

INVESTMENT OPPORTUNITY

# Charl Ann Apartments

6330 E 7th Street | Tulsa, Oklahoma 74112



**18**  
Total Units

**2BR x16**  
**3BR x1**  
**1BR x1**

Unit Mix  
18 Total Units

**\$12,440**

Monthly NOI\*  
Stabilized Proforma

**16,387**

Total Building SF  
Per Tax Assessor

**\$212,196**

Gross Potential Rent  
Annual Base Rent

**+\$38,808**

Rent Upside Potential  
Annual at Market Rate

**\$149,280**

Annual NOI\*  
Stabilized Proforma

**All Bills  
Paid**

Utility Structure  
Owner Paid

\* Stabilized proforma at 95% occupancy. Flat fee bill back:  $18 \times \$75 + 18 \times \$30 = \$1,890/\text{mo}$ . Utilities based on 2025 actuals. Operating actuals from Dec 2025 through Mar 2026.

Managed by **Linked Property Group**

Tulsa, Oklahoma | April 2026

# PROPERTY OVERVIEW

## PROPERTY DETAILS

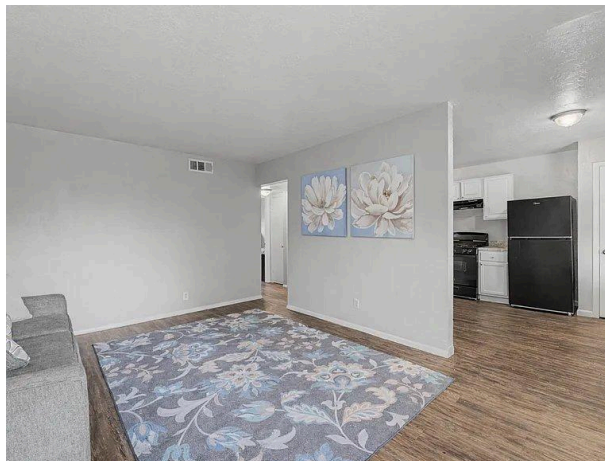
<b>Property Name</b>	Charl Ann Apartments	<b>Property Type</b>	Multifamily Residential
<b>Address</b>	6330 E 7th St, Tulsa, OK 74112	<b>Total Building SF</b>	16,387 SF (Per Tax Assessor)
<b>Total Units</b>	18 Units	<b>Unit Mix</b>	16 x 2BD/1BA   1 x 3BD/2BA   1 x 1BD/1BA
<b>2BD Unit Size</b>	850 SF (x16 = 13,600 SF)	<b>3BD / 1BD</b>	1,750 SF   650 SF
<b>Utility Structure</b>	ALL BILLS PAID	<b>Utilities Covered</b>	Water, Gas (ONG), Electric (PSO), Trash
<b>Parking</b>	Private Off-Street	<b>A/C and Heat</b>	Central Heat and Air (All Units)
<b>Management</b>	Linked Property Group	<b>Section 8</b>	Approved, 1 current THA tenant

## UNIT MIX AND PRICING

Unit Type	Sq Ft	# Units	Market Rent	Monthly Charges*	Total / Mo
2 Bed / 1 Bath	850 SF	16	\$949/mo	\$75 Flat Fee + \$30 RBP	<b>\$1,054/mo</b>
3 Bed / 2 Bath	1,750 SF	1	\$1,700/mo	\$75 Flat Fee + \$30 RBP	<b>\$1,805/mo</b>
1 Bed / 1 Bath	650 SF	1	\$799/mo	\$75 Flat Fee + \$30 RBP	<b>\$864/mo</b>
<b>TOTALS</b>		<b>18</b>	<b>\$17,683/mo</b>	18 x \$75 Flat Fee = \$1,350 + 18 x \$30 RBP = \$540 <b>Total Monthly Charges = \$1,890</b>	

\* Monthly Charges are additional payments collected from tenants above base rent. Flat Fee covers water and trash. RBP = Resident Benefit Package. All 18 units billed at \$75 flat fee.

## INTERIOR PHOTOS



Living Room: Updated Flooring and Open Layout



Kitchen: White Cabinets, Granite Counters, New Appliances



Bedroom: Spacious with Walk-In Closet



Balcony: View of Courtyard and Grounds

## RENT UPSIDE ANALYSIS: BELOW-MARKET AND VACANT UNITS

Several units are currently leased below the \$949 market rate for 2BR units. As leases renew or units turn, rents will normalize to market, representing meaningful upside for the incoming owner. Three vacant units provide an immediate value-add opportunity on day one.

Unit	Tenant	Type	Current Rent	Market Rent	Monthly Gap	Status	Upside
1	Tenant A	2BR	\$925	\$949	\$24	Occupied	+\$24
3	Tenant B	2BR	\$895	\$949	\$54	Occupied	+\$54
7	Tenant C	2BR	\$850	\$949	\$99	Occupied	+\$99
16	Tenant D	2BR	\$835	\$949	\$114	Notice / Turning	+\$114
17	Tenant E	2BR	\$854	\$949	\$95	Occupied	+\$95
8	Vacant	2BR	\$0	\$949	\$949	Vacant / Ready	+\$949
12	Vacant	2BR	\$0	\$949	\$949	Vacant / Ready	+\$949
15	Vacant	2BR	\$0	\$949	\$949	Vacant / Ready	+\$949
	<b>Total Upside Potential</b>		\$15,341/mo	\$18,188/mo	<b>\$3,234/mo Gap</b>		<b>+\$38,808/yr</b>

Note: 10 occupied units are at or above market rate (\$949 or above for 2BR) and are not shown above. Unit 6 (Notice/Unrented at \$965) will re-lease at market rate.

## VALUE-ADD OPPORTUNITIES

Beyond stabilizing occupancy and rents, this property offers four distinct value-add opportunities that are currently untapped and could meaningfully improve NOI for the incoming owner.

	OPPORTUNITY	ESTIMATED UPSIDE
\$	<b>WiFi Network Income</b> Install a property-wide WiFi network and charge a monthly flat fee per unit. Minimal operating cost once installed with high tenant demand.	<b>\$300 to \$600 / mo</b>
+	<b>Increase Flat Fee Utility Bill Back</b> Current flat fee of \$75 per unit covers water and trash. As utility costs rise, there is room to increase the monthly bill back to reflect actual usage.	<b>\$180 to \$360 / mo</b>
W	<b>Laundry Building Income</b> The on-site laundry building in the courtyard is currently used for storage. Converting it to a coin or app-based laundry facility would generate direct income with no additional units required.	<b>\$400 to \$800 / mo</b>
~	<b>Low-Flow Fixture Upgrades</b> Replacing toilets, faucets, and showerheads with low-flow fixtures throughout all 18 units can meaningfully reduce the annual water bill, currently \$15,127 per year.	<b>\$1,500 to \$3,000 / yr</b>

## PROPERTY HIGHLIGHTS

- All Bills Paid. Owner covers water, electric (PSO), gas (ONG), and trash. This is a significant tenant attraction and competitive edge in the market.
- Fully Renovated Unit 5 was rebuilt after a fire with high quality finishes throughout.
- Central Heat and Air in all units. Private off-street parking. Beautiful courtyard.
- Laundry building on-site in the courtyard, currently used for storage and available for conversion to an income-generating laundry facility.
- Section 8 approved with one current THA tenant providing stable, guaranteed income.
- The property is located in a FEMA-designated flood zone. Flood insurance is standard for the area and is an ordinary cost of ownership. The property has operated without flood-related interruptions.

## LOCATION HIGHLIGHTS

- Minutes from I-244 with excellent commuter connectivity to all of Tulsa.
- Three miles from the University of Tulsa, providing built-in demand from students and staff.
- McClure Park is approximately 0.8 miles away, offering green space and recreational amenities.
- Nearby restaurants include Braums Ice Cream and Burger Restaurant and Leon's Smoke Shack BBQ.

## MANAGEMENT: LINKED PROPERTY GROUP

The team at Linked Property Group took over management on December 1, 2025, and the results speak for themselves. Since assuming management, collections have been consistent, deferred maintenance is being addressed systematically, and the property is on a clear path to full stabilization. An incoming owner inherits a knowledgeable, proactive management team already embedded in the property.

# PROFORMA INCOME AND EXPENSE STATEMENT

Charl Ann Apartments | 18-Unit Multifamily | Operating actuals from Dec 2025 through Mar 2026 under Linked Property Group. Utilities based on 2025 actuals.

## FLAT FEE BILLING BREAKDOWN

Flat Fee Utility Bill Back (18 x \$75)	Resident Benefit Package (18 x \$30)	Total Monthly Charges
18 x \$75 = \$1,350/mo Annual: \$16,200	18 x \$30 = \$540/mo Annual: \$6,480	<b>\$1,890/mo</b> Annual: \$22,680

## GROSS POTENTIAL RENT BREAKDOWN

Unit Type	Units	Market Rent	Monthly Subtotal	Note
2 Bed / 1 Bath	16	\$949	<b>\$15,184</b>	Market rate, 13 occupied and 3 vacant
3 Bed / 2 Bath	1	\$1,700	<b>\$1,700</b>	Current tenant (Unit 18)
1 Bed / 1 Bath	1	\$799	<b>\$799</b>	Market rate (Unit 17)
<b>TOTAL GPR</b>	<b>18</b>		<b>\$17,683/mo   \$212,196/yr</b>	Fully occupied at market rate

## FULL PROFORMA P&L STATEMENT

INCOME — PROFORMA (STABILIZED AT 95% OCCUPANCY)	Monthly	Annual
Gross Potential Rent (see GPR breakdown above)	\$17,683	\$212,196
Tenant Monthly Charges: Flat Fee Utility Bill Back (18 x \$75)	\$1,350	\$16,200
Tenant Monthly Charges: Resident Benefit Package (18 x \$30)	\$540	\$6,480
Less: Vacancy Allowance (5% of Gross Potential Rent)	(\$884)	(\$10,608)
<b>EFFECTIVE GROSS INCOME</b>	<b>\$18,689</b>	<b>\$224,268</b>
OPERATING EXPENSES	Monthly	Annual
Property Management Fees (5% of base rent collected)	\$901	\$10,812
Maintenance and Cleaning Labor	\$1,049	\$12,588
Repairs (Plumbing, HVAC, General)	\$273	\$3,276
Supplies	\$130	\$1,560
Landscaping	\$164	\$1,968
Miscellaneous	\$90	\$1,080
OWNER-PAID UTILITIES (2025 ACTUALS)	Monthly	Annual
Electricity (PSO)	\$1,016	\$12,190
Gas (ONG)	\$1,220	\$14,641

Water (Tulsa Water)	\$1,261	\$15,127
Trash and Recycling	\$145	\$1,745
<b>TOTAL OPERATING EXPENSES</b>	<b>(\$6,249)</b>	<b>(\$74,987)</b>
<b>NET OPERATING INCOME (NOI)</b>	<b>\$12,440</b>	<b>\$149,280</b>

<b>ACTUAL PERFORMANCE — DEC 2025 THROUGH MAR 2026</b>	<b>Monthly</b>	<b>Annual</b>
Total Rental Income (Rent and Section 8)	\$14,599	\$58,500
Fees and Tenant Charges (net of adjustments)	(\$532)	(\$2,129)
Prepaid and Timing Adjustments	(\$610)	(\$2,440)
<b>TOTAL OPERATING INCOME (Actual)</b>	<b>\$13,457</b>	<b>\$53,931</b>
Total Operating Expenses (Actual, excl. utilities)	(\$2,511)	(\$10,044)
<b>NET OPERATING INCOME — ACTUAL (excl. utilities)</b>	<b>\$10,946</b>	<b>\$43,787</b>

**Proforma Notes:** Proforma is based on all 18 units at market rate at 95% occupancy. GPR = 16 x \$949 + 1 x \$1,700 (3BR) + 1 x \$799 (1BR) = \$17,683/mo. Flat fee utility bill back and RBP are additional tenant charges: 18 x \$75 + 18 x \$30 = \$1,890/mo. Operating expenses are derived from actual data under Linked Property Group management December 2025 through March 2026. April 2026 is excluded as a partial month. Utilities reflect full-year 2025 actual costs paid by the owner: PSO \$12,190, ONG \$14,641, Tulsa Water \$15,127, Trash \$1,745. Proforma NOI of \$149,280 represents a 72% improvement over the prior year NOI of \$86,667, attributable to improved occupancy, market-rate rents, and more efficient operations under new management.

**Management Highlight:** Since December 1, 2025, Charl Ann Apartments has been managed by Jesse and the team at Linked Property Group. The operational transformation has been remarkable. Collections are consistent, tenant communications are proactive, and the property is positioned for full stabilization. The incoming buyer benefits from an experienced, already-onboarded management team with direct knowledge of every unit and tenant.

*This document is confidential and intended solely for the prospective buyer's review. All figures are based on actual reported data and good-faith projections.*

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# READY TO SUBMIT AN OFFER?

## Charl Ann Apartments

6330 E 7th Street | Tulsa, Oklahoma 74112

**SUBMIT OFFER ONLINE**

<https://wkf.ms/4cpPf5D>

### Please include the following with your offer:

- ✓ Proposed purchase price
- ✓ Proof of funds or financing pre-approval letter
- ✓ Proposed due diligence and closing timeline
- ✓ Any contingencies
- ✓ Contact information for buyer and buyer representative

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