



## 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%

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7032 N.W. 16th Street  
Oklahoma City, Oklahoma  
73127

HOMELAND

N.W. 23rd Street

Western Oaks  
Elementary &  
Middle School

Rockwell

Garrison  
Park

Lela  
Park

MacArthur

N.W. 16th Street

Traffic Count: 18,365 CPD

Traffic Count: 6,447 CPD

## DEMOGRAPHICS

### Population

1 Mile: 13,632	3 Mile: 66,316	5 Mile: 160,172
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### Average Household Income

1 Mile: \$47,718	3 Mile: \$48,471	5 Mile: \$54,319
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### Total Households

1 Mile: 5,573	3 Mile: 26,866	5 Mile: 64,729
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## LOCATION HIGHLIGHTS

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

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