

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

NAI Sullivan Group



12 Unit Apartments For Sale
16 Unit Apartments For Sale

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

0.4821 Acres MOL

PRICE REDUCED!

Listed Price: \$1,075,000
Sold As Package

910 N.W. 13th Street

Oklahoma City, Oklahoma 73106

PROPERTY HIGHLIGHTS

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

900 N.W. 13th Street

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

ALL OFFERS SUBJECT TO COURT APPROVAL

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

As of 6-28-2018

www.naisullivangroup.com

Bob Sullivan, CCIM

Cell: 1 405 641 9798
rsullivan@ccim.net

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

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



LOCATION HIGHLIGHTS

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

DEMOGRAPHICS

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



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910 NW 13

Sales Price
\$1,075,000

Square Footage	
Units Available	12
Occupancy	10
Vacancy	3
Rate	83%
Down Units	0.00



									9 months	12 month
Sept. 17	Oct. 17	Nov. 17	Dec. 17	Jan. 18	Feb. 18	Mar. 18	April. 18	May. 18		
\$ 8,563.00	\$9,039.00	\$8,302.00	\$ 7,228.00	\$7,928.00	\$7,153.00	\$6,379.00	\$6,379.00	\$6,379.00	\$67,350.00	\$89,800.00
									\$ -	\$ -
	\$ 230.00		\$ 80.00	\$ 200.00	\$ 80.00		\$ 40.00	\$ 75.00	\$ 705.00	\$ 940.00
	\$ 342.52			\$ 347.16					\$ 689.68	\$ 919.57
\$ 4.73	\$ 6.52	\$ 7.67	\$ 36.59				\$ (9.90)		\$ 45.61	\$ 60.81
\$ 215.94									\$ 215.94	\$ 287.92
	\$ 812.00		\$ 602.70	\$ 249.15	\$ 216.83	\$ 216.83	\$ 248.45	\$ 216.57	\$ 2,562.53	\$ 3,416.71
\$ 2,544.00		\$ 1,289.61	\$(1,136.25)	\$ 408.35	\$ 510.00	\$ 633.73	\$ 691.24	\$ 426.35	\$ 5,367.03	\$ 7,156.04
\$ 557.81	\$ 354.87	\$ 85.23		\$ 368.13	\$ 181.46	\$ 364.31	\$ 180.78	\$ 180.78	\$ 2,273.37	\$ 3,031.16
				\$ 179.28	\$ 227.67	\$ 227.67	\$ 185.65	\$ 143.48	\$ 963.75	\$ 1,285.00
						\$ 300.00			\$ 300.00	\$ 400.00
\$ 662.33	\$ 662.33	\$ 662.33	\$ 662.33	\$ 662.33	\$ 662.33	\$ 662.33	\$ 662.33	\$ 662.33	\$ 662.33	\$ 662.33
\$ 1,792.95	\$ 1,792.95	\$ 1,792.95	\$ 1,792.95	\$ 1,792.95	\$ 1,792.95	\$ 1,792.95	\$ 1,792.95	\$ 1,792.95	\$ 1,792.95	\$ 1,792.95
\$ 5,777.76	\$4,201.19	\$3,837.79	\$ 2,038.32	\$4,207.35	\$3,671.24	\$4,197.82	\$3,791.50	\$3,497.46	\$15,578.19	\$19,952.49
\$ 2,785.24	\$4,837.81	\$4,464.21	\$ 5,189.68	\$3,720.65	\$3,481.76	\$2,181.18	\$2,587.50	\$2,881.54	\$51,771.81	\$69,029.08

Summary:

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

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