



multifamilygrp.com



Westside Park

1001 Westside Pky, Atoka, OK 74525

Number of Units: **32** Year Built: **1990**



 **the multifamily group.**

Investment Broker



Jon Krebs
Managing Partner

tmg@multifamilygrp.com
c. 972.979.9057

Summary:

The Multifamily Group is pleased to present the exclusive offering of Westside Park, a unique opportunity in Atoka, Oklahoma. Constructed in 1990, the property consists of 32 units averaging 834 square feet. The property features one- and two-bedroom floor plans, with 84% of units (27 total) having two-bedrooms. It is currently 53% occupied, compared to a strong submarket occupancy rate of 97%. Westside Park is being offered free and clear of existing debt.

Location:

Located in Atoka, Oklahoma, Westside Park Apartments offers a quiet, community-oriented setting with convenient access to key thoroughfares, making travel throughout Atoka and surrounding areas seamless. The property benefits from solid visibility along local traffic corridors and is positioned near a variety of essential retailers including Dollar General, Family Dollar, and local dining options. Residents are also within close proximity to larger shopping destinations such as Walmart Supercenter and additional services along Highway-69/75.



Investment Highlights

Massive Occupancy Upside — 15 Vacant Units

27 of 32 are 2-Bedroom Units

Leasing Office Can Be Converted Back to a Rentable 2-Bedroom Unit

Washer & Dryer Connections in Every Unit

Double-Digit Cash-on-Cash Returns by End of Year One

Strategically Located Just Off Highway-7 and Highway-75

Within Commuting Distance of Durant, Oklahoma

Offered Free and Clear of Existing Debt

Summary



Westside Park

1001 Westside Pky, Atoka, OK 74525

General

Terms	Free and Clear
Address	1001 Westside Pky Atoka OK, 74525
Year Built	1990
Units	32
Net Rentable SF	26,700
Average Unit Size	834 SF
Site Size	1.07-Acres
Density	29.7-Units/Acre
Occupancy	53%

Construction

Foundation	Slab
Exterior	Brick
Roof	Composition Pitched Shingles - 4-5Years Old
Number of Buildings	4

Mechanical

HVAC	Individual HVACs
Hot Water	Individual Electric
Wiring	Copper
Plumbing	Copper/PVC

Utilities

Electricity	Individually Metered - Residents Pay
Water/Sewer	RUBS
Gas	RUBS
Cable/Internet	None

Tax Information

County	Atoka
CAD Account No.	39785
Tax Rate	1.156%
Tax Detail	
Assessed Value	\$874,683

Laundry / Washer and Dryers

Laundry	Washer and Dryer Connections in the Units (Tenants Bring Appliances)
---------	---

Parking

Paving	Asphalt
Open Spaces	Buyer Verify On-Site
Covered Spaces	None - Value-Add Opportunity

Leasing Fees

Application Fee	\$50
Administration Fee	None
Security Deposit	\$850
Pet Deposit	\$500
Pet Rent	None
Reserved Parking	None
Month-to-Month Fee	No MTM Allowed - Only 12 Mo Leases
Trash Fee	None
Pest Control Fee	None

Personnel

Manager	1 Part-Time (10% Fee)
---------	-----------------------

School Information

School District	Atoka Public Schools
Elementary	Atoka Elementary
High School	Atoka High School

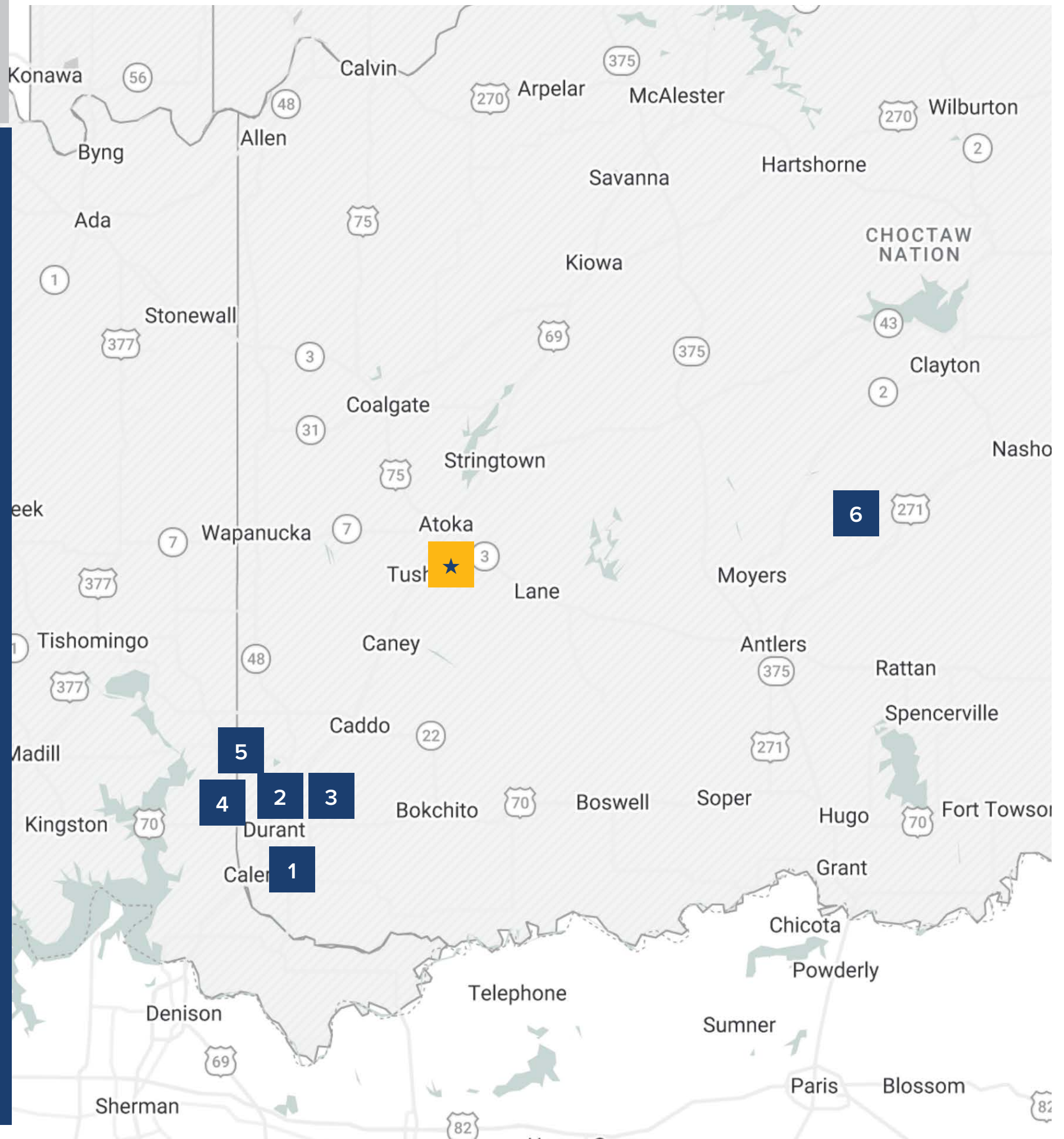
Location



Economic Drivers



Company	Local Employment
<p>1 Choctaw Nation of Oklahoma Providing a rich cultural foundation and a powerhouse economic and workforce resource, the Choctaw Nation of Oklahoma strengthens and vitalizes the Durant community in myriad ways, not least in its role as a major employer through multiple community enterprises including its newly expanded headquarters and healthcare campus.</p>	12,000
<p>2 Southeastern Oklahoma State University (SOSU) In 2019, SOSU hit an enrollment high of 4,824 students, coming from 32 states and 40 different nations. Higher enrollment, however, did not mean higher tuition; the university was able hold the line on tuition increases for the second year in a row.</p>	5,600+
<p>3 BrucePac A family-owned company founded in 1949 in Oregon's Willamette Valley, BrucePac feeds the nation with custom protein products for the retail, industrial and food services market.</p>	900
<p>4 Indian Nation Wholesale Distribution Started with a single candy truck in 1953, the family-owned Indian Nation company opened its principal distribution operation here in Durant in 1983 and has grown to become the 19th-largest distributor in the nation. restaurants, schools, casinos, and gift shops.</p>	500
<p>5 AllianceHealth Durant and Madill In an increasingly challenging national healthcare environment, Durant's community hospital has thrived for more than 30 years by keeping its focus on patient care, a focus which has resulted in strategic moves such as the 2015 decision to join the 10-hospital AllianceHealth Oklahoma System.</p>	50+



Comparable Rental Properties



*Note: The square footages of the units are estimates. Potential buyers should verify.

multifamilygrp.com
Westside Park | Atoka, OK



Property Name	Address	City	State	Zip	Year Built	# of Units	Occupancy	Avg. Size	Avg. Rent/Unit	Avg. \$/SF
Avalon Apartments	1901 W Mississippi St	Durant	OK	74701	1970	150	94%	844	\$798	\$0.95
Ada Village Apartments	1100 Kerr Lab Rd	Ada	OK	74820	1981	44	100%	696	\$691	\$0.99
Rolling Meadows	1300 Kerr Lab Rd	Ada	OK	74820	1970	60	96%	663	\$741	\$1.12
Oakhurst Apartments	2406 Oakhurst Dr	Ada	OK	74820	1984	89	98%	725	\$681	\$0.94
Averages					1976	86	97%	732	\$727	\$1.00
Westside Park Apartments	1001 Westside Pky	Atoka	OK	74525	1990	32	53%	834	\$720	\$0.86
Variance								+102	(\$8)	(\$0.14)

Rent Comparison



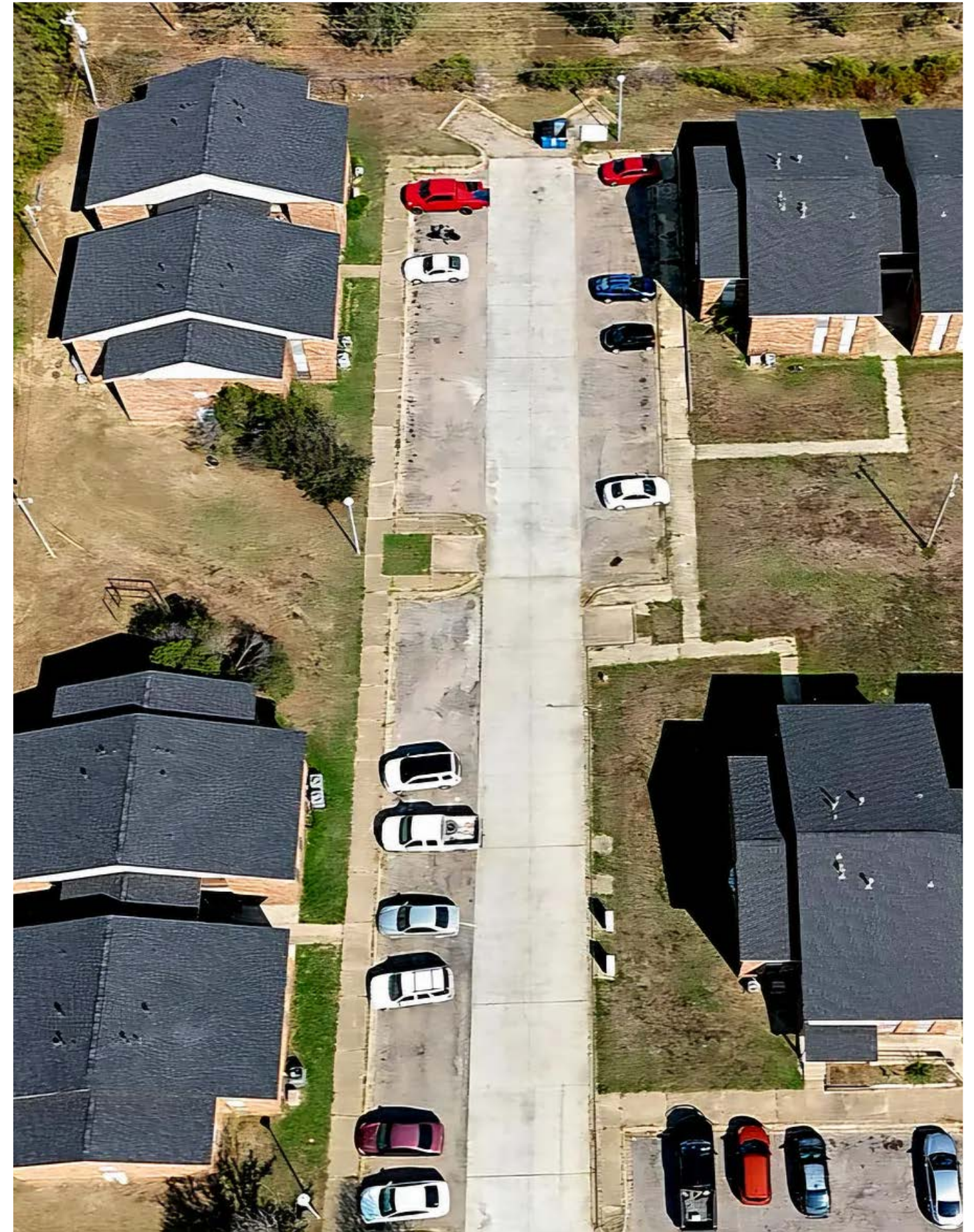
One Bedroom

PROPERTY	SIZE	RENT	\$/SF
Avalon Apartments	648	655	\$1.01
Ada Village Apartments	643	633	\$0.98
Rolling Meadows	450	588	\$1.31
AVERAGE	560	\$616	\$1.12
Westside Park Apartments*	750	\$706	\$0.94
Variance		\$91	(\$0.18)

Two Bedroom

PROPERTY	SIZE	RENT	\$/SF
Avalon Apartments	780	760	\$0.97
Ada Village Apartments	749	748	\$1.00
Rolling Meadows	600	711	\$1.19
Oakhurst Apartments	838	728	\$0.87
AVERAGE	742	\$737	\$1.01
Westside Park Apartments*	850	\$722	\$0.85
Variance		(\$14)	(\$0.16)

*Note: The square footages of the units are estimates. Potential buyers should verify.



Amenities

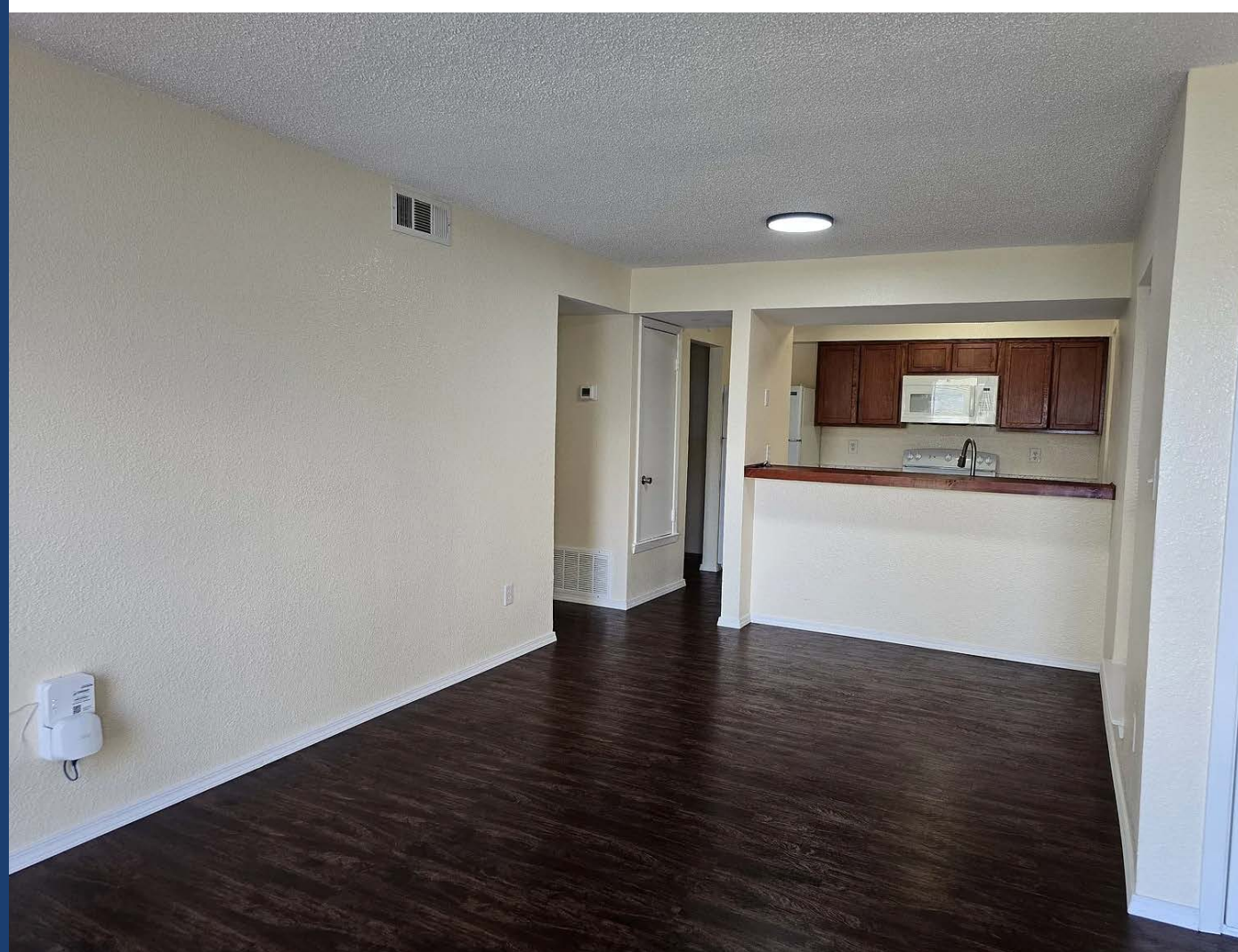
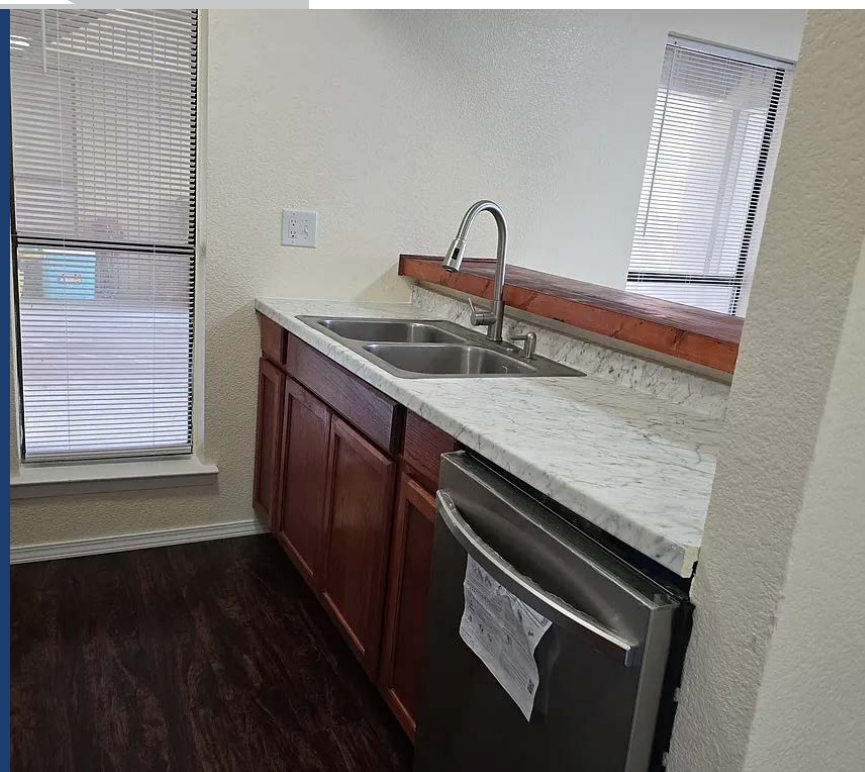
Units

- » Resurfaced Countertops**
- » Gooseneck Faucets**
- » Hardwood-Style Floors Throughout**
- » Washer & Dryers Connections
- » Fresh Paint**
- » Spacious Closets

** In Select Units

Community

- » On-Site Leasing Office
- » Next to a Park
- » Commuting Distance of Durant
- » Within 2.5 Hours of OKC, Tulsa, Dallas, TX and Fort Smith, AR



Additional Images



multifamilygrp.com
Westside Park | Atoka, OK





multifamilygrp.com

Financial Analysis

Financial Analysis

Unit Mix



Type	Bed	Bath	# Units	% of Total	Square Feet	Effective Rent	Market Rent	Comp Supported Rent	Effective \$/SF	Market \$/SF	Pro Forma \$/SF
750	1	1	5	16%	750	\$706	\$750	\$839	\$0.94	\$1.00	\$1.12
850	2	1	27	84%	850	\$722	\$850	\$856	\$0.85	\$1.00	\$1.01
Average:					834	\$720	\$834	\$853	\$0.86	\$1.00	\$1.02
Total:			32	100%	26,700	\$23,031	\$26,700	\$27,299			
Annual:						\$276,375	\$320,400	\$327,591			

*Note: The square footages of the units are estimates. Potential buyers should verify.

Financial Analysis

T-12 Income



T-12 INCOME & EXPENSE	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	T-12 TOTAL
Market Rent	26,700	26,700	26,700	26,700	26,700	26,700	26,700	26,700	26,700	26,700	26,700	26,700	\$320,400
Less: Loss to Lease	(3,669)	(3,669)	(3,669)	(3,669)	(3,669)	(3,669)	(3,669)	(3,669)	(3,669)	(3,669)	(3,669)	(3,669)	(\$44,025)
Gross Potential Rent	23,031	23,031	23,031	23,031	23,031	23,031	23,031	23,031	23,031	23,031	23,031	23,031	\$276,375
Less: Vacancy	(9,650)	(7,271)	(8,781)	(7,303)	(8,685)	(12,238)	(998)	(12,089)	(11,257)	(8,918)	(9,584)	(9,030)	(\$105,805)
Less: Non-Revenue/ Concessions	0	0	0	0	0	0	0	0	0	0	0	0	\$0
Less: Bad Debt	10	0	0	0	0	0	(2,894)	0	0	0	0	(150)	(\$3,034)
NET RENTAL INCOME	13,391	15,760	14,251	15,728	14,347	10,793	19,140	10,942	11,775	14,113	13,447	13,852	\$167,537
Plus: RUBS Income	0	0	0	0	0	0	0	0	0	0	0	0	\$0
Electric/Gas	0	0	0	0	0	0	0	0	0	0	0	0	\$0
Water/Sewer	0	0	0	0	0	0	0	0	0	0	0	0	\$0
Trash	0	0	0	0	0	0	0	0	0	0	0	0	\$0
Plus: Other Income	186	3,336	136	2,051	470	816	366	36	107	186	105	107	\$7,903
TOTAL INCOME	13,577	19,096	14,387	17,778	14,817	11,609	19,506	10,979	11,881	14,299	13,552	13,959	\$175,439
T-12 EXPENSES													
Contract Services	0	1,200	1,450	1,200	1,500	1,350	1,238	1,200	0	0	159	300	\$9,597
Repairs & Maintenance	17,686	11,093	26,826	17,269	18,474	23,084	13,379	12,989	10,324	14,362	4,144	2,609	\$172,239
Administrative	856	5,274	706	184	450	(213)	171	(282)	160	1,912	466	1,654	\$11,339
Marketing	0	0	0	0	0	0	0	0	0	0	0	0	\$0
Payroll	1,643	22	1,463	4,000	1,362	1,862	2,494	2,996	1,345	3,382	1,298	2,866	\$24,731
Total Utilities	1,560	4,236	3,212	4,458	2,165	2,290	1,995	1,527	3,974	2,137	2,397	1,588	\$31,539
Water/Sewer	307	311	193	184	365	269	342	557	701	359	508	509	\$4,604
Trash	108	2,765	2,130	3,188	680	660	188	0	1,190	875	480	0	\$12,263
Electric	597	721	434	601	551	848	1,070	466	1,352	445	1,192	920	\$9,196
Gas/Other	548	440	455	485	569	513	395	504	730	458	218	160	\$5,475
Management Fee	0	0	0	0	0	0	0	0	0	0	0	0	\$0
Insurance	2,425	2,425	2,425	2,425	2,425	2,425	2,425	2,425	2,425	2,425	2,425	2,425	\$29,102
Real Estate Taxes	843	843	843	843	843	843	843	843	843	843	843	843	\$10,111
TOTAL EXPENSES	25,013	25,093	36,924	30,380	27,219	31,640	22,544	21,697	19,070	25,060	11,732	12,285	\$288,656
NET OPERATING INCOME	(11,436)	(5,997)	(22,537)	(12,602)	(12,402)	(20,031)	(3,038)	(10,719)	(7,189)	(10,761)	1,820	1,674	(\$113,217)

Financial Analysis

Trending Income



TRENDING ANALYSIS	TRAILING 12 MONTHS		T-3 ANNUALIZED INCOME		T-1 ANNUALIZED INCOME		YEAR 1 UNDERWRITING		NOTES
Market Rent	320,400	10,013	320,400	10,013	320,400	10,013	320,400	10,013	Rents have been grown based on organic market rent growth plus additional increases from renovations.
Less: Loss to Lease	(44,025)	13.7%	(44,025)	13.7%	(44,025)	13.7%	(44,025)	13.7%	Loss to Lease has been estimated at 13.7% of Total Market Rent
Gross Potential Rent	276,375	8,637	276,375	8,637	276,375	8,637	276,375	8,637	
Less: Vacancy	(105,805)	38.3%	(110,130)	39.8%	(108,356)	39.2%	(41,456)	15.0%	Vacancy reduced through upfront capex
Less: Non-Revenue/Concessions	0	0.0%	0	0.0%	0	0.0%	0	0.0%	Non-Revenue Units/Concessions are projected at 0.0% of Gross Potential Rent based on historical operations
Less: Bad Debt	(3,034)	1.1%	(600)	0.2%	(1,800)	0.7%	(5,528)	2.0%	Bad debt reduced through evictions
NET RENTAL INCOME	167,537	5,236	165,645	5,176	166,219	5,194	229,391	7,168	
Plus: RUBS Income	-	-	-	-	-	-	-	-	RUBS Income is projected at \$0 based on historical operations plus optimization adjustments
Electric/Gas	-	-	-	-	-	-	-	-	
Water/Sewer	-	-	-	-	-	-	-	-	
Trash	-	-	-	-	-	-	-	-	
Plus: Other Income	7,903	247	1,595	50	1,289	40	5,760	180	Other income added to match comparable operations
TOTAL INCOME	175,439	5,482	167,241	5,226	167,508	5,235	235,151	7,348	
EXPENSES									
Contract Services	9,597	300	9,597	300	9,597	300	9,597	300	Contract Services are projected at \$300 per unit based on current operations
Repairs & Maintenance	172,239	5,382	172,239	5,382	172,239	5,382	20,800	650	R&M reduced through upfront capex
Administrative	11,339	354	11,339	354	11,339	354	4,800	150	Administration Costs have been normalized at \$150 per unit based on comparable properties
Marketing	-	-	-	-	-	-	-	-	Included in management fee.
Payroll	24,731	773	24,731	773	24,731	773	-	-	Included in management fee.
Total Utilities	31,539	986	31,539	986	31,539	986	31,539	986	Utilities are projected at \$986 per unit
Water/Sewer	4,604	144	4,604	144	4,604	144	4,604	144	
Trash	12,263	383	12,263	383	12,263	383	12,263	383	
Electric	9,196	287	9,196	287	9,196	287	9,196	287	
Gas/Other	5,475	171	5,475	171	5,475	171	5,475	171	
Management Fee	-	-	-	-	-	-	23,515	735	Management Fee is projected at 10.0% of Gross Revenue
Insurance	29,102	909	29,102	909	29,102	909	20,800	650	Insurance is based on an comparable property policy costs of \$650 per unit
Taxes	10,111	316	10,111	316	10,111	316	12,947	405	Taxes are \$12,947 based on a reassessment at the 2026 rate of 1.156%
TOTAL EXPENSES	288,656	9,021	288,656	9,021	288,656	9,021	123,997	3,875	
NET OPERATING INCOME	(113,217)	(3,538)	(121,416)	(3,794)	(121,148)	(3,786)	111,154	3,474	

Financial Analysis

5 Year Cash Flow



5 YEAR CASHFLOW ASSUMPTIONS	CURRENT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Gross Potential Rent Growth		0.00%	2.00%	2.00%	2.00%	2.00%
Total Economic Loss	47.71%	28.40%	12.00%	12.00%	12.00%	12.00%
Other/RUBS Income Growth		0.00%	2.00%	2.00%	2.00%	2.00%
Operating Expense Growth		0.00%	2.00%	2.00%	2.00%	2.00%
Real Estate Taxes Growth		0.00%	2.00%	2.00%	2.00%	2.00%
INCOME	CURRENT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Gross Potential Rent	276,375	320,400	326,808	333,344	340,011	346,811
Less: Total Economic Loss	(108,838)	(91,009)	(39,217)	(40,001)	(40,801)	(41,617)
Economic Occupancy		72%	88%	88%	88%	88%
Net Rent Per Unit	436	597	749	764	779	795
Net Rental Income	167,537	229,391	287,591	293,343	299,210	305,194
Plus: RUBS Income	0	0	0	0	0	0
Plus: Other Income	7,903	5,760	5,875	5,993	6,113	6,235
Total Income	175,439	235,151	293,466	299,336	305,322	311,429
Monthly Revenue	14,620	19,596	24,456	24,945	25,444	25,952
% Increase Over Previous Year		34.04%	24.80%	2.00%	2.00%	2.00%
EXPENSES	CURRENT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Contract Services	9,597	9,597	9,789	9,984	10,184	10,388
Repairs & Maintenance	172,239	20,800	21,216	21,640	22,073	22,515
Administrative	11,339	4,800	4,896	4,994	5,094	5,196
Marketing	0	0	0	0	0	0
Payroll	24,731	0	0	0	0	0
Utilities	31,539	31,539	32,169	32,813	33,469	34,138
Management Fee	0	23,515	23,985	24,465	24,954	25,454
Insurance	29,102	20,800	21,216	21,640	22,073	22,515
Taxes	10,111	12,947	13,206	13,470	13,739	14,014
Recurring Capital Expenditures	8,000	8,000	8,000	8,000	8,000	8,000
Total Expenses with Reserves	(296,656)	(131,997)	(134,477)	(137,007)	(139,587)	(142,218)
NET OPERATING INCOME	(121,217)	103,154	158,989	162,329	165,736	169,210



Disclaimer

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstance, be photocopied or disclosed to any third party without the written consent of The Multifamily Group or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is The Multifamily Group Advisor listed in this Offering Memorandum, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to The Multifamily Group Advisor.

Neither The Multifamily Group Advisor nor the Owner makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future condition, operations or financial performance of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property based on certain assumptions. These assumptions may or may not be proven to be correct, and there can be no assurance that such results will be achieved. Further, The Multifamily Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed, and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of those materials shall not look to Owner or The Multifamily Group Advisor nor any of their officers, employees, representatives, independent contractors, or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Memorandum are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to the Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Multifamily Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Information About Brokerage Services

OKLAHOMA REAL ESTATE COMMISSION

WHAT YOU NEED TO KNOW ABOUT BROKER SERVICES

A real estate broker may work with one or both Parties to a real estate transaction. The Oklahoma Broker Relationships Law (Title 59, Oklahoma Statutes, § 858-351 – 858-363) allows a real estate firm to provide brokerage services to both Parties to the transaction. This could occur when a firm has contracted with a seller to sell their property and a prospective buyer contacts that same firm to see the property. If the prospective buyer wants to make an offer on the property, the firm must now provide a written notice to both the buyer and seller that the firm is now providing brokerage services to both Parties to the transaction.

Oklahoma real estate brokers have mandatory duties and responsibilities to all Parties in a real estate transaction. These duties and responsibilities shall be described and disclosed in writing prior to signing a contract to sell, purchase, lease, option or exchange real estate. These duties and responsibilities are to:

- Treat all Parties with honesty and exercise reasonable skill and care.
- Receive all written offers and counteroffers, reduce offers or counteroffers to a written form upon request of any party to a transaction and present timely all written offers and counteroffers (unless specifically waived in writing by a party).
- Timely account for all money and property received by the broker.
- Disclose information pertaining to the property as required by the Residential Property Condition Disclosure Act.
- Comply with all requirements of The Oklahoma Real Estate License Code and all applicable statutes and rules.
- Keep confidential information received from a party or prospective party confidential unless written consent is granted by the party, the disclosure is required by law, or the information is public or becomes public as the results of actions from a source other than the broker. Confidential information includes:
 - That a party is willing to pay more or accept less than what is being offered
 - That a party or prospective party is willing to agree to financing terms different from those offered
 - The motivating factors of the party or prospective party purchasing, selling, leasing, optioning or exchanging the property
 - Any information specifically designated as confidential by the party unless such information is public.
- Disclose information pertaining to compensation and fees assessed on each transaction to the represented party, which shall be communicated in writing before the effective date of the contract for sale or lease
- Disclose the time frame for which the compensation agreement is valid, not to exceed one (1) year. If no time frame is specified, the compensation agreement shall default to sixty (60) days

A broker has additional duties and responsibilities only to a party for whom the broker is providing brokerage services. These duties and responsibilities shall also be described and disclosed in writing prior to signing a contract to sell, purchase, lease, option and exchange real estate. These duties are to:

- Inform the party in writing when an offer is made that the party will be expected to pay certain costs, brokerage services costs and approximate amount of the costs.
- Keep the party informed regarding the transaction.

If a broker intends to provide fewer brokerage services than those required to complete a transaction, the broker shall provide written disclosure to the party for whom the broker is providing services. The disclosure shall include a description of those steps in the transaction that the broker will not provide and state that the broker assisting the other party in the transaction is not required to provide assistance with these steps in any manner.

Disclosure of these duties and responsibilities is required in writing. The duties and responsibilities disclosed by the broker shall be confirmed in writing by each party in a separate provision, incorporated in or attached to the contract to purchase, option or exchange real estate.

Services provided to a tenant do not automatically create a broker relationship. When a broker provides brokerage services to a landlord under a property management agreement, the services provided to the tenant by the broker shall not be construed as creating a broker relationship between the broker and the tenant unless otherwise agreed to in writing; however, the broker owes to the tenant the duties of honesty and exercising reasonable skill and care.



the multifamily group.

multifamilygrp.com