

A MULTIFAMILY INVESTMENT OPPORTUNITY

UNIVERSITY FALLS APARTMENTS

1215 CLASSEN BLVD, NORMAN, OK 73071



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OFFERING SUMMARY

Sale Price:	\$2,000,000
Total Building Size:	21,520 SF
Number Of Buildings:	3
Number Of Units:	32
Lot Size:	1.51 Acres
Year Built/Renovated:	1943 / 2010
Taxes (2023):	\$19,895
Insurance (2023):	
Parking:	37 Spaces
Zoning:	R-3 (Multi-Family)
Flood Zone:	No (Zone X)

PROPERTY HIGHLIGHTS

- Traditional Walk-Up Exterior Corridor Apartments Located on the NE Corner of Boyd Street & Classen Blvd
- Within Walking Distance to the University of Oklahoma and Historic Campus Corner
- Traffic Counts (vehicles/day): Classen Blvd - 28,470 | Boyd Street - 14,760
- 3 Two-Story Brick Apartment Buildings Featuring 1-Bedroom & Townhouse/Loft Style Layouts (32 Total Units)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,618	33,475	47,941
Total Population	17,152	84,875	119,116
Average HH Income	\$55,086	\$68,955	\$81,136

JUDY J. HATFIELD, CCIM

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jjhatfield@ccim.net

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(405) 364- 5300 office

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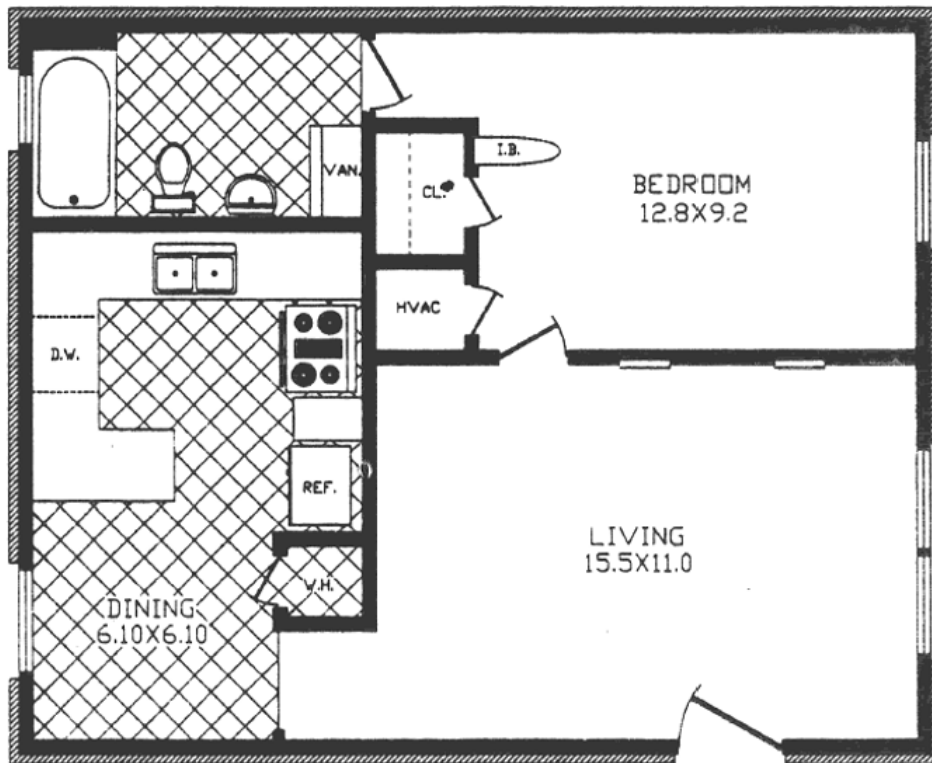
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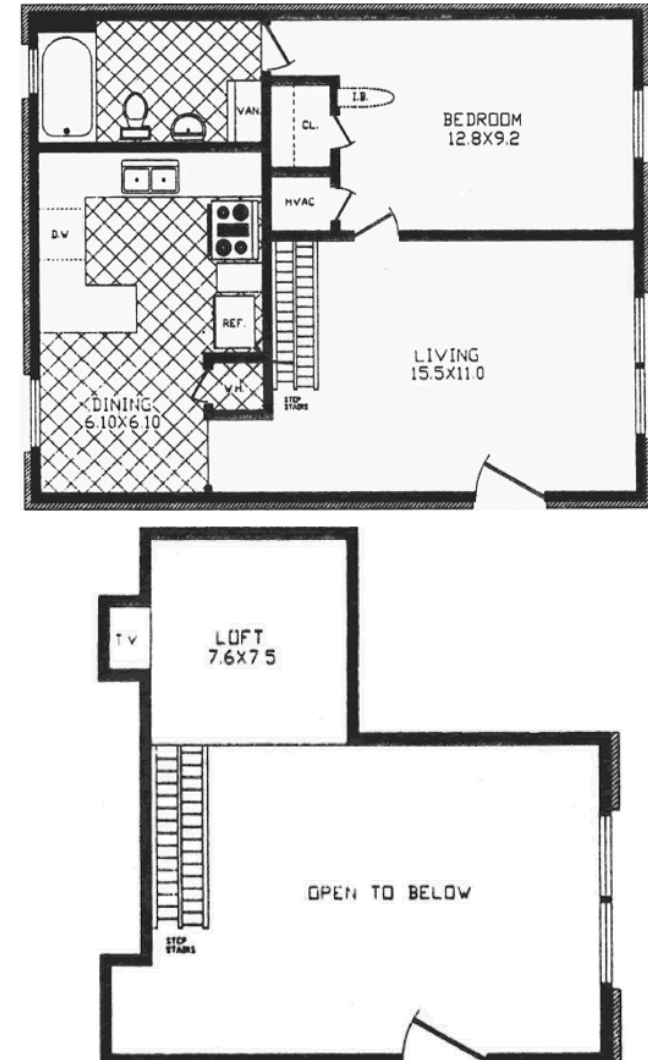
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LAYOUT - ONE BEDROOM FLAT



LAYOUT - TOWNHOUSE/LOFT



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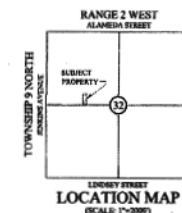
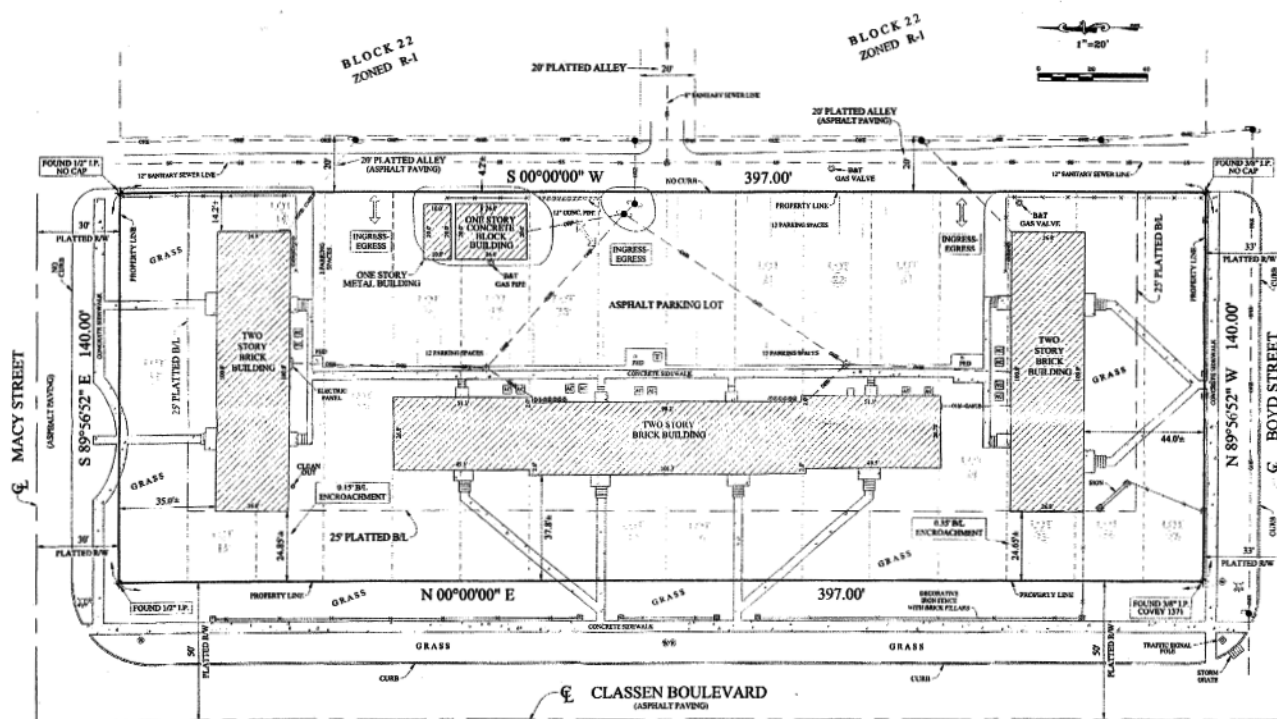
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ALTA/ACSM LAND TITLE SURVEY

CARTOGRAPHIC COMPANY
Oklahoma State Board of Engineers & Surveyors
Certification No. 2408
(Exp. 6/30/11)

UNIVERSITY FALLS APARTMENTS
A PART OF BLOCK 22, CLASSEN MILLER ADDITION
CITY OF NORMAN, CLEVELAND COUNTY, OKLAHOMA



SURVEYOR'S CERTIFICATION

1. Be undesignated, a Professional Land Surveyor in the State of Oklahoma is hereby notified to:

PARAMOUNT INVESTMENT MANAGER
CHICAGO TITLE INSURANCE COMPANY
BIO-PUBLIC BANK & TRUST
CLEVELAND COUNTY ARBITRAGE CO.

That a report has been made under my supervision of the following description:

Let's Twelve (32), Thirteen (33), Fourteen (34), Fifteen (35), Sixteen (36), Seventeen (37), Eighteen (38), Nineteen (39), Twenty (40), Twenty-One (41), Twenty-Two (42), Twenty-Three (43), Twenty-Four (44), Twenty-Five (45), Twenty-Six (46), and Twenty-Seven (47), in *Block Twenty-Two* (32), of CLARENCE MILLER ADDITION, in the City of Norman, Cleveland County, Oklahoma According to the recorded plat thereof.

and that the property owners were not in the locations as shown on the attached map, and that except in cases where there are no representations of the taxpayer's name shown herein upon the adjoining property or the adjacent improvements upon the property described.

I further certify that this map is plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM surveys jointly established and adopted by ALTA and ACSM in 1985, and pursuant to the Accuracy Standards (as adopted by the ALTA) and intended to effect on the date of the completion of urban survey) subject to all other provisions of the laws of the State of New York.



EASEMENTS OF RECORD

Commitment Number: 800755

- (F) Building Lines, Utility Easements, etc., as set forth on Final Plot of Classes Miller Addition to Village, Cleveland County, Oklahoma. - RUOMN.COM SURVEY.

BASIS OF BEARINGS

N 89°00'00" E BEARING ALONG THE WEST LINE OF THE SURVEYED PROPERTY BETWEEN THE $\frac{1}{4}$ " I.P. FOUND AT THE NORTHWEST CORNER AND THE $\frac{1}{4}$ " I.P. FOUND AT THE SOUTHWEST CORNER AS SHOWN.

FLOOD STATEMENT

The Property described on this Buying form does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency, or Property Sit within Zone A of the Flood Insurance Rate Map identified as Community Rating System (CRRS) #00000.

UTILITIES:

- 00-- WATER LANE - CITY OF NORMAN
 --00-- GREENWOOD CLE / FISH / DAM
 --00-- NORMAN SEWER / CLE - CITY OF NORMAN
 --00-- SANITARY SEWER - CITY OF NORMAN
 --00-- GREENWOOD CLE / FISH / DAM
 --00-- SANITARY SEWER - CITY OF NORMAN

LEGEND:

- 10 LIGHT POLE
- 11 SPINER TIE
- 12 SWIMMING GEAR
- 13 FISHING GEAR
- 14 WATER MOTOR
- 15 WATER VALVE
- 16 BATTERY POWER MACHINERY
- 17 STORM SEWER MANHOLE
- 18 BLACK PITCH METER
- 19 GAS METER
- 20 TRANSFORMER
- 21 FOUND 1 F. P. K. MALL
- 22 SET 5 F. P. K. MALL
- 23 FENCE
- 24 GUY WIRE
- 25 BOX RAINFALL

NOTE:

- (B) CITY OF NORMAN SANITARY SEWER LINES ARE CONTAINED WITHIN PLATTED 28' ALLEY EASEMENT AS SHOWN.

AREA:

1.275 ACft
55,579.90 SQ FT

CARTOGRAPHIC CO.

11-10-2000 10:00 AM

100 NORTH NEEDLECROSS DRIVE, SUITE C,
NORMAN, DELAWARE 19950

11.106

CA. 2408	1 of 1
EXP. 06.30.08	DATE: 6.26.08

EXP. 06-50-08 5/26/08



103-476

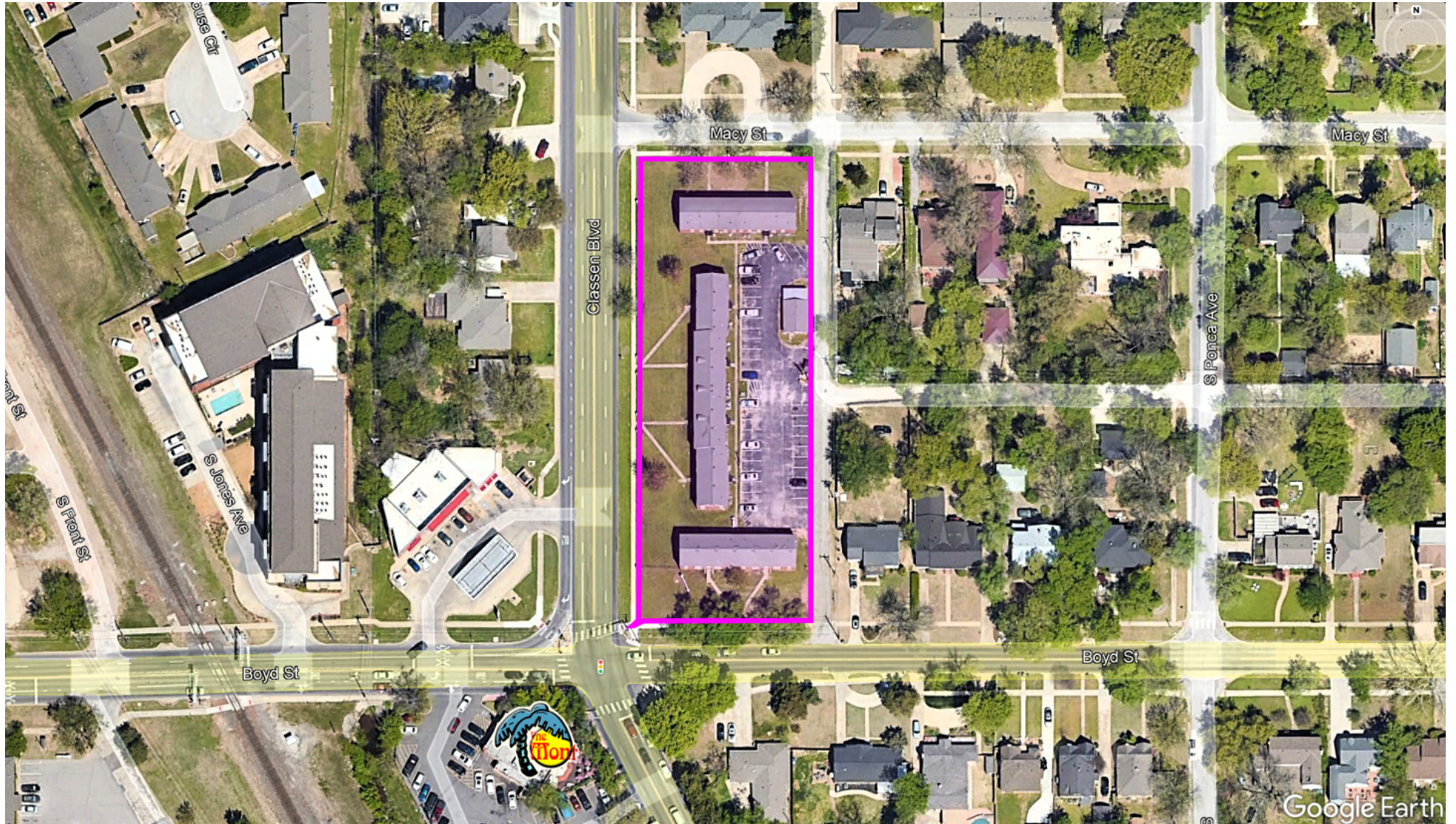
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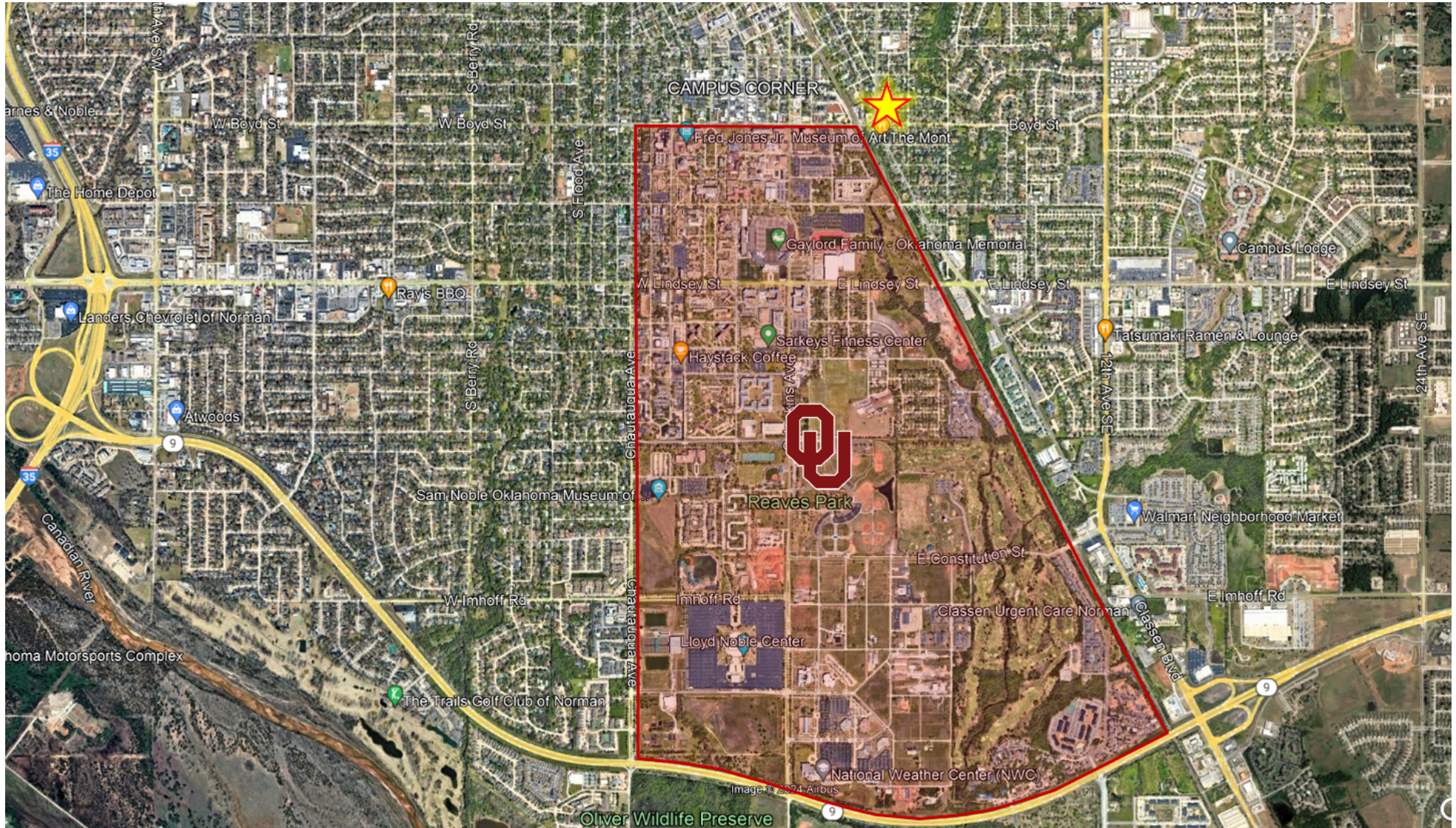
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