

Windsor Court Apartments



FOR SALE - MULTIFAMILY

Windsor Court Apartments

2301 N WALKER AVE, OKLAHOMA CITY, OK 73103

Micah McGahan
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Disclaimer

Brix Realty Group, LLC, an Oklahoma limited liability company doing business as Brix Realty, a licensed Oklahoma Broker (the “*Agent*”), has prepared this material for limited use in the acquisition of certain Property, specifically 2301 N Walker Ave, Oklahoma City, OK 73103.

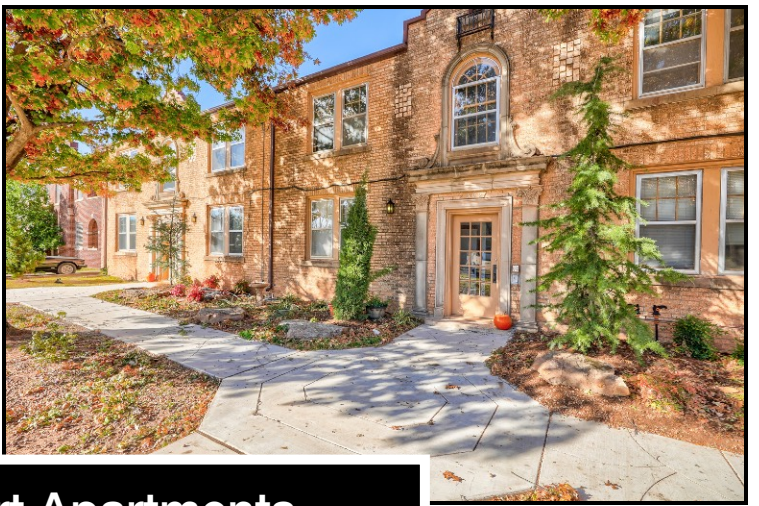
This Offering Memorandum is intended to convey a fair description and summary of the Property and documents referred to herein, but is not intended to provide a complete and accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective purchasers may need or desire. While the Owner and Agent believe these summaries to be fair and accurate, the same do not purport to be complete and are qualified in their entirety by reference to the Property itself and the text of any documents referred to herein. To the extent any financial forecasts, projections, forward-looking statement, or other type of pro forma of anticipated operations of the Property have been provided by the Owner or Agent in this Offering Memorandum, such reports have not been independently verified and must not be relied upon as an indication of future operating results of the Property, which are impossible to predict with certainty, because many governing factors are not presently ascertainable or are beyond the Owner’s or Agent’s control. Any such reports are purely speculative and the Owner or Agent expressly disclaims any type of representation or warranty (express or implied) as to the accuracy of any information contained in such reports. Prospective purchasers are cautioned not to place undue reliance on any such reports or similar forward-looking statements. In addition, the Offering Memorandum does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

Except as stated otherwise in this Offering Memorandum, neither Owner nor the Agent nor any of their respective officers, agents or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum or any of its Contents, the Property or any documents referred to in the Offering Memorandum, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or Contents. Further, no other person has been authorized to give any information to make any representations or warranties with regard to the Property, and if such information, representations or warranties have been made, they must not be relied upon as having been authorized by Owner or Agent. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

Owner and Agent expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer for the Property is approved by the Owner, and any conditions to the Owner obligations thereunder have been satisfied or waived.

This Offering Memorandum is prepared solely for the benefit of prospective investors and purchasers acceptable to Owner or Agent. All contents of this Offering Memorandum are deemed confidential and should be held in the strictest confidence. Any reproduction or distribution of this Offering Memorandum, in whole or in part, or the divulgence of any of the information contained herein, without the prior written consent of Owner or Manager is prohibited. Any prospective purchaser, by accepting delivery of this Offering Memorandum, agrees to return this Offering Memorandum to the Owner or Agent in the event the prospective purchaser decides not to purchase the Property.

Each prospective purchaser is encouraged to seek independent legal, tax and investment advice regarding its particular investment situation.



Windsor Court Apartments



Located in historic Mesta Park and within walking distance of the Uptown District, Windsor Court consists of four buildings with a total of twenty-nine units. Twenty four units are one bed/ one bath and five are studios that have been renovated in 2019. It was built by the famous Oklahoma City developer G.A. Nichols. The courtyards and cast stone add to the charm and allure of Windsor Court. Three of the buildings are two story eight plexes with basements that include laundry facilities. The three buildings got new roofs (2019), updated electrical and central heat and air (2012-2013). One building has five units that have undergone extensive renovations(2019) with parking underneath.

OFFERING TERMS

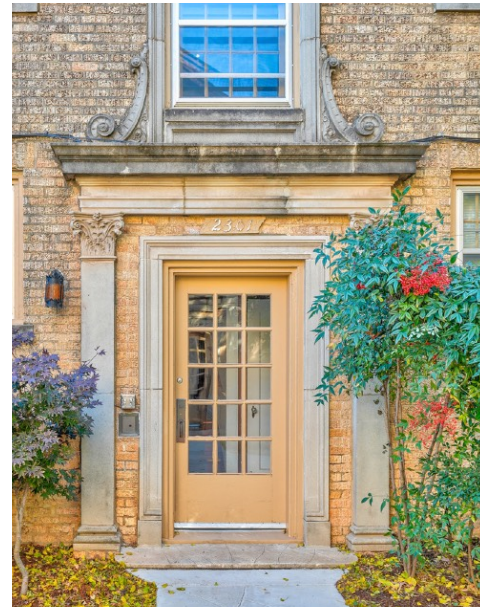
Sale Price	\$2,900,000
Units	29

INVESTMENTS HIGHLIGHTS

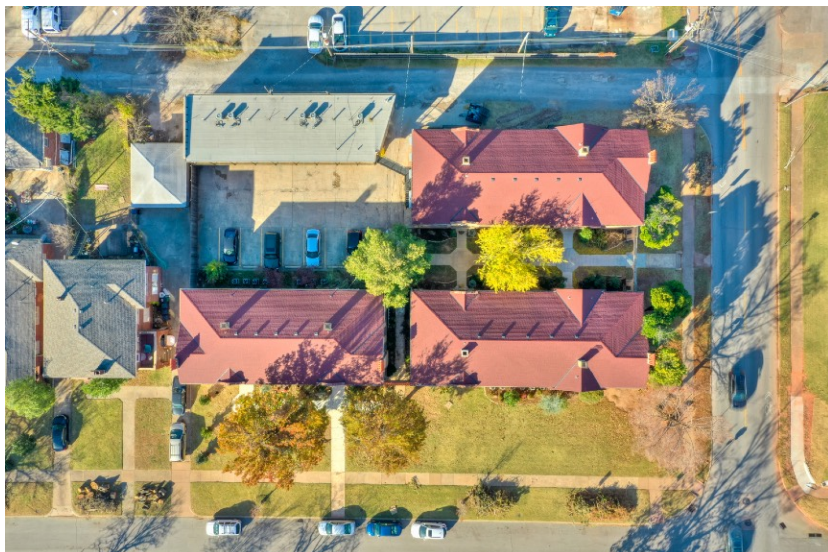
- 29 Units
- Prime location
- Well Occupied
- Low rents
- Well maintained
- Central Heat and Air
- Charming features

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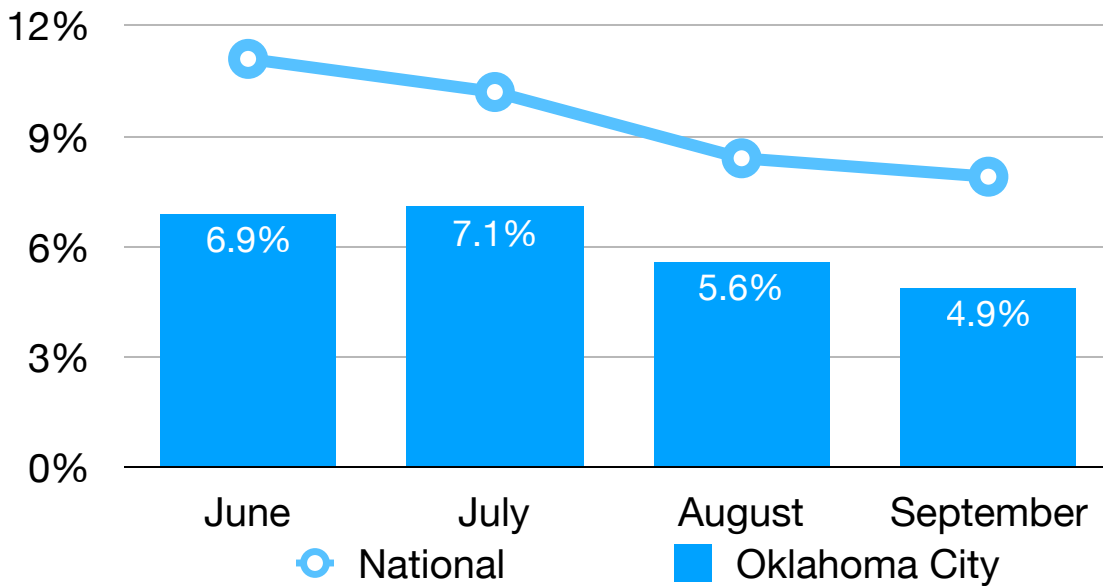
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Unemployment Rate

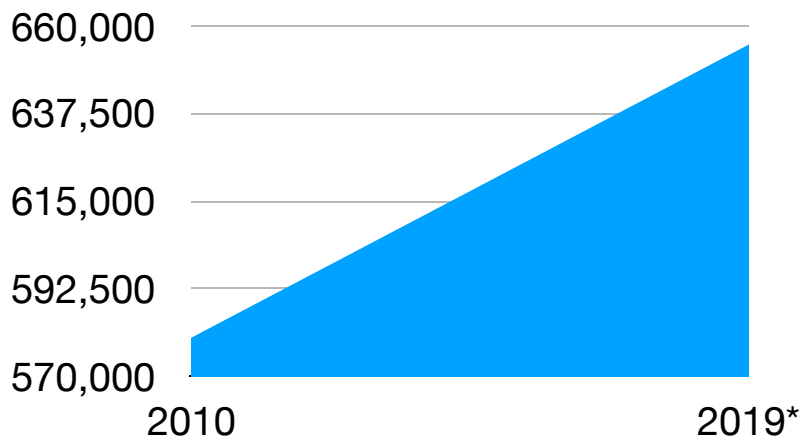


*Source: Bureau of Labor Statistics, September OKC rate is preliminary.

Oklahoma City Median Household Income: **\$54,034***

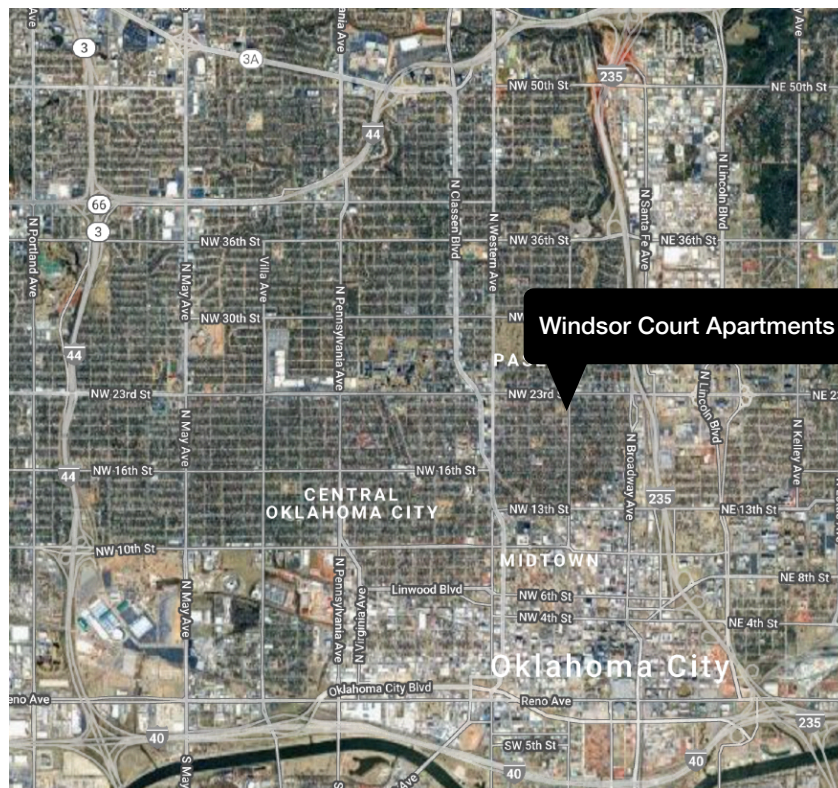
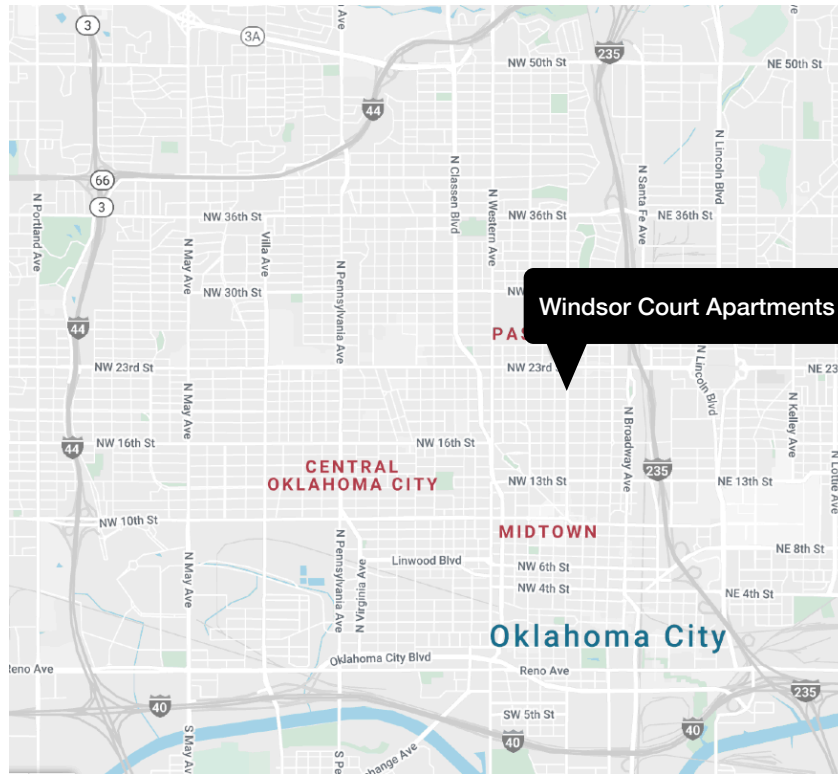
*Source census.gov, Median household income (in 2018 dollars), 2014-2018

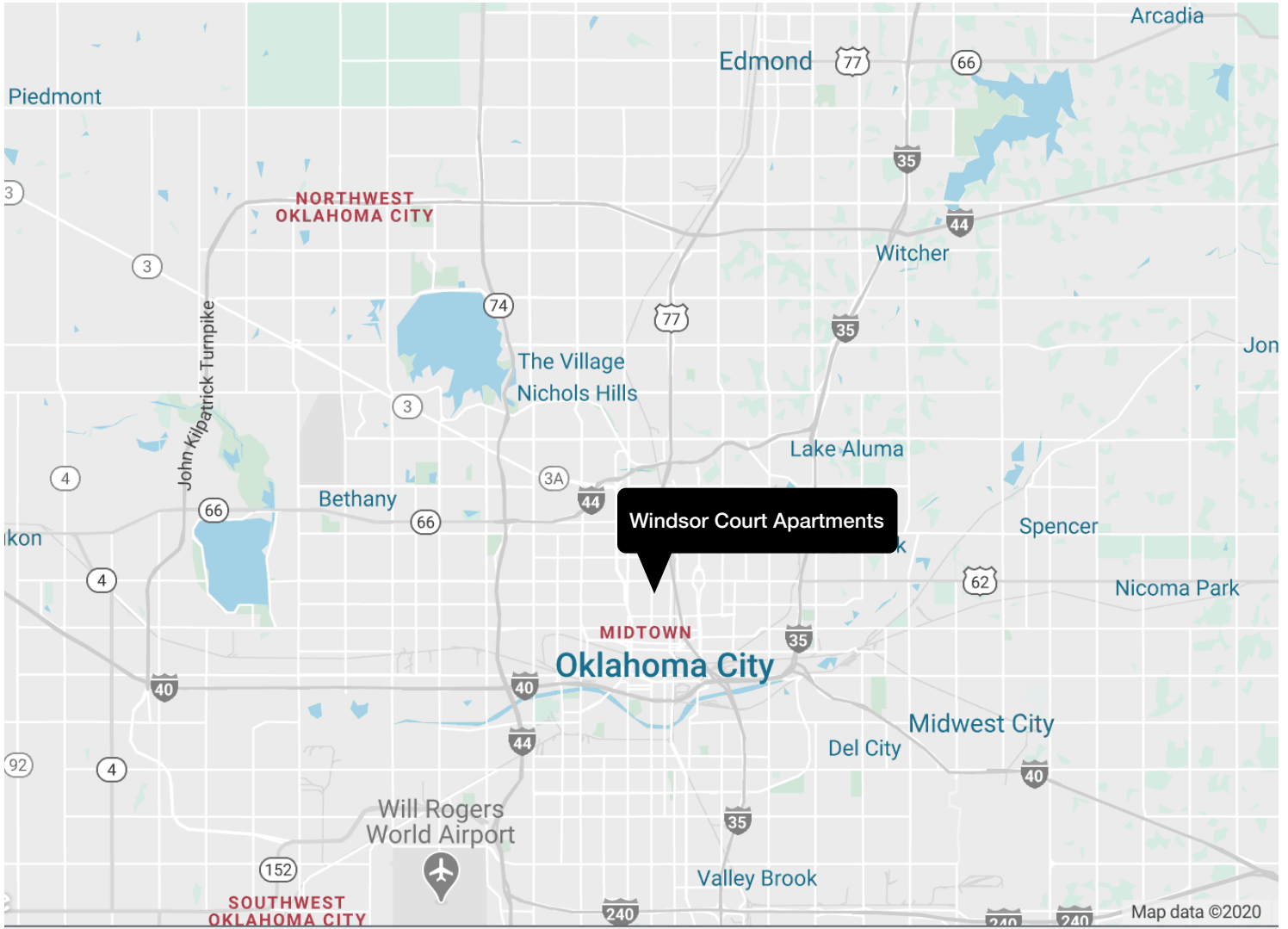
Oklahoma City Population Growth



12.9% Population Growth from 2010-2019

*2019 is population estimates from 7/1/2019 Source: census.gov







Micah McGahan



Micah McGahan has been in real estate since 2013. With over 200 transactions completed, he has focused on investment and site acquisition. He was awarded in 2020 as a top 500 producing Realtor® by OKC Real Producer.

He loves the long term benefits of real estate and the unique people he gets to meet out in the field. He enjoys building long term relationships.

He was born and raised in the Oklahoma City area. He resides in Oklahoma City with his wife and two children.

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Showing and Offering Guidelines

Brix Realty has the exclusion listing to the portfolio package. All inquires should be directed to Brix Realty.

Showing Guidelines

Due to properties being occupied, showings will not be scheduled until a offer is agreed upon. Once agreed upon, the potential buyer will be able to walk the property and tour any vacant units. Virtual tours can be arranged. The buyer will be able to inspect all units during their due diligence period with proper notice.

Offer Requirements

Offers needs to have the following items:

- Price
- Due Diligence Time Frame
- Closing Time Frame
- Earnest Money Deposit
- Financing Structure
- Any Other Significant Terms or Conditions

Offering

All offers are to be sent via email to Micah McGahan at micah.mcgahan@brixrealty.com.