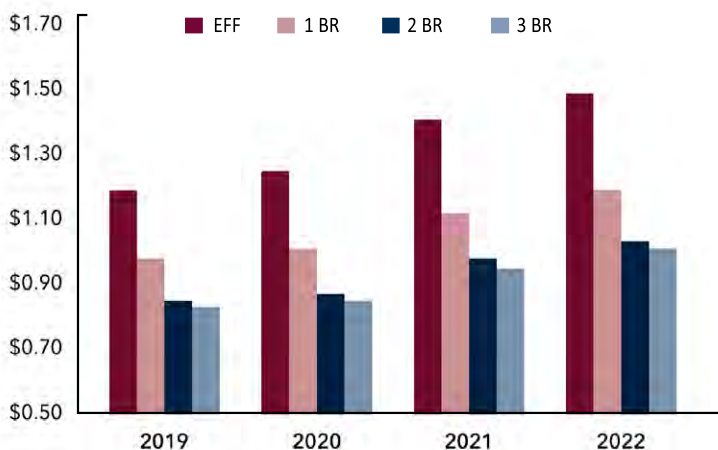
Historical Number of Units Sold



OKC Multifamily Historical Occupancy



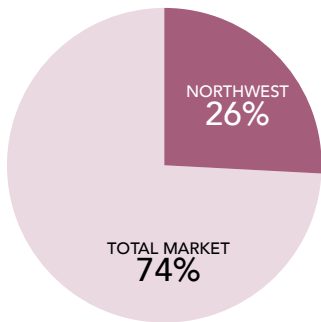
## OKC MULTIFAMILY RENTAL RATES



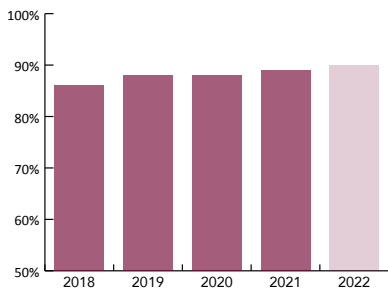




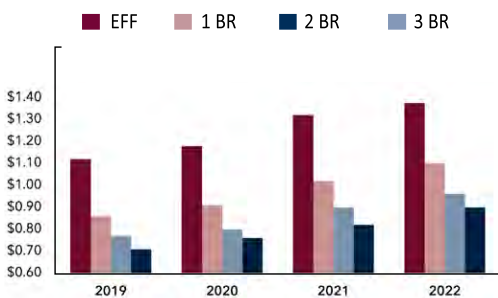
Northwest vs. Total Market



Northwest Historical Occupancy



Northwest Historical Rental Rates



## CURRENT NORTHWEST MARKET

19,525 UNITS STUDIED

AVERAGE VACANCY IS 10%

Class	Occupancy	EFF	1 Bed	2 Bed	3 Bed
Submarket	90%	\$1.37	\$1.10	\$0.96	\$0.90
Class A	93%	\$1.37	\$1.39	\$1.22	\$1.17
Class B	94%	n/a	\$1.22	\$1.10	\$1.11
Class C	91%	\$1.37	\$1.07	\$0.94	\$0.86
All Bills Paid	13%	n/a	\$0.87	\$0.60	n/a





Property	Address	Year Built	Number of Units	Percent Occupied	EFF	Average Rent/Sq Ft		
						1 Bed	2 Bed	3 Bed
Auburn Lane	6029 NW 10th St	1973	152	97	n/a	\$0.62	\$0.65	\$0.56
Bennett Ridge	8201 N Rockwell Ave	1982	304	88	\$1.61	\$1.46	\$1.21	n/a
Bethany Square	1900 N Rockwell Ave	1976	217	100	n/a	\$0.89	\$0.71	\$0.66
Bluff Creek	5757 W Hefner Rd	1984	313	94	n/a	\$1.47	\$1.22	n/a
Boardwalk	6400 NW Expressway	1984	192	98	n/a	\$0.93	\$0.98	n/a
Brandon Place Apartments	6700 W Memorial Rd	2012	200	96	n/a	\$1.17	\$1.27	\$1.08
Bridgepoint	5304 Willow Cliff Rd	1977	269	56	n/a	\$1.01	\$0.81	\$0.68
Bryan Hill	7204 NW 36th St	1972	232	96	\$1.35	\$1.07	\$0.99	n/a
Castle Tower	5510 NW 23rd St	1960	122	85	\$1.16	\$0.91	\$0.81	n/a
Cave Creek Apts	3037 N Rockwell Ave	1977	70	95	n/a	\$0.79	\$0.72	n/a
Chestnut Hills	7228 NW 10th St	1972	112	88	n/a	\$0.58	\$0.56	n/a
Chevy Chase	6401 N Warren	1972	222	92	n/a	\$0.94	\$0.80	n/a
Cimmaron Pointe	8301 N Council Rd	1978	252	97	\$1.45	\$1.29	\$1.12	\$1.01
Council Crossing	7920 NW 21st St	1970	339	93	n/a	\$1.32	\$1.12	n/a
Council Place	10800 N Council Rd	1985	256	92	n/a	\$1.13	\$1.05	\$1.17
Crown at Lone Oak Apartments	15400 Crown at Lone Oak Dr	2018	283	92	n/a	\$1.29	\$1.06	n/a
Crown Martin Park	5300 W Memorial Rd	1999	286	94	n/a	\$1.22	\$1.04	n/a
Crown Pointe	12600 N MacArthur Blvd	1999	360	96	n/a	\$1.12	\$1.10	n/a
Diamond Ridge Apt. Homes	408 Summit Ridge Dr	1985	133	95	n/a	\$0.94	\$1.12	\$1.11
Diamond Trails Apartments	4396 NW 36th St	1973	235	80	n/a	\$1.19	\$1.07	\$0.77
Esplande by the Lake Apartments	4601 W Nicklas	1972	136	95	n/a	\$1.12	\$0.88	\$0.88
Forest Creek	7201 NW 122nd St	1997	200	93	n/a	\$0.98	\$0.86	\$0.83
Forest Oaks on Perdue	5700 NW 23rd St	1971	258	86	n/a	\$0.99	\$0.81	\$0.81
Foxcroft	6810 NW 16th St	1984	187	89	n/a	\$0.84	\$0.80	\$0.73
Gables at Westlake	12901 N MacArthur	1984	200	96	\$1.47	\$1.24	\$1.16	n/a
Garden Gate Apartment Homes	4023 Fontana Dr	1986	113	98	n/a	\$2.10	\$1.06	\$1.07
Heritage House II	1307 N Meridian Rd	1974	92	90	n/a	\$0.88	\$0.84	n/a
Heritage Ridge	7550 NW 10th St	1972	112	73	n/a	\$1.07	\$0.90	n/a
Hunters Ridge	9211 N Council Rd	1985	212	92	\$1.47	\$1.14	\$1.08	n/a
Jasper Gardens	2500 N Rockwell Ave	1970	104	99	\$0.81	\$0.79	\$0.77	\$0.79
Lake Hefner Townhomes	7000 W Britton Rd	1973	276	95	n/a	\$0.91	\$0.96	n/a
Lakeside Village	6460 W Wilshire Blvd	1974	150	94	n/a	\$0.87	\$0.74	n/a
Lakewood Estates Apartments	7806 Lyewood Lane	1973	203	88	n/a	n/a	\$0.65	\$0.74
Lamplight on 34th Street	5811 NW 34th St	1968	126	80	n/a	\$0.66	\$0.66	\$0.63
MacArthur Crossing	727 N MacArthur	1962	242	97	n/a	\$0.89	\$0.70	\$0.75
Meridian Mansions	1309 N Meridian Ave	1967	114	13	n/a	\$0.87	\$0.60	n/a
Meridian Village Apartments	4220 NW 10th St	1974	248	94	\$1.29	\$1.02	\$0.81	\$0.91
Newport/Granada	3407 NW 39th St	1963	124	97	\$1.20	\$1.03	\$0.96	\$0.72
Oasis at Memorial Apartments	13331 N MacArthur Blvd	2015	228	91	\$1.37	\$1.27	\$1.19	\$1.20
Park Macarthur	4500 N MacArthur Blvd	1970	136	99	n/a	\$0.95	\$0.86	n/a
Parkview Flats	4638 NW 19th St	1976	158	87	n/a	\$0.75	\$0.79	n/a
Portland Parke Apts	3175 N Portland Ave	1972	207	95	\$1.12	\$0.81	\$0.80	\$0.90
Prairie Springs	9777 N Council Rd	1998	476	90	n/a	\$1.29	\$1.22	\$1.23
Putnam Green	7525 Knight Lake	1970	250	82	n/a	\$0.89	\$0.84	\$0.82



Property	Address	Year Built	Number of Units	Percent Occupied	Average Rent/Sq Ft			
					EFF	1 Bed	2 Bed	3 Bed
Residences at Lakeshore	9268 N MacArthur Blvd	1972	160	91	n/a	\$1.14	\$1.06	\$0.96
Retreat at Riverbend	8114 W Britton Rd	1982	216	95	n/a	\$1.24	\$1.02	n/a
Savannah Pointe	6134 N MacArthur Blvd	1975	137	94	n/a	n/a	\$0.92	\$0.80
SIX 100 Meridian	6100 N Meridian Ave	1970	271	95	n/a	\$0.92	\$0.87	n/a
Solare Apartments	6103 NW 63rd St	1973	296	94	\$1.35	\$1.04	\$0.90	\$1.07
Sonterra	7524 NW 10th St	1974	40	87	n/a	\$0.85	\$0.85	\$0.81
Stonebridge Townhomes	4108 Cove Dr	1984	55	96	n/a	n/a	\$0.94	\$0.96
Stonebrook	9301 N MacArthur Blvd	1983	360	91	n/a	\$1.41	\$1.17	n/a
Summer Oaks	5770 NW 16th St	1972	197	94	n/a	\$0.75	\$0.87	n/a
Summerfield Place	11777 N Meridian Ave	1982	224	97	\$1.78	\$1.25	\$1.29	n/a
Tammaron Village	11100 Roxboro	1983	400	94	\$1.39	\$1.14	\$1.09	n/a
The Alora	6446 NW 63rd St	1970	850	85	n/a	\$1.09	\$0.88	\$0.80
The Apex	521 N Council Rd	1969	140	93	n/a	\$1.28	\$1.02	n/a
The Arden Walnut Creek	6801 NW 122nd St	1989	104	94	n/a	\$2.07	\$1.70	n/a
The Augusta	4001 NW 122nd St	1986	197	92	n/a	\$1.71	\$1.45	n/a
The Belmont	1800 N Rockwell Ave	1974	162	91	n/a	\$1.04	\$0.88	\$0.89
The Grove	1128 Glade	1972	112	88	n/a	\$1.17	\$1.01	\$0.86
The Invitational	3959 NW 122nd St	1984	344	94	n/a	\$1.79	\$1.65	n/a
The Lodge On The Lake	5577 NW 50th St	1981	252	64	n/a	\$1.06	\$1.00	n/a
The MacArthur Apartments	5745 NW 19th St	1972	164	96	n/a	\$1.21	\$1.03	\$0.94
The Park At Memorial	4201 W Memorial Rd	1997	316	99	n/a	\$1.49	\$1.30	\$1.27
The Park at Tuscany	2737 NW 140th St	2012	266	90	n/a	\$1.45	\$1.16	n/a
The Reserve at West 10th	6640 NW 10th St	1968	205	87	n/a	\$1.05	\$0.92	\$0.90
The Restoration on Candlewood	8557 Candlewood	1977	328	72	n/a	\$1.14	\$0.87	\$0.86
The Shores	14117 N Rockwell Ave	2013	300	96	n/a	\$1.75	\$1.51	\$1.23
The Trails at Rockwell	14600 N Rockwell Ave	2013	450	94	n/a	\$1.39	\$1.11	n/a
The Vista OKC	4750 NW 23rd St	1969	132	93	n/a	\$0.73	\$0.68	n/a
The Warrington	12700 N MacArthur Blvd	1984	204	100	n/a	\$1.33	\$1.17	\$1.19
Tuscany Village	6900 London Way	1977	314	86	n/a	\$0.72	\$0.62	\$0.59
Verde Vista Apartments	4746 NW 23rd Street	1972	111	90	n/a	\$0.80	\$0.67	n/a
Villas at Stonelake	7404 Lyrewood Lane	1979	750	97	n/a	\$0.93	\$0.80	n/a
Vines at Eleanor	2626 N Meridian Ave	1979	111	100	n/a	\$0.83	\$0.75	n/a
Vines at Meridian	5418 N Meridian Ave	1971	98	92	\$2.18	\$1.04	\$0.99	\$0.90
Walnut Gardens	6700 NW 16th St	1988	198	89	n/a	\$1.38	\$0.90	n/a
Wedgewood Village	4101 NW Expressway	1977	301	88	n/a	\$1.02	\$0.90	\$0.91
Wentwood at MacArthur	5001 NW 10th St	1971	295	80	n/a	\$0.84	\$0.73	\$0.67
Wilshire Loft + Townhomes	6708 N Wilshire Blvd	1971	119	100	n/a	n/a	\$0.79	\$0.73
Woodbrier	5522 Woodbrier Dr	1969	132	83	n/a	\$0.95	\$0.91	n/a
Woodland Trails	12401 N MacArthur Blvd	1985	543	96	n/a	\$1.41	\$1.09	\$1.37
Woodscape	4200 N Meridian Ave	1985	498	92	n/a	\$1.33	\$1.16	n/a
Yorktown	4020 N Meridian Ave	1968	72	100	\$0.99	\$0.79	\$0.80	n/a
<b>NORTHWEST OKC AVERAGE</b>			<b>19,525</b>	<b>90%</b>	<b>\$1.37</b>	<b>\$1.10</b>	<b>\$0.96</b>	<b>\$0.90</b>





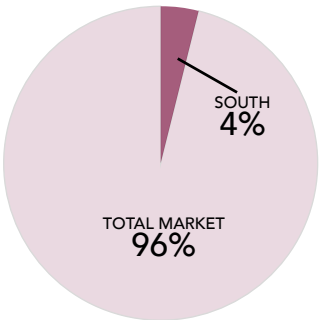
**CURRENT NORTH MARKET**

2,846 UNITS STUDIED

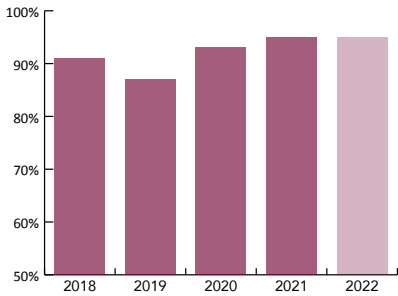
AVERAGE VACANCY IS 5%

Class	Occupancy	EFF	1 Bed	2 Bed	3 Bed
Submarket	95%	n/a	\$1.35	\$1.13	\$1.16
Class A	95%	n/a	\$1.46	\$1.16	\$1.18
Class B	94%	n/a	\$1.28	\$1.07	\$1.12
Class C	97%	n/a	\$1.25	\$1.11	n/a

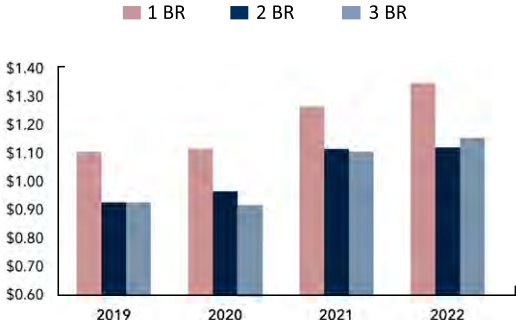
North vs. Total Market



North Historical Occupancy



North Historical Rental Rates





North OKC	Location	Year Built	Number of Units	Percent Occupancy	EFF	Average Rent/Sq Ft		
						1 Bed	2 Bed	3 Bed
Quail Lakes	14300 N Penn Ave	1984	384	90	n/a	\$1.18	\$1.03	n/a
Quail Landing	14000 Quail Springs Pkwy	2001	216	96	n/a	\$1.22	\$1.13	\$1.02
Stonehorse Crossing	14320 Mezzaluna Blvd	2018	300	96	n/a	\$1.33	\$1.17	n/a
Stoneleigh On May	14300 North May Ave	2002	244	99	n/a	\$1.40	\$1.02	\$1.13
Sycamore Farms	14900 N Penn Ave	1998	398	92	n/a	\$1.20	\$1.10	\$0.94
The Bryant	3101 NW 150th St	1983	178	94	n/a	\$1.00	\$1.00	n/a
The Lofts at North Penn	15501 N Penn Ave	2017	192	93	n/a	n/a	\$1.34	\$1.32
The Reserve at Quail North	2600 Watermark Blvd	2015	280	99	n/a	\$1.34	\$1.17	\$1.13
The Residence at North Penn	14520 N Penn Ave	2010	276	96	n/a	\$1.28	\$1.15	\$1.13
The Retreat at Quail North	2701 Watermark Blvd	2011	240	96	n/a	\$1.49	\$1.17	\$1.13
The Summit	18001 Highland Park	2010	140	91	n/a	n/a	\$1.03	\$1.09
<b>NORTH OKC AVERAGE</b>			<b>2,846</b>	<b>95%</b>		<b>\$1.35</b>	<b>\$1.13</b>	<b>\$1.16</b>





LIFT  
liftokc.com



**CURRENT CENTRAL MARKET**

11,534 UNITS STUDIED

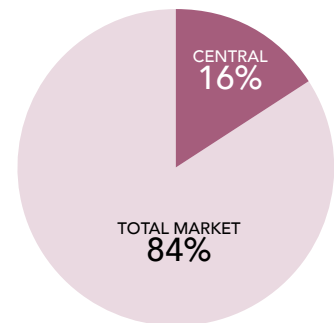
AVERAGE VACANCY IS 10%

Class	Occupancy	EFF	1 Bed	2 Bed	3 Bed
Submarket	90%	\$1.65	\$1.17	\$0.98	\$0.94
Class A	93%	\$1.88	\$1.61	\$1.35	\$1.43
Class B	95%	n/a	\$1.47	\$1.01	n/a
Class C	90%	\$1.61	\$1.11	\$0.95	\$0.88
All Bills Paid	88%	n/a	n/a	n/a	n/a

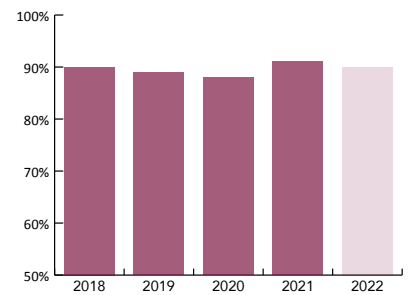
Below: Painting at In Your Eye Gallery / [inyoureyegallery.com](http://inyoureyegallery.com)



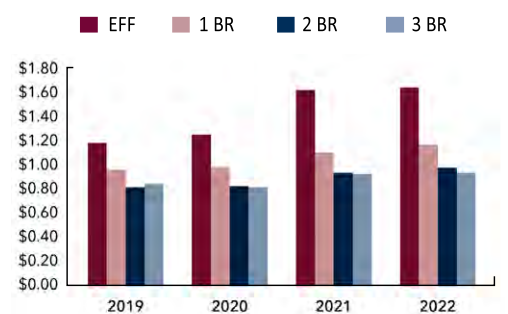
Central vs. Total Market



Central Historical Occupancy



Central Historical Rental Rates







Central OKC	Location	Year Built	Number of Units	Percent Occupancy	EFF	Average Rent/Sq Ft		
						1 Bed	2 Bed	3 Bed
Ambassador House	4517 N Penn Ave	1969	141	95	\$1.18	\$0.84	\$0.70	n/a
Arden Northwest	2301 NW 122nd St	1980	458	77	n/a	\$1.35	\$1.22	n/a
Argon Apartments	13600 N Blackwelder Ave	2017	287	87	\$1.88	\$1.72	\$1.48	\$1.74
Aspen Place	2700 Indian Creek	1972	358	43.3	n/a	\$0.87	\$0.74	\$0.66
Aspen Way	1000 NW 88th St	1969	130	98	n/a	\$0.91	\$0.96	n/a
Autumn Run	1000 NW 105th St	1975	91	89	n/a	\$1.04	\$0.75	\$0.72
Belle Isle Terrace	4861 N Blackwelder	1973	97	94	n/a	\$1.01	\$0.65	n/a
Britton Crossing	413 W Britton Rd	1974	256	92	n/a	\$0.95	\$0.82	n/a
Campus Pointe	1601 NW 30th St	1968	103	75	\$1.48	\$1.21	\$1.04	n/a
Capitol on 28th	215 Northeast 28	1967	223	95	\$1.87	\$1.58	\$1.26	n/a
Casady	2713 W Britton Rd	1967	98	88	n/a	\$0.67	\$0.63	n/a
Copperfield	2400 NW 30	1984	262	95	n/a	\$1.27	\$1.00	n/a
Cottages at Hefner Road	1209 W Hefner Rd	1981	256	93	n/a	\$1.07	\$0.94	n/a
Crescent Park Apartments	5660 N May Ave	1956	100	87	n/a	\$1.18	\$0.78	n/a
Crosswinds/Crosswinds Cove	6106 N May Ave	1978	194	98	n/a	\$1.15	\$1.03	n/a
Fairway Park	2600 NW 63rd St	1970	100	99	n/a	\$0.92	\$0.82	n/a
Grouse Run	2401 NW 122nd St	1984	244	98	n/a	\$1.00	\$0.94	n/a
Hill Crest Estates	1920 Heritage Park	1989	452	93	n/a	\$1.41	\$1.01	\$1.33
Indigo Apartments	12601 & 12701 N Penn Ave	1982	896	90	n/a	\$1.25	\$1.15	\$0.95
J Marshall Square	9017 N University Blvd	2015	280	97	n/a	\$1.38	\$1.26	n/a
Jaime's Landing	1701 NW 46th St	1972	136	87	n/a	\$1.01	\$0.77	n/a
Muntage Apartments	3041 NW 41st St	1963	165	77	n/a	\$1.17	\$0.93	n/a
North Shore	11141 Springhollow	1966	126	99	n/a	\$1.33	\$1.11	\$0.95
North Village	10735 N Western Ave	1972	216	75	n/a	\$1.03	\$0.97	\$0.84





Central OKC	Location	Year Built	Number of Units	Percent Occupancy	EFF	Average Rent/Sq Ft		
						1 Bed	2 Bed	3 Bed
Pelican Hill	4201 N Youngs Blvd	1974	89	70	n/a	\$1.01	\$0.90	n/a
Persimmon Square	12113 Heritage Park Rd	1985	109	93	n/a	\$1.27	\$1.00	n/a
Quail Plaza	11004 N May Ave	1970	92	94	n/a	\$1.16	\$0.70	n/a
Quail Ridge	2609 Featherstone	1986	628	90	n/a	\$1.48	\$1.31	n/a
Quail Run	3264 W Memorial Rd	1978	208	98	n/a	\$1.15	\$1.17	n/a
Raindance Apartments	2201 NW 122nd St	1983	504	91	n/a	\$1.18	\$0.83	\$0.63
Riverchase	11239 N Penn Ave	1973	252	70	n/a	\$0.99	\$0.88	n/a
Teagan Apartment Homes	12821 N Stratford	1985	312	92	n/a	\$1.08	\$0.97	\$0.86
The Arden Park	1301 W Hefner Rd	1985	152	90	n/a	\$1.13	\$1.03	n/a
The Brighton on Paseo	2930 N Shartel Ave	1970	100	100	\$1.70	\$1.35	n/a	n/a
The Greens at Oklahoma City	900 NE 122	2015	324	94	n/a	\$1.56	\$1.24	n/a
The Lincoln at Central Park	500 Central Park Dr	2010	708	91	n/a	\$1.45	\$1.23	\$1.12
The Links at Oklahoma City	700 NE 122nd St	1998	588	95	n/a	\$1.47	\$1.01	n/a
The Warwick	3100 NW Expressway	1979	424	92	n/a	\$1.27	\$1.07	\$1.00
Tiffany Retro Apartments	5505 N Brookline Ave	1966	150	94	n/a	\$1.95	\$1.53	n/a
Uptown on Kelly	2502 NE Kelly Ave	1980	145	89	\$1.81	\$1.06	\$1.16	\$1.05
Village at Stratford	12831 N Stratford	1985	358	90	n/a	\$0.91	\$0.85	\$0.73
Villas on 50th	5113 N Brookline	1970	114	92	n/a	\$1.00	\$0.87	n/a
Walker's Station	2600 Tealwood	1973	230	100	n/a	\$1.09	\$0.89	n/a
Willow Run	1025 NW 86th	1984	90	96	n/a	n/a	\$1.00	n/a
Wilshire Valley Apartments	701 E Wilshire Blvd	1971	148	90	n/a	\$0.80	\$0.85	\$0.87
Woodland Hills	630 NE 50	1965	140	98	n/a	\$1.18	\$0.81	\$0.65
<b>CENTRAL OKC AVERAGE</b>			<b>11,534</b>	<b>90%</b>	<b>\$1.65</b>	<b>\$1.17</b>	<b>\$0.98</b>	<b>\$0.94</b>





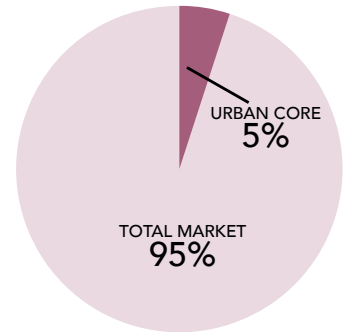
### CURRENT URBAN CORE MARKET

3,909 UNITS STUDIED

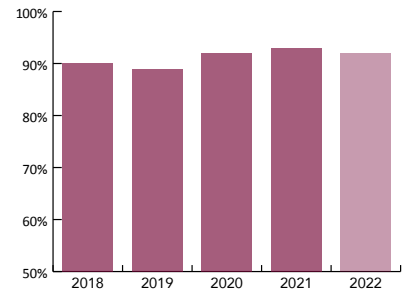
AVERAGE VACANCY IS 8%

Class	Occupancy	EFF	1 Bed	2 Bed	3 Bed
Submarket	92%	\$2.04	\$1.63	\$1.41	\$1.53
Class A	92%	\$2.16	\$1.69	\$1.44	\$1.81
Class B	10%	n/a	\$1.82	\$1.48	\$1.50
Class C	92%	\$2.06	\$1.56	\$1.33	\$1.28
All Bills Paid	88%	n/a	n/a	n/a	n/a

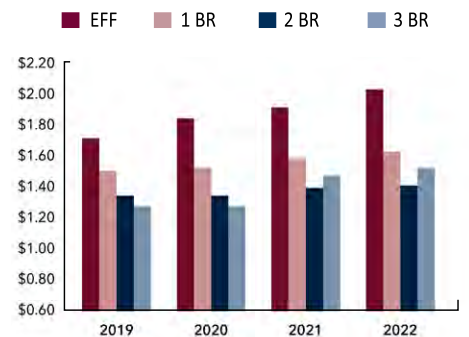
Urban Core vs. Total Market



Urban Core Historical Occupancy



Urban Core Historical Rental Rates





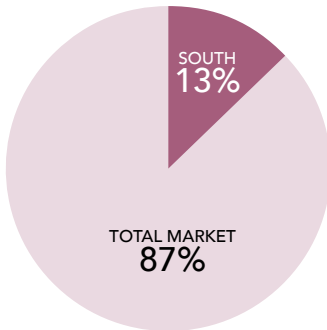


Property	Address	Year Built	Number of Units	Percent Occupied	EFF	Average Rent/Sq Ft		
						1 Bed	2 Bed	3 Bed
Aberdeen	125 NW 15th St	1927	123	93	\$2.14	\$1.36	\$1.24	\$1.01
Aviare Arts District	301 N Walker Ave	2007	303	96	n/a	\$1.59	\$1.40	n/a
Chaparral Townhomes	1301 N Stiles Ave	1971	136	89	n/a	\$0.90	\$0.66	\$0.61
Deep Deuce At Bricktown	314 NE 2nd St	2003	294	96	n/a	\$2.04	\$1.57	\$1.50
Level Urban	123 NE 2 St	2012	228	97	n/a	\$1.87	\$1.59	n/a
Lift Apartments	801 NW 10th St	2015	329	92	\$2.70	\$2.37	\$1.74	\$2.08
New Page West at Page Woodson	630 N Kelley Ave	2020	116	95	n/a	\$1.58	\$1.45	n/a
Page Woodson	600-601 N High Ave	2017	128	83	\$1.46	\$1.27	\$1.15	n/a
Park Harvey	200 N Harvey Ave	2007	162	98	\$1.50	\$1.30	\$1.28	n/a
The Classen	2200 N Classen Blvd	1966	76	93	n/a	n/a	\$1.88	n/a
The Edge at Midtown	1325 N Walker Ave	2014	250	91	n/a	\$1.84	\$1.38	\$1.87
The Haven	601 Robert S Kerr Ave	1985	65	97	n/a	\$1.72	\$1.37	\$1.38
The Maywood	425 N Oklahoma Ave	2013	301	91	n/a	\$1.65	\$1.41	\$1.59
The Metropolitan	800 Oklahoma Ave	2016	329	89	\$2.15	\$1.50	\$0.78	\$1.89
The Montgomery	500 W Main St	1929	70	72	n/a	\$1.94	\$1.69	n/a
The Regency	333 NW 5th St	1967	282	85	\$1.99	\$1.58	\$1.38	\$1.45
The Seven at Page Woodson	1029 NE 7th St	2017	80	96	n/a	\$1.48	\$1.53	n/a
The Seven Phase II	1029 NE 6th St	2019	42	95	n/a	\$1.38	\$1.52	n/a
The Steelyard at Bricktown	505 E Sheridan Ave	2017	250	91	n/a	\$1.87	\$1.57	\$1.75
West Village	835 W Sheridan Ave	2018	345	97	\$2.32	\$1.77	\$1.72	\$1.67
<b>URBAN CORE AVERAGES</b>			<b>3,909</b>	<b>92%</b>	<b>\$2.04</b>	<b>\$1.63</b>	<b>\$1.41</b>	<b>\$1.53</b>

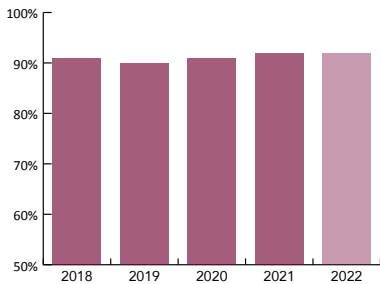




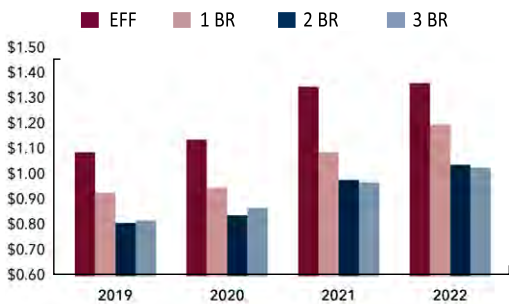
South vs. Total Market



South Historical Occupancy



South Historical Rental Rates



**CURRENT SOUTH MARKET**

9,959 UNITS STUDIED

AVERAGE VACANCY IS 8%

Class	Occupancy	EFF	1 Bed	2 Bed	3 Bed
Submarket	92%	\$1.36	\$1.20	\$1.04	\$1.03
Class A	96%	\$1.64	\$1.44	\$1.25	\$1.20
Class B	95%	n/a	\$1.38	\$1.23	\$1.07
Class C	91%	\$1.33	\$1.13	\$0.97	\$0.90
All Bills Paid	95%	n/a	\$1.28	\$1.07	\$1.15





South	Address	Year Built	Number of Units	Percent Occupied	EFF	Average Rent/Sq Ft		
						1 Bed	2 Bed	3 Bed
Anatole on MacArthur	6001 S 12th St	2010	554	97	n/a	\$1.53	\$1.23	n/a
Ashley Park	2600 Frontage Rd	1975	200	84	\$1.52	\$1.07	\$1.04	\$0.98
Avia at the Lakes Apartments	9900 S May Ave	2015	304	99	\$1.64	\$1.37	\$1.19	\$1.11
Briar Glen	6219 S Independence Ave	1972	131	92	n/a	n/a	\$0.84	n/a
Brickell I & II	1292 SW 74th St	1976	254	84	n/a	\$0.77	\$0.81	n/a
Brock Creek	5820 S Villa Ave	1972	99	88	\$0.96	\$0.86	\$0.75	n/a
Brookwood Village	9401 S Shartel Ave	1973	1144	92	\$1.26	\$1.07	\$0.98	\$1.04
Cornerstone	7625 S Douglas Blvd	1970	104	100	n/a	\$0.82	\$0.70	n/a
Country Creek	10300 S Western Ave	1985	320	95	\$1.52	\$1.73	\$1.56	n/a
Countryside Village	9516 S Shields Blvd	1985	360	94	n/a	\$1.19	\$1.06	n/a
Cross Timbers Apartments	10700 S May Ave	2015	150	92	n/a	n/a	\$1.28	\$1.30
Drexel Flats	8800 S Drexel Ave	1984	400	83	\$1.70	\$1.30	n/a	n/a
Eastlake Village	12901 S Western Ave	1988	177	98	n/a	\$1.62	\$1.50	n/a
Hillcrest Residence Apartments	1402 SW 59th St	1960	148	89	n/a	n/a	\$1.05	\$0.95
Las Brisas	2119 S W 39th St	1972	96	84	n/a	\$1.38	\$1.10	n/a
Magnolia Village	2830 SW 59th St	1965	288	84	\$0.97	\$0.89	\$0.78	n/a
Meadow Park	1005 1/2 SW 74th St	1973	112	96	n/a	\$1.13	\$0.94	n/a
Montclair Parc	10900 S Penn Ave	1999	360	98	n/a	\$1.35	\$1.15	\$1.06
Oak Place	12500 S Western Ave	2003	240	96	n/a	\$1.65	\$1.40	n/a
Oakcreek	5909 S Lee Ave	1968	158	83	n/a	\$0.80	\$0.74	n/a
Parkview Village Apartments	2211 S Kentucky Ave	1949	240	74	n/a	\$1.03	\$1.03	\$0.96
Pickwick Place	2759 SW 74th St	1971	319	97	n/a	\$1.22	\$0.82	\$0.82
Reding Square	4020 S Douglas Blvd	1972	132	90	n/a	\$1.03	\$0.85	n/a
Rosemont	2300 SW 74th St	1970	156	98	n/a	n/a	\$1.15	n/a
Seminole Ridge	125 SW 74th St	1967	224	88	n/a	\$0.88	\$0.81	n/a
Southpoint Apartments	934 SW 60th St	1972	130	100	n/a	\$0.73	\$0.65	n/a
Springdale Village	4330 S Barnes Ave	1970	128	96	n/a	\$1.06	\$0.88	\$0.92
Summit Pointe Apartments	1002 SW 89th St	2009	184	95	n/a	\$1.28	\$1.11	\$1.09
The District on 119	605 SW 119 St	2014	240	96	n/a	\$1.46	\$1.29	\$1.17
The Flats on May	6624 S May Ave	1969	288	100	n/a	\$1.21	\$1.06	n/a
The Hunt	3016 SW 89th St	1985	233	98	n/a	\$1.53	\$1.09	n/a
The Remington	7125 S Santa Fe	1976	220	96	n/a	\$1.05	\$0.83	\$0.85
The Traditions at Westmoore Apartments	12205 S Western Ave	2013	200	95	n/a	\$1.41	\$1.28	\$1.20
Timberwood	5542 S Walker Ave	1971	128	94	\$1.17	\$1.04	\$0.88	n/a
Tudor Crossing	1332 SW 74th St	1969	170	92	n/a	\$1.23	\$0.90	\$0.80
Ventura Greens	7000 S Walker Ave	1970	158	92	n/a	\$1.02	\$0.80	n/a
Villas at Countryside Village	9501 S I-35 Service Rd	2002	360	90	n/a	\$1.24	\$1.25	n/a
Watersedge	4317 SW 22nd St	1985	368	95	n/a	\$1.25	\$1.11	n/a
Winchester Run	201 S E 89th St	1984	192	96	\$1.54	\$1.74	\$1.38	n/a
Windsong Village Apartments	7255 S Walker Ave	1972	164	83	n/a	\$1.12	\$1.10	\$0.86
Woodward Place	3400 SW 44th St	1979	126	99	n/a	\$1.35	\$1.31	\$1.35
<b>SOUTH OKC AVERAGE</b>			<b>9,959</b>	<b>92%</b>	<b>\$1.36</b>	<b>\$1.20</b>	<b>\$1.04</b>	<b>\$1.03</b>





### CURRENT EDMOND MARKET

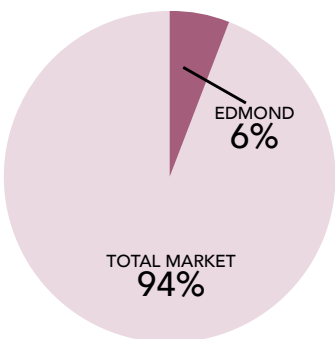
4,413 UNITS STUDIED

AVERAGE VACANCY IS 6%

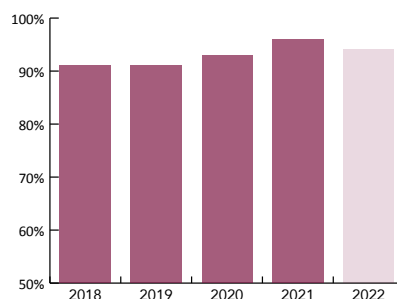
Class	Occupancy	EFF	1 Bed	2 Bed	3 Bed
Submarket	94%	\$1.37	\$1.30	\$1.17	\$1.18
Class A	94%	n/a	\$1.47	\$1.32	\$1.16
Class B	94%	n/a	\$1.30	\$1.17	\$1.14
Class C	94%	\$1.37	\$1.21	\$1.08	\$1.24



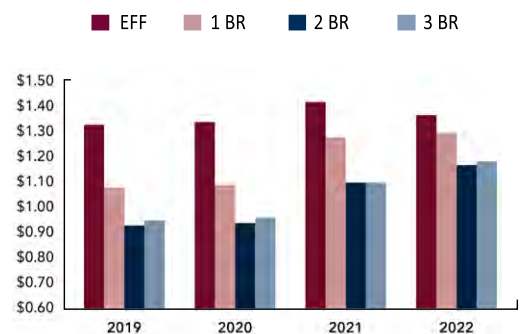
Edmond vs. Total Market



Edmond Historical Occupancy



Edmond Historical Rental Rates







### The Classen

theclassenliving.com

Property Name	Location	Year Built	Number of Units	Percent Occupied	EFF	Average Rent/Sq Ft 1 Bed	2 Bed	3 Bed
1201 at Covell Village Apartments	1201 Covell Village Dr	2014	141	93	n/a	\$1.45	\$1.50	\$1.29
35 Degrees North Apt Homes	2800 NW 192nd St	2021	371	96	n/a	\$1.63	\$1.50	n/a
Avista of Edmond	1730 E 2nd St	1986	96	99	\$1.32	\$1.27	\$1.16	n/a
Bennett Pointe	930 S Boulevard St	1967	97	90	n/a	\$1.26	\$1.10	n/a
Bryant Grove	20 S Bryant Ave	1972	108	96	n/a	\$0.90	\$0.88	\$0.75
City Heights on Second	1919 E 2nd St	1999	331	96	n/a	\$1.29	\$0.99	\$1.04
Coffee Creek	501 W 15th St	1995	256	100	n/a	\$1.18	\$0.96	\$1.02
Edmond at Twenty500	2500 Thomas Dr	2004	139	94	n/a	\$1.19	\$1.07	\$1.18
Fountain Lake I & II Apts	14025 N Eastern Ave	2010	530	91	n/a	\$1.39	\$1.18	n/a
Kickingbird Hills	1900 Kickingbird Rd	1972	306	94	n/a	\$1.14	\$0.98	n/a
Legend V	2133 E 2nd St	2012	200	96	n/a	\$1.41	\$1.39	\$1.15
Oxford Oaks	1920 E 2nd St	1985	488	95	\$1.42	\$1.22	\$1.09	\$1.18
Spring Creek of Edmond	777 East 15th St	1974	252	97	n/a	\$1.21	\$1.23	\$1.98
The Parker Apartment Homes	14140 N Broadway Ave	1997	220	91	n/a	n/a	\$1.58	\$1.31
The Pointe at North Penn	19501 N Penn Ave	2014	134	96	n/a	n/a	\$1.01	\$1.02
The Vines at Edmond	3621 Wynn Dr	1972	100	86	n/a	\$1.07	\$0.96	\$0.86
Villas at Stonebridge	157 Stonebridge Blvd	2005	484	91	n/a	\$1.54	\$1.25	n/a
Windrush	200 W 15th St	1984	160	98	n/a	\$1.61	\$1.23	\$1.42
<b>EDMOND AVERAGE</b>			<b>4,413</b>	<b>94%</b>	<b>\$1.37</b>	<b>\$1.30</b>	<b>\$1.17</b>	<b>\$1.18</b>





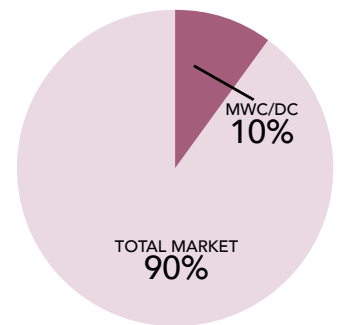
### CURRENT MIDWEST CITY/DEL CITY MARKET

7,465 UNITS STUDIED

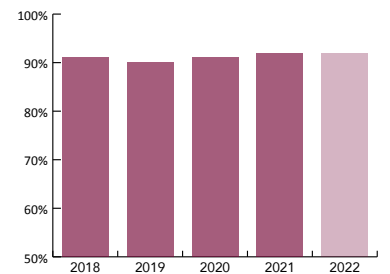
AVERAGE VACANCY IS 8%

Class	Occupancy	EFF	1 Bed	2 Bed	3 Bed
Submarket	92%	\$1.45	\$1.06	\$0.93	\$0.92
Class A	96%	n/a	\$1.49	\$1.30	\$1.47
Class B	99%	n/a	\$1.18	\$0.97	\$1.06
Class C	91%	\$1.36	\$0.99	\$0.87	\$0.80

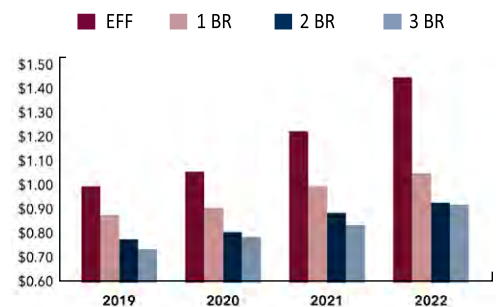
MWC / Del City vs. Total Market



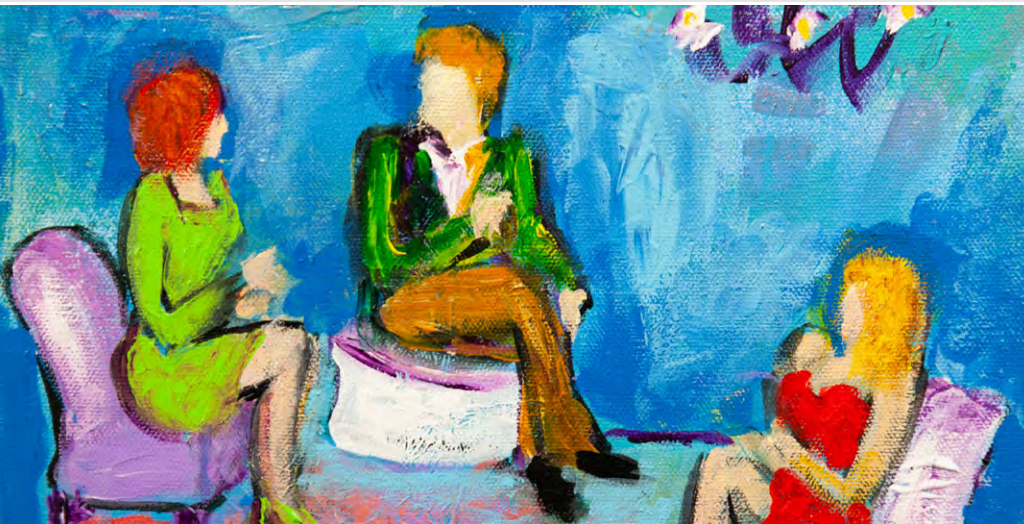
MWC / Del City Historical Occupancy



MWC / Del City Historical Rental Rates



Below: Painting at In Your Eye Gallery / [inyoureyegallery.com](http://inyoureyegallery.com)





Property	Address	Year Built	Number of Units	Percent Occupied	EFF	Average Rent/Sq Ft		
						1 Bed	2 Bed	3 Bed
Apartments in the Park	3250 SE 44th St	1968	118	100	n/a	\$0.94	\$0.87	\$0.84
Aspen Walk	5537 S Sunnyslane Rd	1974	146	87	\$1.22	\$1.06	\$0.90	\$0.80
Boulevard at Lakeside	11300 SE 15th St	2016	216	96	n/a	\$1.46	\$1.36	\$2.14
Cedar Hills	4625 Tinker Expressway	1970	124	89	n/a	\$1.25	\$1.01	\$0.79
Cherry Hill Estates	4500 Cherry Hill Lane	1982	104	90	n/a	\$0.92	\$0.82	n/a
Chestnut Square	6004 Will Rogers	1972	104	88	n/a	\$0.65	\$0.73	\$0.65
Coachlight	8032 E Reno Blvd	1970	140	98	n/a	\$0.99	\$0.91	n/a
Concord at Orchard	9300 Orchard Blvd	1985	128	97	n/a	\$1.04	\$0.91	n/a
Fairfax	7801 N E 10th St	1971	252	89	n/a	\$0.90	\$0.99	\$0.85
Heights on Forty 4	3451 S E 44th St	1969	158	76	\$1.76	\$0.79	\$0.78	\$0.76
Huntington Place	1401 N Midwest Blvd	1972	288	90	n/a	\$1.22	\$0.90	\$0.91
Liberty Creek Village	6929 Sooner Rd	2021	516	100	n/a	\$1.40	\$1.31	\$1.20
Liberty Pointe	6600 SE 74th St	2012	324	98	n/a	\$1.65	\$1.41	\$1.38
Meadow Glen	1250 N Air Depot	1985	120	92	n/a	\$1.17	\$0.99	n/a
Meadow Ridge	1168 N Douglas Blvd	1984	164	94	n/a	\$0.90	\$0.86	n/a
Meadowood Village	6345 E Reno Blvd	1969	202	92	n/a	\$1.07	\$0.79	\$0.80
Midwest City Depot	215 W MacArthur Blvd	1985	130	100	n/a	\$1.03	\$1.03	n/a
Midwest Manor	327 N Midwest Blvd	1970	103	95	n/a	\$1.20	\$1.08	n/a
Midwest Pointe	403 W Silverwood Dr	1976	120	90	n/a	\$1.11	\$1.05	\$0.88
Midwest Territory	1505 N Midwest Blvd	1985	176	95	n/a	\$1.18	\$0.99	\$1.02
Morgan Terrace	4741 Ridgeway Dr	1964	100	92	\$1.45	\$1.01	\$0.87	\$0.76
Mosaic Apartment Homes	4328 SE 46th St	1978	216	90	n/a	\$0.96	\$0.94	\$0.90
Parkview	8401 E Reno Blvd	1975	294	99	n/a	\$0.79	\$0.70	\$0.63
Raintree Meadows	471 Harr Dr	1973	216	92	n/a	\$1.38	\$1.11	n/a
Redbud Landing Apartments	403 Tinker Diagonal	1973	208	97	n/a	\$0.77	n/a	n/a
Rolling Oaks	429 N Air Depot	1969	194	95	n/a	\$0.83	\$0.82	\$0.66
Sand Hill	1312 N Midwest Blvd	1971	201	85	n/a	\$0.96	\$0.77	\$0.87
Sunnyview	4502 Sunnyview	1974	224	92	n/a	\$0.86	\$0.78	\$0.75
The Landing OKC	4800 E I-240 Service Rd	2016	252	95	n/a	\$1.46	\$1.14	\$1.15
The Lodge @ 777	777 N Air Depot Blvd	2004	298	99	n/a	\$1.29	\$1.02	\$1.12
The Ridge	3834 N Oakgrove	1972	278	94	\$1.12	\$0.85	\$0.67	\$0.70
Tinker at Forty8	5707 SE 48th St	2005	152	98	n/a	\$1.06	\$0.93	\$1.00
Tinker Del Village	3017 Del View Dr	1970	157	96	n/a	\$0.96	\$0.74	\$0.82
Villa Gardens	2908 N Glenhaven Dr	1975	96	95	n/a	\$0.92	\$0.86	n/a
Vista Green and Village	2512 W Glenhaven Dr	1970	255	80	n/a	\$0.88	\$0.73	n/a
Vista Greens	7020 E Reno Blvd	1969	255	87	n/a	\$0.88	\$0.71	\$0.76
Willow Creek	6000 E Reno Blvd	1986	248	98	n/a	\$1.31	\$1.07	n/a
Woodside Village	8517 E Reno Blvd	1973	188	97	n/a	\$1.01	\$0.91	\$0.88
<b>MIDWEST CITY /DEL CITY AVERAGE</b>			<b>7,465</b>	<b>93%</b>	<b>\$1.39</b>	<b>\$1.06</b>	<b>\$0.93</b>	<b>\$0.92</b>





**CURRENT MUSTANG/YUKON MARKET**

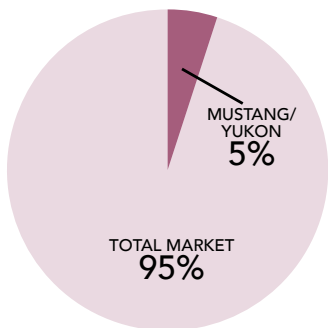
3,741 UNITS STUDIED

AVERAGE VACANCY IS 5%

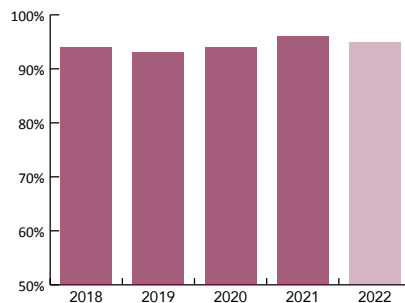
Class	Occupancy	EFF	1 Bed	2 Bed	3 Bed
Submarket	95%	\$1.37	\$1.25	\$1.06	\$0.99
Class A	95%	n/a	\$1.33	\$1.15	\$1.36
Class B	92%	n/a	\$1.23	\$1.02	\$0.96
Class C	96%	\$1.37	\$1.24	\$1.08	\$0.76



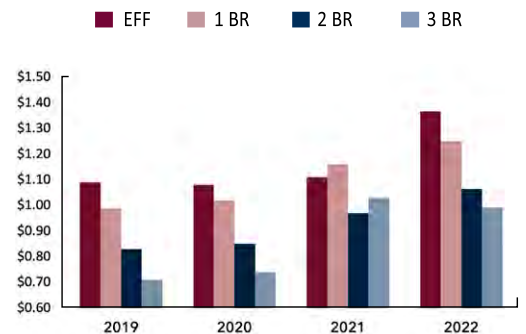
Mustang / Yukon vs.Total Market



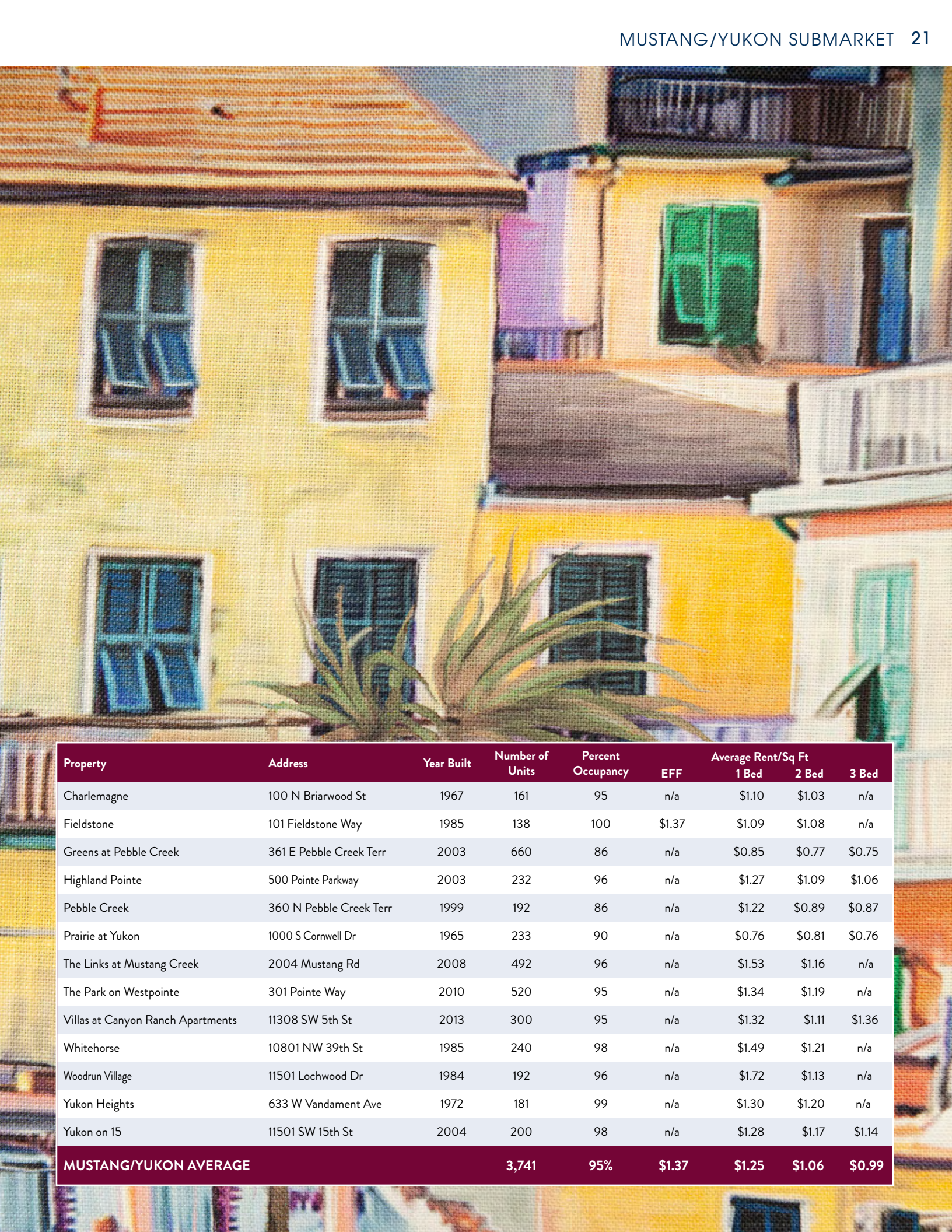
Mustang / Yukon Historical Occupancy



Mustang / Yukon Historical Rental Rates







Property	Address	Year Built	Number of Units	Percent Occupancy	EFF	Average Rent/Sq Ft		
						1 Bed	2 Bed	3 Bed
Charlemagne	100 N Briarwood St	1967	161	95	n/a	\$1.10	\$1.03	n/a
Fieldstone	101 Fieldstone Way	1985	138	100	\$1.37	\$1.09	\$1.08	n/a
Greens at Pebble Creek	361 E Pebble Creek Terr	2003	660	86	n/a	\$0.85	\$0.77	\$0.75
Highland Pointe	500 Pointe Parkway	2003	232	96	n/a	\$1.27	\$1.09	\$1.06
Pebble Creek	360 N Pebble Creek Terr	1999	192	86	n/a	\$1.22	\$0.89	\$0.87
Prairie at Yukon	1000 S Cornwell Dr	1965	233	90	n/a	\$0.76	\$0.81	\$0.76
The Links at Mustang Creek	2004 Mustang Rd	2008	492	96	n/a	\$1.53	\$1.16	n/a
The Park on Westpointe	301 Pointe Way	2010	520	95	n/a	\$1.34	\$1.19	n/a
Villas at Canyon Ranch Apartments	11308 SW 5th St	2013	300	95	n/a	\$1.32	\$1.11	\$1.36
Whitehorse	10801 NW 39th St	1985	240	98	n/a	\$1.49	\$1.21	n/a
Woodrun Village	11501 Lochwood Dr	1984	192	96	n/a	\$1.72	\$1.13	n/a
Yukon Heights	633 W Vandament Ave	1972	181	99	n/a	\$1.30	\$1.20	n/a
Yukon on 15	11501 SW 15th St	2004	200	98	n/a	\$1.28	\$1.17	\$1.14
<b>MUSTANG/YUKON AVERAGE</b>			<b>3,741</b>	<b>95%</b>	<b>\$1.37</b>	<b>\$1.25</b>	<b>\$1.06</b>	<b>\$0.99</b>



Level  
levelokc.com



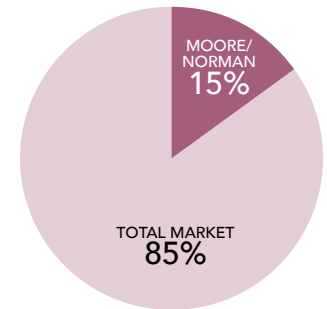
**CURRENT MOORE/NORMAN MARKET**

11,005 UNITS STUDIED

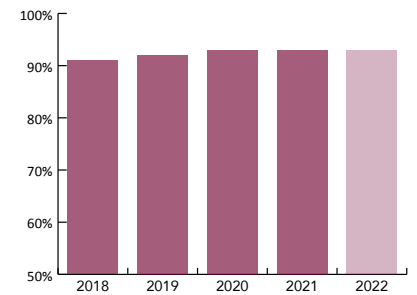
AVERAGE VACANCY IS 7%

Class	Occupancy	EFF	1 Bed	2 Bed	3 Bed
Submarket	93%	\$1.31	\$1.21	\$0.95	\$0.88
Class A	95%	\$1.74	\$1.33	\$1.19	\$1.24
Class B	92%	n/a	\$1.37	\$1.12	\$1.05
Class C	94%	\$1.21	\$1.15	\$0.99	\$0.89
All Bills Paid	76%	\$1.30	\$0.99	\$0.95	\$0.88

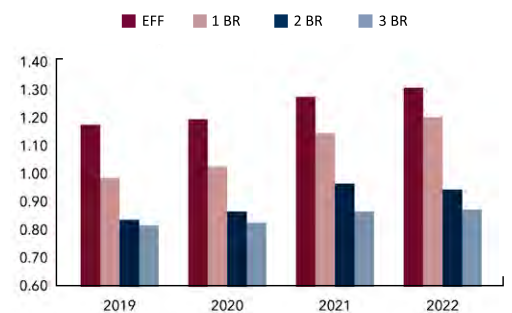
Moore / Norman vs. Total Market



Moore / Norman Historical Occupancy



Moore / Norman Historical Rental Rates





Property	Address	Year Built	Number of Units	Percent Occupied	EFF	Average Rent/Sq Ft		
						1 Bed	2 Bed	3 Bed
12 and Renaissance	1900 Renaissance Dr	1999	144	83	n/a	\$1.34	\$1.15	\$1.12
35 West Apartments	769 SW 19th St	2015	315	97	n/a	\$1.34	\$1.14	n/a
Alameda Pointe	2021 E Alameda	1984	144	97	n/a	n/a	\$1.10	n/a
Anatole at Norman	3700 Tecumseh Rd	2016	230	92	n/a	\$1.23	\$1.52	n/a
Artisan Crossing	1303 W Tecumseh Rd	2020	236	96	n/a	\$1.43	\$1.30	n/a
Avalon	2920 Chautauqua	1997	81	96	n/a	\$1.66	\$1.05	n/a
Beaumont Crossing	900 SE 23rd St	1984	100	95	n/a	n/a	\$0.97	n/a
Brandywine Gardens	1123 Brandywine Lane	1985	104	98	n/a	\$1.06	\$1.05	n/a
Brentwood Pointe	2900 Chautauqua Ave	1974	52	96	n/a	\$1.03	\$0.88	n/a
Brookhollow	965 Biloxi	1980	220	100	\$1.07	\$0.92	\$0.78	\$0.68
Cedar Lake	4119 W Main	1984	194	94	n/a	\$1.37	\$1.04	n/a
Charleston	2073 W Lindsey	1970	163	95	n/a	\$1.24	\$1.04	\$0.88
Cimmaron Trails	3100 W Rock Creek	1984	228	95	n/a	\$1.50	\$1.09	\$1.04
CrownRidge of Norman	3700 12th Avenue SE	2005	112	94	n/a	\$1.48	\$1.27	n/a
Diamond Creek	3001 Pheasant Run	1985	248	58	n/a	\$1.32	\$1.14	n/a
East Village	1220 SE 12th St	2006	139	90	n/a	\$1.28	\$1.31	\$1.31
Emerald Greens Apts	2815 Dewey Ave	1999	204	80	n/a	\$0.88	\$0.89	\$0.72
Forest Pointe	1100 Oak Tree	1985	157	80	n/a	\$1.25	\$1.06	n/a
Garland Square	201 Woodcrest	1972	110	98	n/a	\$0.84	\$0.79	\$0.80
Hampton Woods	3001 Oak Tree	1985	248	100	n/a	\$1.48	\$1.05	n/a
Landry Apartment Homes	1203 Rebecca Ln	1975	131	98	n/a	\$1.06	\$1.02	\$0.94
Legacy Trail	2501 Pendleton Dr	2016	208	96	n/a	\$1.00	\$1.17	\$0.94
Mansions South Apartments	3507 N I-35 Service Rd	1977	146	94	n/a	\$1.06	\$0.95	\$0.77
Mission Point I & II	2900 S Service Rd	2015	628	89	n/a	\$1.37	\$1.19	n/a
Moore Manor Apartments	830 NW 12th St	1973	103	93	n/a	\$0.76	\$0.81	n/a
Parkwood	1357 12 Ave NE	1971	102	99	n/a	\$0.93	\$0.87	n/a
Parmele Park Apts	804 NW 12th St	1971	104	100	\$1.20	\$0.86	\$0.81	n/a
Post Oak	705 Ridge Crest	1985	304	98	\$1.50	\$1.35	\$1.14	n/a
Presidential Gardens	1938 Filmore	1972	120	75	\$1.08	\$0.98	\$0.93	\$0.92
Radius Apartments	1115 Biloxi Dr	1969	118	93	n/a	\$1.02	\$1.04	n/a
Renaissance at Norman	1600 Ann Branden	1999	288	99	n/a	\$1.43	\$1.16	n/a
Riverbend	1502 E Lindsey	1984	216	93	n/a	\$1.27	\$0.96	n/a
Savannah Ridge	4701 W Heritage Place	1983	212	98	n/a	\$1.21	\$1.23	n/a
Savannah Square-Harbor	300 36th Ave SW	1984	404	98	n/a	\$1.44	\$1.28	n/a
Sooner Court	2500 W Brooks	1971	159	95	n/a	\$1.16	\$1.07	n/a
Southwind	813 City Avenue	1966	180	95	n/a	\$0.79	\$0.79	\$0.91
Springfield	1000 E Lindsey	1981	192	97	n/a	\$1.15	\$0.92	\$0.96
Sterling Park	1616 Alameda	1970	141	92	n/a	\$0.89	\$0.76	n/a
Stoneridge Apartments	2681 Jefferson St	1983	128	90	\$1.30	\$1.13	\$1.16	n/a
Summer Pointe	1049 E Brooks	1978	192	98	n/a	\$1.28	\$0.90	\$0.90
TERRA at University North Park	2751 24th Ave NW	2017	303	93	\$1.74	\$1.50	\$1.30	\$1.63
The Autry	917 24th Ave SW	1976	100	100	n/a	\$0.97	\$1.14	n/a
The Cedars Apartments	214 Bull Run St	1982	96	100	n/a	\$1.16	\$0.88	n/a
The Fairways at Moore Apts	800 SW 19th St	2002	336	100	n/a	\$1.37	\$1.06	n/a
The Falls at Brookhaven	3730 W Rock Creek Rd	2013	164	98	n/a	n/a	\$1.17	\$1.15
The Greens At Moore	2100 S Santa Fe	1999	360	96	n/a	\$1.48	\$1.03	n/a
The Greens at Norman	3701 24th Ave SE	2011	396	95	n/a	\$1.37	\$1.01	n/a
The Icon at Norman Apartments	6475 NW 36th Ave	2014	256	95	n/a	\$1.36	\$1.13	n/a
The Landing on 9	3231 Conestoga	1985	128	98	n/a	\$1.49	\$1.19	n/a
The Links at Norman	3927 24th Ave SE	2010	528	96	n/a	\$1.37	\$1.01	n/a
The Overlook Luxury Apartments	1111 Oak Tree Ave	1995	252	40	n/a	n/a	\$1.12	\$0.99
Turnberry	1911 Twisted Oak	1972	140	80	n/a	\$0.96	\$0.75	\$0.76
Twin Creek Village	1300 Creekside Dr	1986	184	90	n/a	n/a	\$0.88	n/a
Westwood Park Village	1836 W Robinson Ave	1971	257	94	n/a	\$1.32	\$1.04	\$0.96
<b>MOORE/NORMAN AVERAGE</b>			<b>11,005</b>	<b>93%</b>	<b>\$1.31</b>	<b>\$1.21</b>	<b>\$1.05</b>	<b>\$0.97</b>



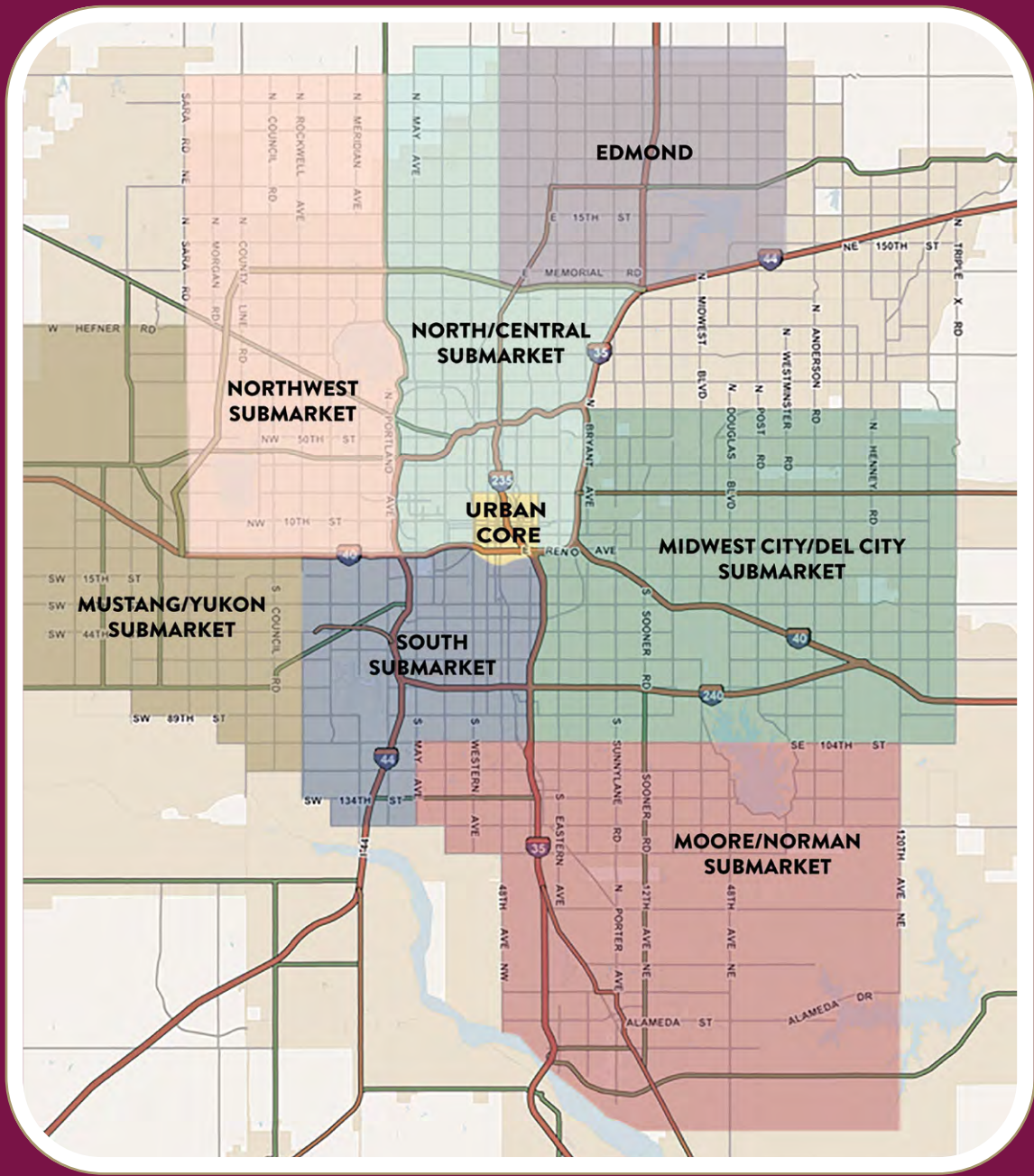


Senior Living Property	Address	Year Built	Number of Units	Percent Occupied	EFF	Average Rent/Sq Ft		
						1 Bed	2 Bed	3 Bed
Album Quail Springs	14101 N Kentucky	2015	140	94	n/a	\$2.16	\$1.77	n/a
Andrew Square Senior Center	2101 S Harvey	1975	201	98	n/a	\$1.06	n/a	n/a
Autumn House Congregate Housing	500 Adair Blvd	1989	174	100	n/a	\$1.41	n/a	n/a
Baptist Village of Oklahoma City	9700 Mashburn	1972	257	96	\$2.55	\$1.53	\$1.18	n/a
Brookdale Quail Creek	12928 N May Ave	2008	98	116	\$5.01	\$4.71	\$3.62	n/a
Charles Atkins Opportunities Gardens	1917 NE 20th St	1979	118	98	n/a	\$1.92	n/a	n/a
Classen Senior Center	913 NW 12th	1980	100	100	\$0.80	\$0.77	n/a	n/a
Creekside Village	25 Creek View Dr	2005	196	100	n/a	\$1.14	\$1.13	n/a
Elison Independent Living	10401 Vineyard Blvd	1978	137	97	\$4.38	\$3.61	\$4.13	n/a
Emerald Square	701 N Council Rd	2009	77	98	\$7.13	\$4.19	\$3.24	n/a
Grand on Western	3708 S Douglas	1985	157	95	n/a	\$1.41	\$1.14	n/a
Lionwood	12525 N Penn Ave	2007	123	94	\$5.18	\$3.60	\$3.07	1.84
M.A.Retirement Center	1400 NW 115th St	2008	60	96	n/a	\$1.05	\$0.93	n/a
Mansions at Waterford	6100 N Penn	1999	125	95	\$4.17	\$2.70	\$2.03	n/a
Marie McGuire Plaza	1316 NE 12th	1971	141	98	n/a	\$1.13	n/a	n/a
Meadowlake Retirement	963 SW 107th	2005	55	98	n/a	\$4.90	\$4.15	n/a
Rosewood Manor	800 S Kelley	1995	148	100	n/a	\$0.96	n/a	n/a
Savannah House of Norman	1111 24th Avenue SW	1968	92	95	n/a	\$1.10	\$1.12	n/a
Savannah House of Norman II	2500 Meadowood Dr	2005	100	96	n/a	\$1.17	\$1.11	n/a
Savannah House of Yukon	428 N Willowood Dr	2008	60	100	n/a	\$0.89	\$0.74	n/a
Shartel Towers	5415 S Shartel	1969	201	80	\$1.43	\$1.14	n/a	n/a
Silver Elm	1301 NW 178th St	2007	105	95	n/a	\$3.17	\$2.45	n/a
Sooner Station at University North Park	24th Ave NW	2022	188	55	n/a	\$4.52	\$3.53	n/a
Southwest Mansions	9900 S Western Ave	2007	110	97	n/a	\$3.13	\$2.48	n/a
Strawberry Fields	400 N Trade Center Terr	1984	65	90	n/a	\$1.73	n/a	n/a
Superbia Retirement Village	9720 Stacy Court	1965	194	94	\$1.34	\$0.91	n/a	n/a
Touchmark at Coffee Creek	208 Shortgrass Rd	2009	188	96	n/a	\$2.52	\$1.83	n/a
Village On the Park	1515 Kingsridge Dr	1999	190	94	\$5.20	\$5.25	\$3.42	n/a
Wesley Village	300 NW 12th	1920	85	96	\$1.60	\$1.32	\$1.16	n/a
<b>SENIOR LIVING AVERAGE</b>			<b>3,885</b>	<b>95%</b>	<b>\$3.53</b>	<b>\$2.24</b>	<b>\$2.21</b>	<b>\$1.65</b>



Student Housing Property	Address	Year Built	Number of Units	Percent Occupied	EFF	Average Rent/Sq Ft		
						1 Bed	2 Bed	3 Bed
2900 Student Apartments	2900 Oak Tree Ave	1999	156	92	n/a	n/a	n/a	\$0.30
Alight 12th Ave	3201 12th Ave SE	2013	224	92	n/a	n/a	\$0.85	\$0.44
Alight Norman	2657 Classen Blvd	2005	268	96	n/a	\$1.74	\$0.82	\$0.48
Callaway House	333 E Brooks St	2017	388	100	n/a	\$2.06	\$0.98	\$0.65
Campus Lodge	1800 Beaumont Dr	2004	192	96	n/a	n/a	n/a	\$0.33
Dillon Park	1015 Chowning Ave	2003	144	92	n/a	\$0.51	n/a	n/a
Millennium Apartments	900 E Lindsey St	2015	197	99	\$3.11	\$0.60	n/a	n/a
Redpoint Norman	1601 E Imhoff Rd	2008	173	97	n/a	n/a	\$0.66	\$0.46
Rendezvous	1600 Kickingbird Rd	2007	108	98	n/a	n/a	n/a	n/a
State on Campus Norman	730 Stinson St	2004	204	98	n/a	n/a	\$0.91	\$0.57
The Vue	750 W Imhoff Rd	2015	79	100	n/a	n/a	\$1.33	\$0.73
<b>STUDENT HOUSING AVERAGE</b>			<b>2,133</b>	<b>96%</b>	<b>\$3.11</b>	<b>\$1.23</b>	<b>\$0.92</b>	<b>\$0.50</b>





# PRICE EDWARDS AND CO.

OKLAHOMA CITY: 210 PARK AVENUE, STE 700, OKLAHOMA CITY, OK 73102 | O: (405) 843-7474 | F: (405) 236-1849

TULSA: 7633 EAST 63RD PLACE, STE 400, TULSA, OK 74133 | O: (918) 394-1000 | F: (918) 394-1001

[www.priceedwards.com](http://www.priceedwards.com)