NAI Sullivan Group

Falls Creek Apartments
7032 N.W. 16th Street

Oklahoma City, Oklahoma 73127

PROPERTY HIGHLIGHTS

- 88 Total Units
- (24) 2 Bedroom Units
- (46) 3 Bedroom Units
- (16) 4 Bedroom Units
- Built in 1972
- Currently Undergoing Renovations
- New Interiors, Flooring & Air Conditioning
- Good Value-Add Opportunity
- Average Lease Term for Tenants is 12 Months
- Low Crime Apartment Complex

TOTAL SF	106,488 SF MOL
LAND IN ACRES	4.6221
ZONING	R-4
2013 TAXES	$13,039.28
NOI	$288,379.87
CAP RATE	9.61%

www.naisullivangroup.com

For more information:

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MF24

HOMELAND.

U-HAUL

N.W. 23rd Street

Western Oaks Elementary & Middle School

I'm lovin' it

Walmart Neighborhood Market

MacArthur Park Ln

Deaconess Hospital

Rockwell

Garrison Park

Lela Park

MacArthur

Traffic Count: 18,365 CPD

N.W. 16th Street

Traffic Count: 6,447 CPD

NW 16th St

Lake Club

DEMOGRAPHICS

Population

1 Mile:	3 Mile:	5 Mile:
13,632	66,316	160,172

Average Household Income

1 Mile:	3 Mile:	5 Mile:
$47,718	$48,471	$54,319

Total Households

1 Mile:	3 Mile:	5 Mile:
5,573	26,866	64,729

LOCATION HIGHLIGHTS

- Dimensions: 670' x 385'
- Oklahoma City School District #89
- Easy Access to Major Roadways in Oklahoma City

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