

SOUTH ACRES COMMUNITY

37 South Acres | Bristow, OK
OFFERING MEMORANDUM



South Acres Community

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Exclusively Marketed by:



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SOUTH ACRES



www.mrlandman.com



01

Executive Summary

Investment Summary

Unit Mix Summary

SOUTH ACRES COMMUNITY

OFFERING SUMMARY

ADDRESS	37 South Acres Bristow OK 74010
COUNTY	Creek
MARKET	Tulsa Metropolitan Statistical Area
LAND SF	561,052 SF
LAND ACRES	12.88
NUMBER OF UNITS	43
YEAR BUILT	1960's
YEAR RENOVATED	ongoing
APN	5999-31-016-009-0-019-00
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$2,400,000
PRICE PER UNIT	\$55,814
OCCUPANCY	66.00%
NOI (CURRENT)	\$148,789
NOI (Pro Forma)	\$165,728
CAP RATE (CURRENT)	6.20%
CAP RATE (Pro Forma)	6.91%
GRM (CURRENT)	9.30
GRM (Pro Forma)	8.62

DEMOGRAPHICS

	5 MILE	10 MILE	15 MILE
2025 Population	6,636	11,879	19,321
2025 Median HH Income	\$49,118	\$52,456	\$56,013
2025 Average HH Income	\$64,568	\$70,287	\$74,545

South Acres (Location Highlights)

- Just 30 miles from Tulsa, 60 miles from Oklahoma City
- Located in Bristow, OK – county seat of Creek County
- Direct access to I-44 – key route between OKC & Tulsa
- Part of the Tulsa Metropolitan Area

South Acres (Property Overview)

- 45 total pads: 44 MH + 1 RV
- 12.88 acres – zoned for MHP/RV use
- Park established in the 1960s
- Not in a flood zone
- Approx. half of the land is undeveloped
- Reonomy indicates this property is located in an opportunity zone.

South Acres (Occupancy & Units)

- 30 pads currently occupied
- 36 Park-Owned Homes (POHs)
- 6 Tenant-Owned Homes (TOHs)
- 1 new home ready for installation
- 1 home off rent roll due to damage
- 8 units need demolition
- POH titles are not held for all units

South Acres (Rental Income)

- POH Rent: Avg. \$800/mo (last raised Spring 2025)
- TOH Rent: Avg. \$400/mo (last raised Summer 2024)

South Acres (Infrastructure & Utilities)

- Pad size: ~90' x 30'
- City water & sewer
- East side: Direct-billed by city
- West side: Master-metered & backbilled by owner
- PVC underground pipe
- Electric meters on every lot
- Residents pay for garbage
- Roads: 1 asphalt, 1 gravel – both in “decent” condition
- Storm shelter on-site
- Butler steel building serves as shop & office

South Acres (Management & Operations)

- On-site manager and maintenance man in place
- Rent paid by money order via mail
- 7 tenants behind on rent
- Some tenants mow; others use park's contractor
- Residents responsible for snow removal

South Acres (Recent Upgrades)

- 12 new homes added
- New monument sign installed
- Ongoing interior renovations

South Acres (Value-add Potential)

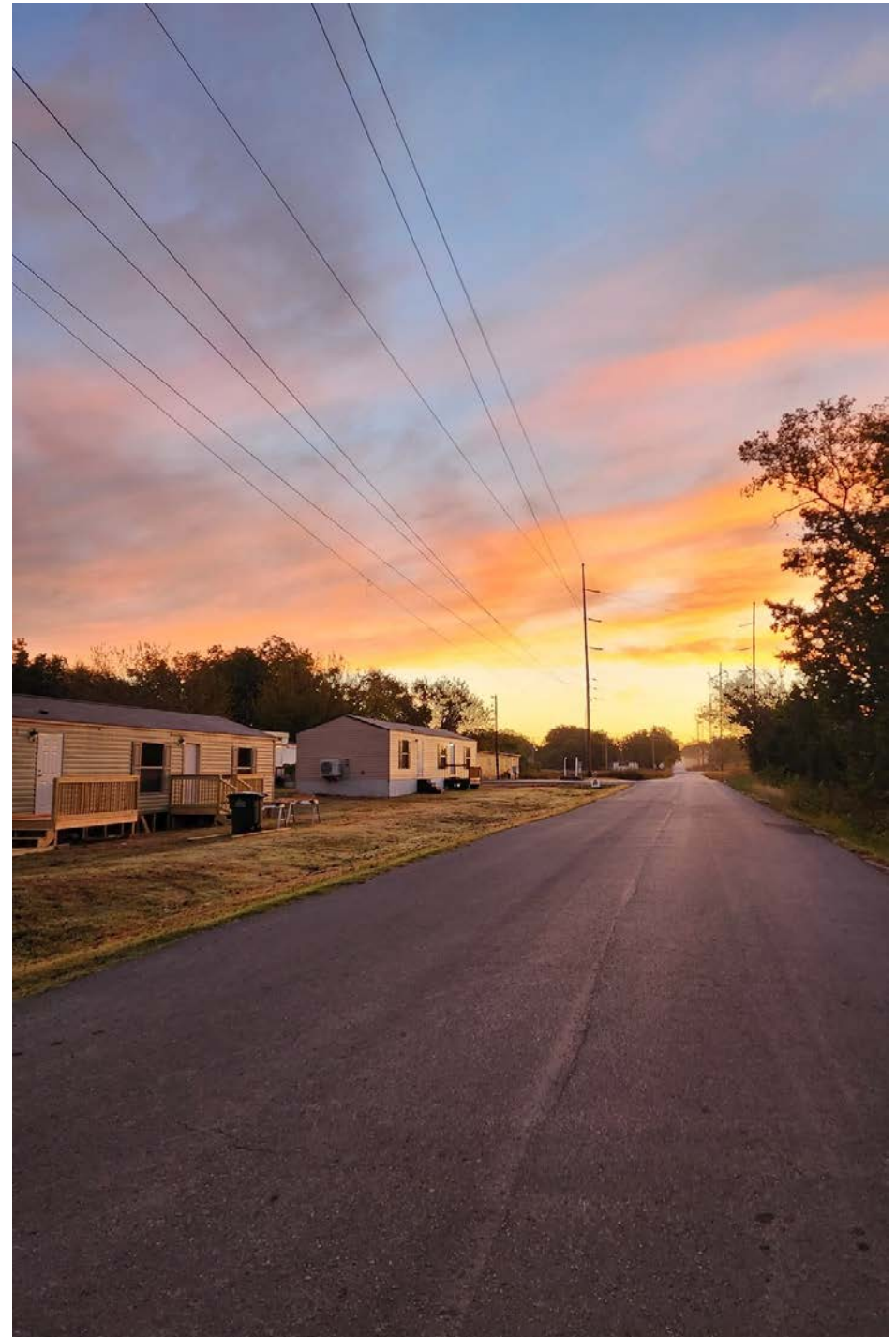
- If kept, the current owners would:
 - Complete install of final new home
 - Demolish uninhabitable units
 - Renovate storm shelter
 - Develop unused land
 - Pave internal roads
 - Add new community amenities

South Acres (Financing)

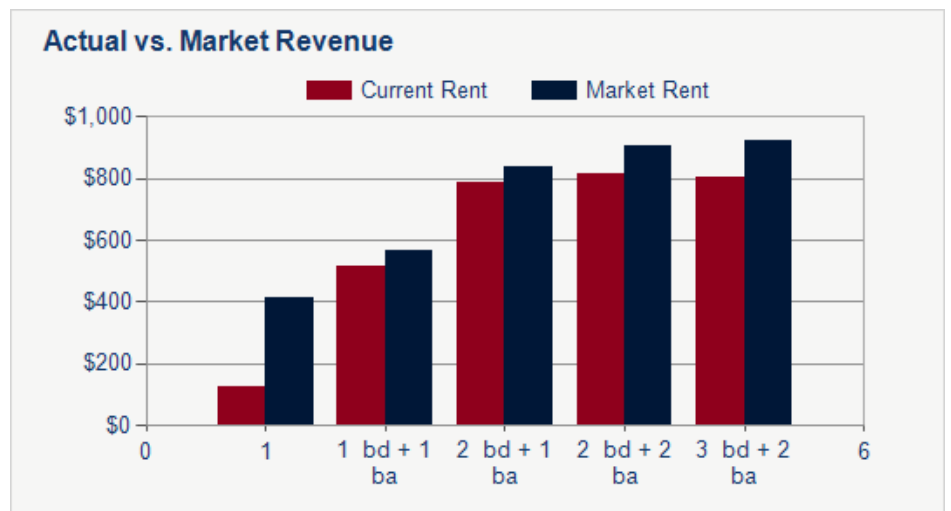
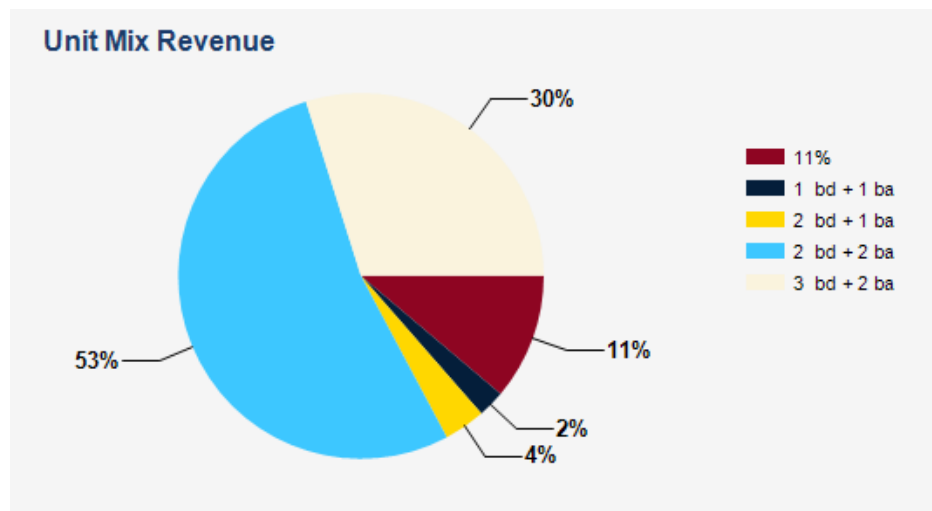
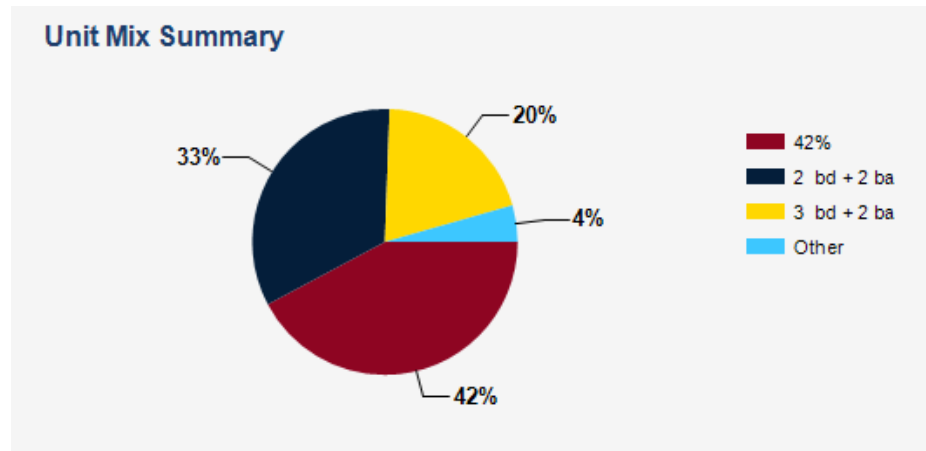
- Owner financing available – terms negotiable.

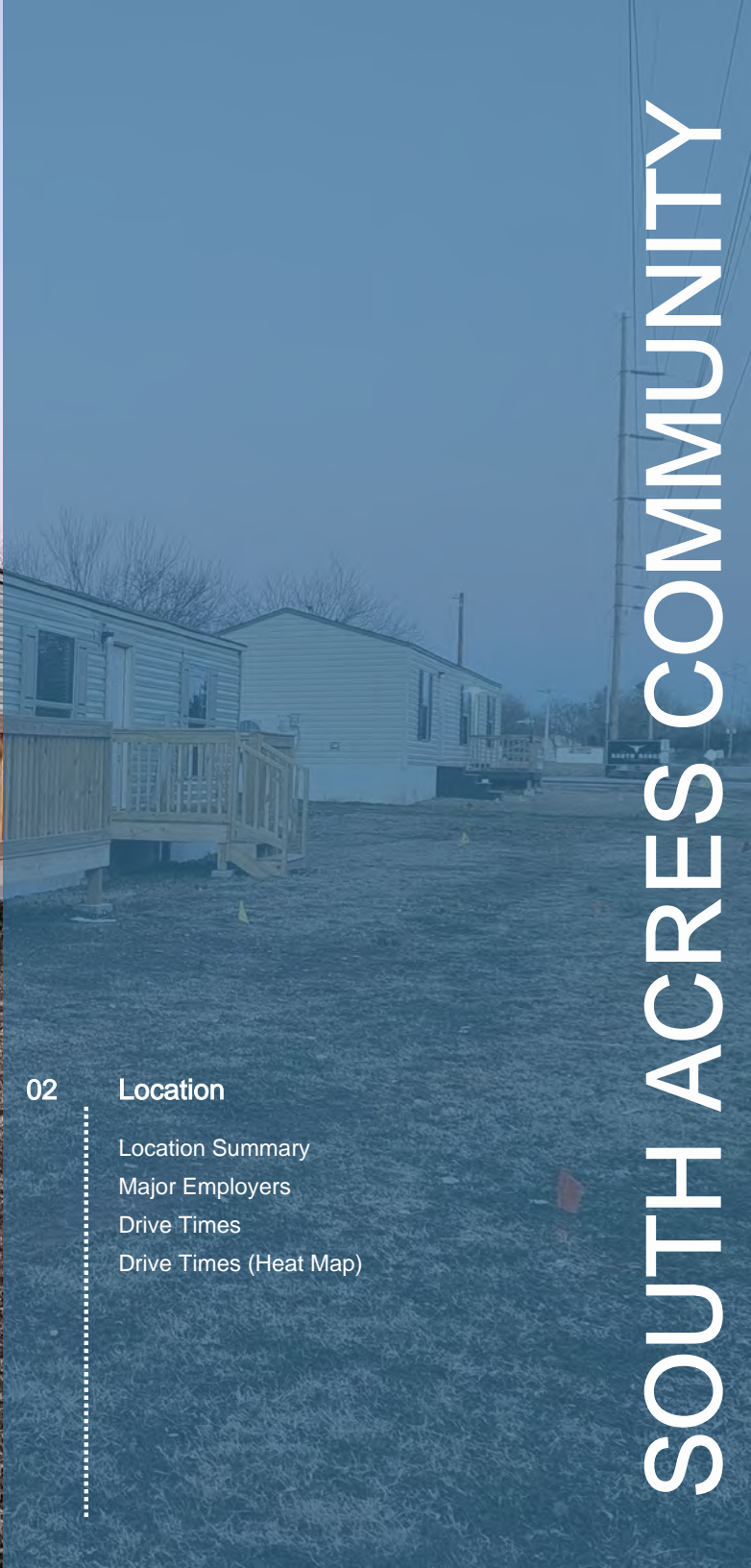
Brokerage

- MR. LANDMAN, LLC is a licensed entity in the State of Oklahoma under Lic#201400. Jonathan Fisher is a licensed managing broker in the State of Oklahoma under Lic#201422.



		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
	19	\$126	\$2,400	\$415	\$7,475
1 bd + 1 ba	1	\$513	\$513	\$563	\$563
2 bd + 1 ba	1	\$789	\$789	\$839	\$839
2 bd + 2 ba	15	\$812	\$11,374	\$905	\$12,674
3 bd + 2 ba	9	\$803	\$6,423	\$922	\$7,373
Totals/Averages	45	\$514	\$21,499	\$693	\$28,924





02

Location

Location Summary

Major Employers

Drive Times

Drive Times (Heat Map)

Bristow, OK

- Bristow is a city in Creek County, Oklahoma. The population as of the 2020 Census was 4,248, up slightly from the population of 4,222 reported at the 2010 census.
- The median home cost in Bristow is \$102,200. Home appreciation the last 10 years has been 70.8%. Home Appreciation in Bristow is up 17.0%.
- Renters make up 35.8% of the Bristow population.
- The average 1-bedroom rents for \$650/month.
The average 2-bedroom rents for \$820/month.
The average 3-bedroom rents for \$1,080/month.
The average 4-bedroom rents for \$1,260/month.
- Bristow has an unemployment rate of 4.4%. The US average is 6.0%.
- Bristow has seen the job market decrease by -3.7% over the last year. Future job growth over the next ten years is predicted to be 30.3%, which is lower than the US average of 33.5%.
- The Median household income of a Bristow resident is \$35,288 a year. The US average is \$69,021 a year.
- Bristow violent crime is 20.1. (The US average is 22.7)
Bristow property crime is 64.3. (The US average is 35.4)

Creek County, OK

- Creek County is a county located in the U.S. state of Oklahoma. As of the 2020 census, the population was 71,754. Its county seat is Sapulpa. Creek County is part of the Tulsa Metropolitan Area.

- Summary: Estimated Top Employers by Sector in Creek County, OK:

- 1.Sapulpa Public Schools (+ others)500–1,500 each
- 2.Healthcare providers~3,940 (all HC)
- 3.Manufacturing firms~4,522 (total)
- 4.Big-box retail (Walmart, etc.)Several hundred
- 5.Creek County Government300–500+
- 6.City Governments (Sapulpa, Kiefer...)200–400
- 7.Central Tech Center~100–200 educators
- 8.Construction & Trades50+ per firm
- 9.Oil & Gas service firms100+ each
- 10.Professional & Support Services50–200 across firms



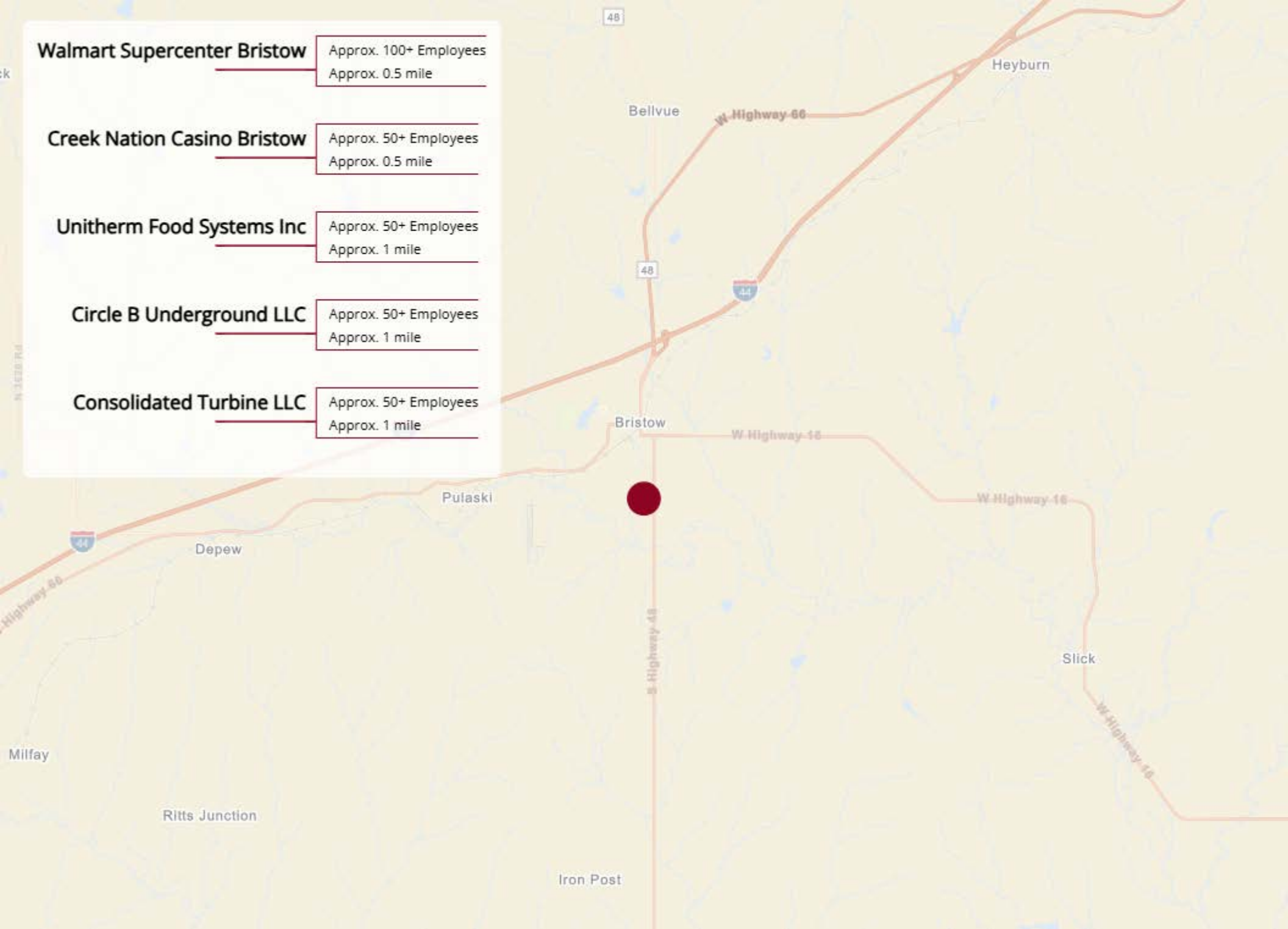
Walmart Supercenter Bristow Approx. 100+ Employees
Approx. 0.5 mile

Creek Nation Casino Bristow Approx. 50+ Employees
Approx. 0.5 mile

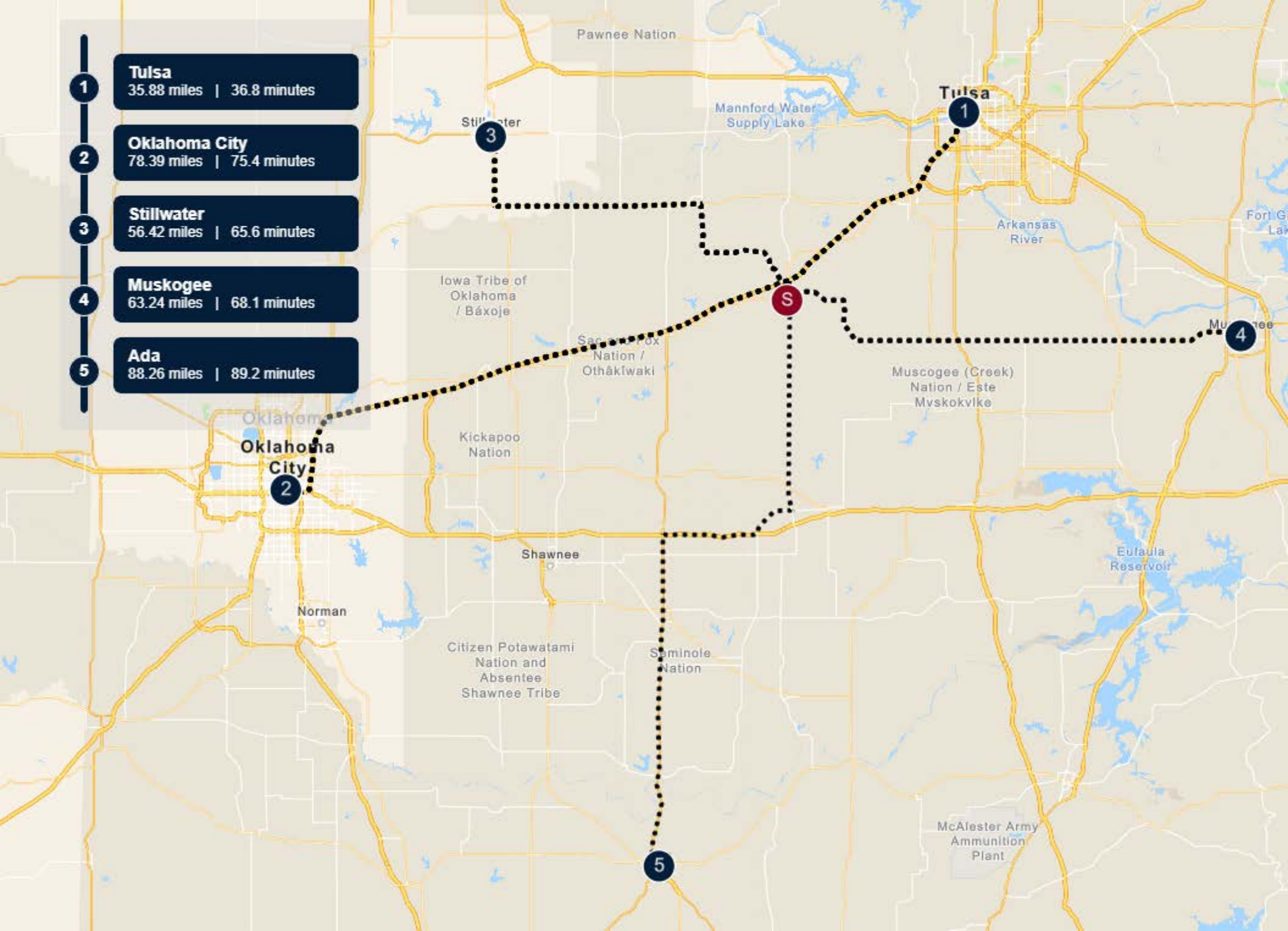
Unitherm Food Systems Inc Approx. 50+ Employees
Approx. 1 mile

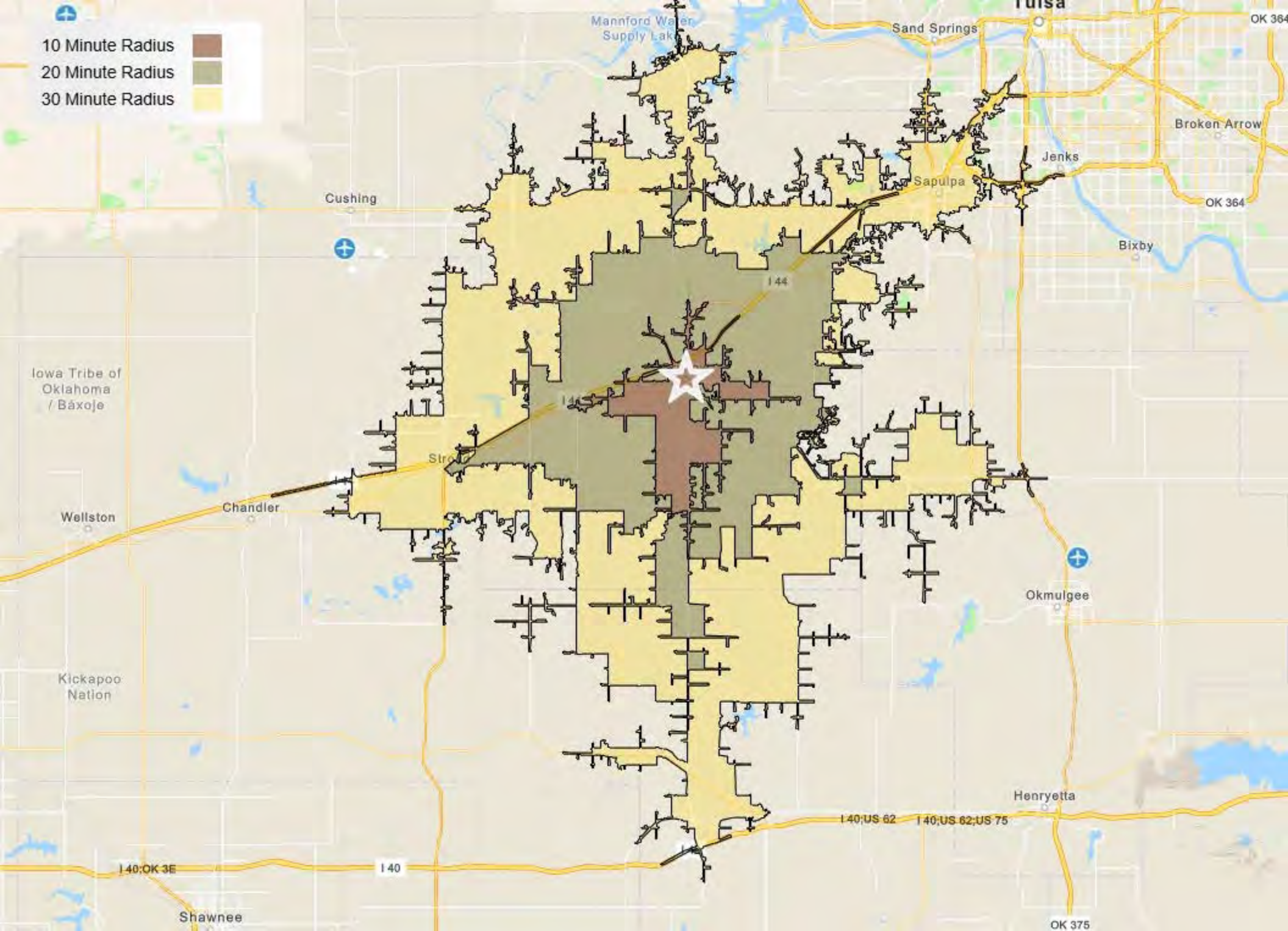
Circle B Underground LLC Approx. 50+ Employees
Approx. 1 mile

Consolidated Turbine LLC Approx. 50+ Employees
Approx. 1 mile



- 1** **Tulsa**
35.88 miles | 36.8 minutes
- 2** **Oklahoma City**
78.39 miles | 75.4 minutes
- 3** **Stillwater**
56.42 miles | 65.6 minutes
- 4** **Muskogee**
63.24 miles | 68.1 minutes
- 5** **Ada**
88.26 miles | 89.2 minutes







03

Property Description

Property Features

PROPERTY FEATURES

NUMBER OF UNITS	43
LAND SF	561,052
LAND ACRES	12.88
YEAR BUILT	1960's
YEAR RENOVATED	ongoing
# OF PARCELS	1
ZONING TYPE	MHP
BUILDING CLASS	B
TOPOGRAPHY	Flat
LOCATION CLASS	B
LOT DIMENSION	847 x 685 x 733 x 664
NUMBER OF PARKING SPACES	90
PARKING RATIO	2:1

UTILITIES

WATER (EAST SIDE OF PARK)	Public (paid by tenant)
TRASH	Private (paid by tenant)
GAS	Public (paid by owner)
ELECTRIC	Public (paid by tenant)
WATER (WEST SIDE OF PARK)	Public (backbilled to tenant)



#38 shop/office



04

Rent Roll

Rent Roll

Unit	Unit Mix	Current Rent	Market Rent	Notes
1	3 bd + 2 ba	\$425.00	\$475.00	POH. \$350 lot + \$75 unit rent.
2	2 bd + 2 ba	\$1,000.00	\$1,050.00	POH. \$350 lot + \$600 unit + \$25 pet + \$25 landscaping.
3	2 bd + 1 ba	\$789.00	\$839.00	POH. \$400 lot + \$350 unit + \$25 landscaping + \$10 insurance.
4		\$0.00	\$400.00	Vacant pad.
5		\$325.00	\$375.00	TOH. \$300 lot + \$25 landscaping.
6		\$375.00	\$0.00	TOH. \$350 lot + \$25 landscaping.
7		\$0.00	\$400.00	Vacant pad.
8		\$0.00	\$400.00	Vacant pad.
9	2 bd + 2 ba	\$950.00	\$1,000.00	POH. \$400 lot + \$550 unit.
10	3 bd + 2 ba	\$763.00	\$813.00	POH. \$350 lot + \$400 unit + \$13 insurance.
11	2 bd + 2 ba		\$0.00	POH.
12	2 bd + 2 ba	\$738.00	\$788.00	POH. \$400 lot + \$275 unit + \$50 pet + \$13 insurance.
13	3 bd + 2 ba		\$0.00	POH.
14		\$0.00	\$400.00	Vacant pad.
15	1 bd + 1 ba	\$513.00	\$563.00	POH. \$350 lot + \$150 unit + \$13 insurance.
16	3 bd + 2 ba	\$737.00	\$787.00	POH. \$400 lot + \$300 unit + \$25 landscaping + \$13 insurance.
17	2 bd + 2 ba	\$662.00	\$712.00	POH. \$350 lot + \$300 unit + \$13 insurance.
18	3 bd + 2 ba	\$1,163.00	\$1,213.00	POH. \$350 lot + 800 unit + \$13 insurance.
19	3 bd + 2 ba	\$1,222.00	\$1,272.00	POH. \$350 lot + \$860 unit + \$13 insurance.
20	2 bd + 2 ba	\$975.00	\$1,025.00	POH. \$400 lot + \$550 unit + \$25 pet.
21	2 bd + 2 ba	\$963.00	\$1,013.00	POH. \$350 lot + \$600 unit + \$13 insurance.
22		\$0.00	\$400.00	Vacant pad.
23	3 bd + 2 ba	\$800.00	\$850.00	POH. \$400 lot + \$350 unit + \$25 pet + \$25 landscaping.
24	2 bd + 2 ba	\$0.00	\$650.00	Vacant POH.
25		\$0.00	\$400.00	Vacant pad.
26b	2 bd + 2 ba	\$988.00	\$138.00	POH. \$350 lot + \$600 unit + \$25 landscaping + \$13 insurance.
27		\$0.00	\$400.00	Vacant pad.
28		\$375.00	\$425.00	TOH. \$350 lot + \$25 landscaping.

Unit	Unit Mix	Current Rent	Market Rent	Notes
29	2 bd + 2 ba	\$1,073.00	\$2,023.00	POH. \$400 lot + \$550 unit + \$60 laundry + \$25 landscaping + \$50 water + \$13 insurance.
30	2 bd + 2 ba	\$600.00	\$650.00	POH. \$350 lot + \$250 unit + \$50 water.
31		\$0.00	\$400.00	Vacant pad.
32		\$0.00	\$400.00	Vacant pad.
33		\$0.00	\$400.00	Vacant pad.
34		\$0.00	\$400.00	Vacant pad.
35	2 bd + 2 ba	\$650.00	\$700.00	POH. \$350 lot + \$200 unit + \$25 pet + \$25 landscaping + \$50 water.
36		\$0.00	\$400.00	Vacant pad.
37	2 bd + 2 ba	\$700.00	\$750.00	POH. \$400 lot + \$250 unit + \$50 water.
38		\$0.00	\$400.00	Vacant pad.
39	3 bd + 2 ba	\$0.00	\$600.00	Vacant POH.
40		\$475.00	\$525.00	TOH. \$350 lot + \$75 RTO + \$50 water.
41	3 bd + 2 ba	\$1,313.00	\$1,363.00	POH. \$400 lot + \$850 unit + \$50 water + \$13 insurance.
42		\$425.00	\$475.00	TOH. \$350 lot + \$25 landscaping + \$50 water.
43	2 bd + 2 ba	\$1,050.00	\$1,100.00	POH. \$400 lot + \$550 unit + \$25 pet + \$25 landscaping + \$50 water.
44	2 bd + 2 ba	\$1,025.00	\$1,075.00	POH. \$350 lot + \$600 unit + \$25 pet + \$50 water.
45		\$425.00	\$475.00	RTO. \$350 lot + \$25 landscaping + \$50 water.
Totals / Averages		\$21,499.00	\$28,924.00	

#39

05

Financial Analysis

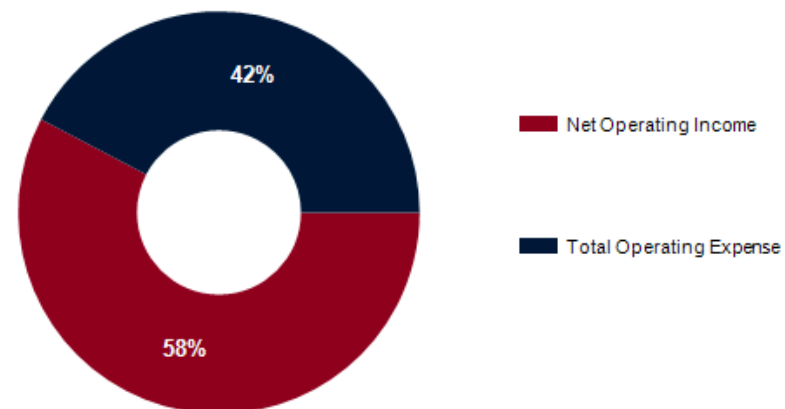
Income & Expense Analysis

REVENUE ALLOCATION
CURRENT

INCOME	CURRENT		PRO FORMA	
Pad rental	\$123,000	47.7%	\$139,800	50.2%
Rental income over pad rental rate	\$119,520	46.3%	\$119,520	42.9%
Pet Fees	\$2,700	1.0%	\$2,700	1.0%
Landscaping	\$3,300	1.3%	\$3,300	1.2%
Laundry	\$720	0.3%	\$720	0.3%
Renters Insurance	\$1,908	0.7%	\$1,908	0.7%
Water	\$6,000	2.3%	\$9,600	3.4%
RTO Payments	\$900	0.3%	\$900	0.3%
Occupancy *	66.00%		100.00%	
Effective Gross Income	\$258,048		\$278,448	
Less Expenses	\$109,259	42.34%	\$112,720	40.48%
Net Operating Income	\$148,789		\$165,728	

* vacancy amount factored into gross revenue

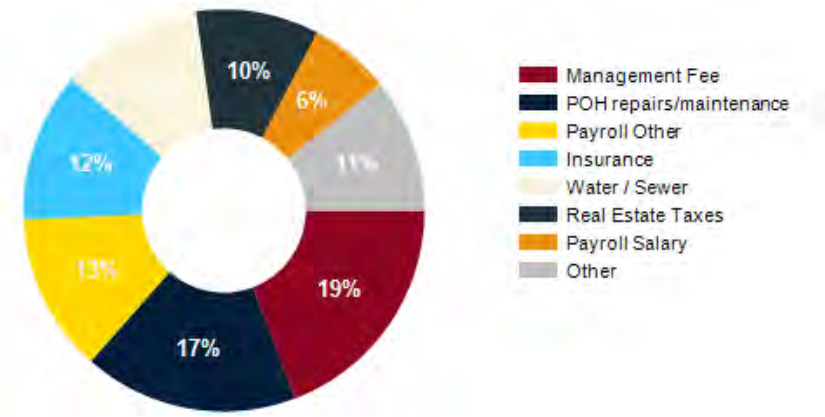
Income Notes: Current income is based on the June 2025 rent roll being annualized. Pro forma includes a \$50 increase in lot rent across all renters. Pro Forma also includes an increase in the water bill from \$50 to \$80 for units 35-45.



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$10,864	\$253	\$11,407	\$265
Insurance	\$13,147	\$306	\$13,804	\$321
Management Fee	\$21,036	\$489	\$21,036	\$489
Other taxes	\$2,757	\$64	\$2,894	\$67
Repairs & Maintenance	\$2,766	\$64	\$2,904	\$68
Water / Sewer	\$12,517	\$291	\$13,142	\$306
Landscaping & Mowing	\$1,515	\$35	\$1,590	\$37
Professional Fees	\$2,081	\$48	\$2,185	\$51
Utilities	\$2,168	\$50	\$2,276	\$53
POH repairs/maintenance	\$18,877	\$439	\$18,877	\$439
Payroll Salary	\$7,094	\$165	\$7,448	\$173
Payroll Other	\$13,942	\$324	\$14,639	\$340
Bank Fees	\$161	\$4	\$169	\$4
Office supplies	\$56	\$1	\$60	\$1
Software/apps	\$228	\$5	\$239	\$6
Dues & subscriptions	\$50	\$1	\$50	\$1
Total Operating Expense	\$109,259	\$2,541	\$112,720	\$2,621
% of EGI	42.34%		40.48%	

DISTRIBUTION OF EXPENSES

CURRENT





06

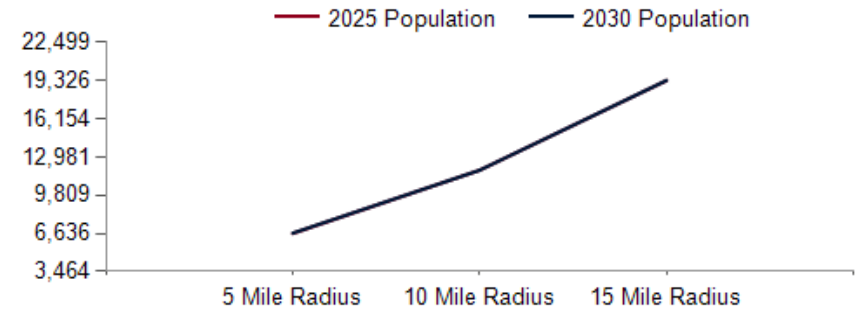
Demographics

Demographics

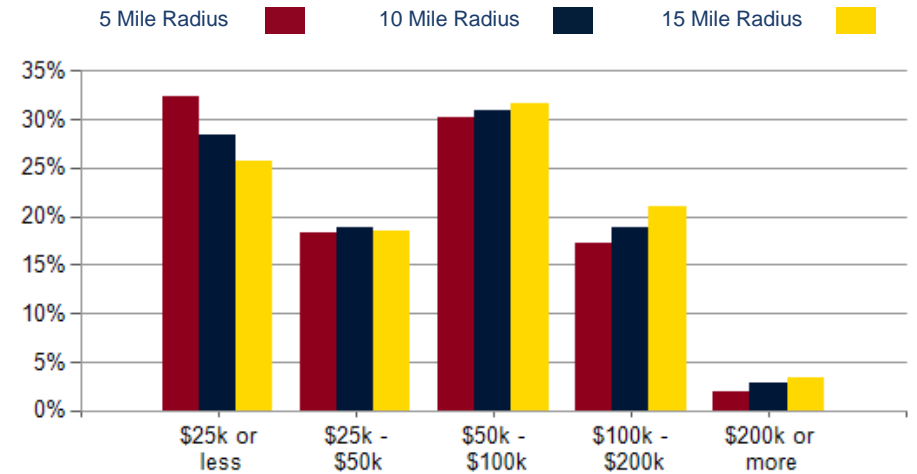
POPULATION	5 MILE	10 MILE	15 MILE
2000 Population	6,500	11,536	18,567
2010 Population	6,403	11,796	19,427
2025 Population	6,636	11,879	19,321
2030 Population	6,659	11,879	19,326
2025-2030: Population: Growth Rate	0.35%	0.00%	0.05%

2025 HOUSEHOLD INCOME	5 MILE	10 MILE	15 MILE
less than \$15,000	493	695	975
\$15,000-\$24,999	344	616	926
\$25,000-\$34,999	152	283	474
\$35,000-\$49,999	324	585	894
\$50,000-\$74,999	516	881	1,352
\$75,000-\$99,999	269	546	982
\$100,000-\$149,999	276	557	1,055
\$150,000-\$199,999	171	313	496
\$200,000 or greater	52	134	252
Median HH Income	\$49,118	\$52,456	\$56,013
Average HH Income	\$64,568	\$70,287	\$74,545

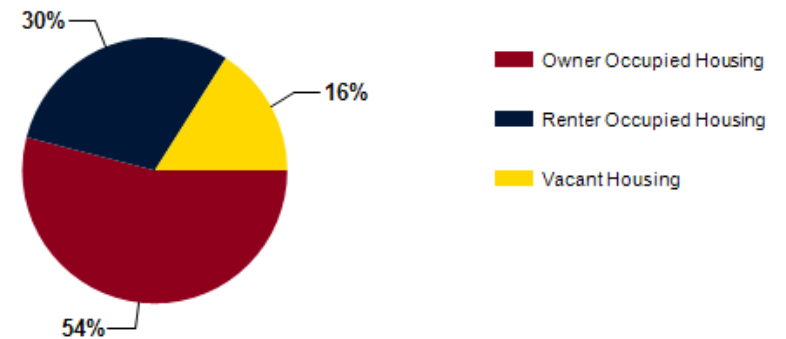
HOUSEHOLDS	5 MILE	10 MILE	15 MILE
2000 Total Housing	2,953	5,017	7,884
2010 Total Households	2,598	4,620	7,353
2025 Total Households	2,598	4,610	7,405
2030 Total Households	2,627	4,643	7,468
2025 Average Household Size	2.53	2.56	2.60
2025-2030: Households: Growth Rate	1.10%	0.70%	0.85%



2025 Household Income



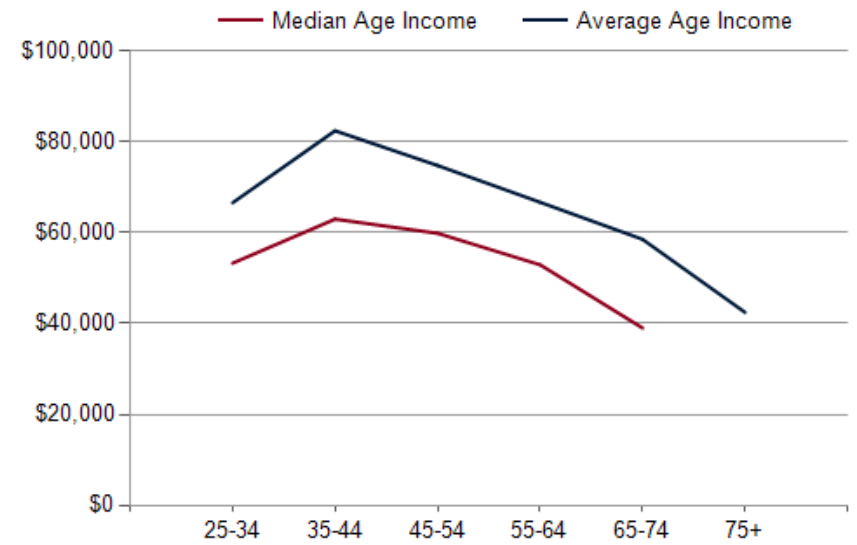
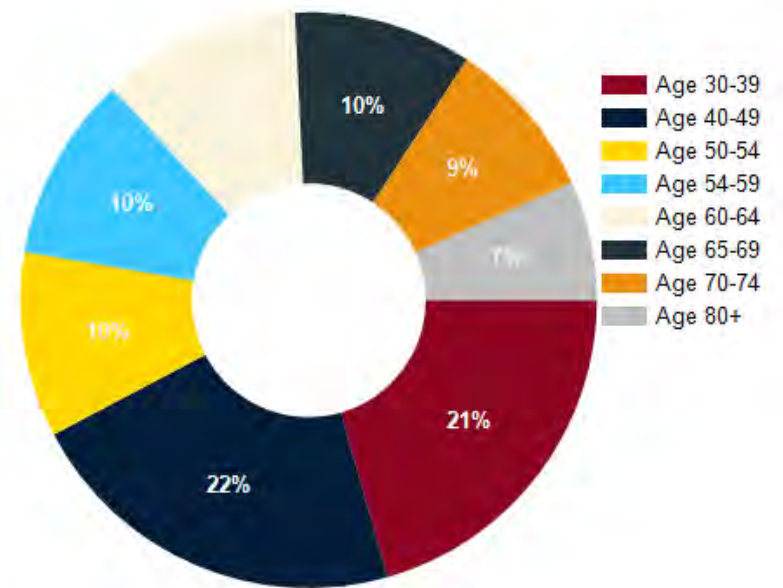
2025 Own vs. Rent - 5 Mile Radius

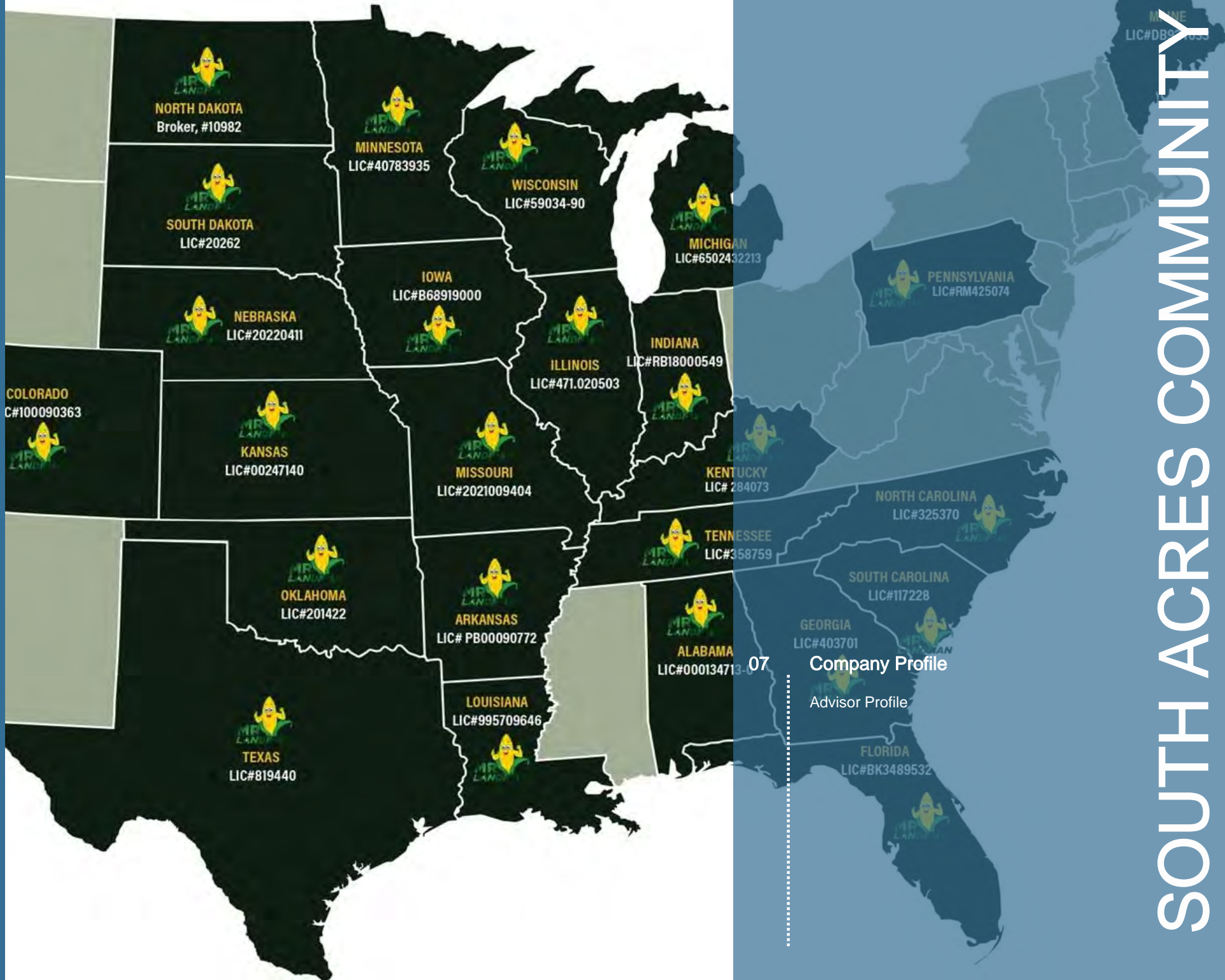


Source: esri

2025 POPULATION BY AGE	5 MILE	10 MILE	15 MILE
2025 Population Age 30-34	367	644	1,076
2025 Population Age 35-39	402	670	1,099
2025 Population Age 40-44	417	743	1,204
2025 Population Age 45-49	393	704	1,121
2025 Population Age 50-54	389	739	1,227
2025 Population Age 55-59	389	736	1,224
2025 Population Age 60-64	416	835	1,429
2025 Population Age 65-69	374	737	1,221
2025 Population Age 70-74	338	635	1,037
2025 Population Age 75-79	250	473	769
2025 Population Age 80-84	164	312	509
2025 Population Age 85+	147	243	365
2025 Population Age 18+	4,974	9,056	14,792
2025 Median Age	40	42	42
2030 Median Age	41	42	42

2025 INCOME BY AGE	5 MILE	10 MILE	15 MILE
Median Household Income 25-34	\$53,290	\$58,694	\$64,730
Average Household Income 25-34	\$66,597	\$77,540	\$82,488
Median Household Income 35-44	\$62,998	\$70,310	\$77,187
Average Household Income 35-44	\$82,464	\$90,978	\$96,906
Median Household Income 45-54	\$59,886	\$66,752	\$72,495
Average Household Income 45-54	\$74,817	\$84,128	\$89,351
Median Household Income 55-64	\$52,945	\$55,983	\$60,419
Average Household Income 55-64	\$66,719	\$71,121	\$75,416
Median Household Income 65-74	\$39,012	\$41,467	\$44,245
Average Household Income 65-74	\$58,559	\$61,345	\$64,125
Average Household Income 75+	\$42,482	\$42,881	\$46,369





Company Profile

Advisor Profile



Jon Fisher
Designated Managing Broker

I was raised on the original family farm that was settled back in the mid-1860's. I graduated from Unity High School in 1991 where I served as the class president. I attended the University of Illinois where I graduated with a degree in agricultural economics in 1995. After graduating college, I started my own agri-business and grew it into an international enterprise that had customers in all 50 states and 15 foreign countries. I was honored to have been named the 2015 Illinois Friend of Agriculture Award Winner by the Illinois Department of Agriculture.

I am a blessed single dad to two amazing children. My oldest son, Jonathon, is 24 and works for State Farm Corporate. My daughter, Reagan, is 14 and is in Jr. High. My hobbies include watching sports & going to church.

Licensed Illinois Designated Managing Broker, MR LANDMAN LLC, License #471.020503
Licensed Indiana Managing Broker, MR LANDMAN, LLC, License #RB18000549
Licensed Iowa Broker Officer, MR. LANDMAN, LLC, License #B68919000
Licensed Alabama Qualifying Broker, MR LANDMAN, LLC, License #000134713-0
Licensed Maine Designated Broker, MR. LANDMAN, LLC, License #DB924033
Licensed Tennessee Broker, MR. LANDMAN, LLC, License #358759
Licensed South Carolina Broker In Charge, MR. LANDMAN, LLC, License #117228
Licensed Georgia Broker, MR. LANDMAN, LLC, License #403701
Licensed North Carolina Broker In Charge, MR. LANDMAN, LLC, License #325370
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Licensed Oklahoma Managing Broker, MR. LANDMAN, LLC, License#201422
Licensed Arkansas Primary Broker, MR. LANDMAN, LLC, License#PB00090772
Licensed Kansas Supervising Broker, MR. LANDMAN, LLC, License#00247140
Licensed Louisiana Broker, License #995709646
Licensed Minnesota Broker, MR. LANDMAN, LLC, License#40783935
Licensed North Dakota Broker, MR. LANDMAN, LLC, License #10982
Licensed South Dakota Broker, MR. LANDMAN, LLC, License #20262
Licensed Nebraska Designated Broker, MR. LANDMAN, LLC, License #20220411
Licensed Pennsylvania Broker, MR. LANDMAN, LLC, License #RM425074
Licensed Michigan Associate Broker, MR. LANDMAN, LLC, License #6502432213
Licensed Kentucky Principal Broker, MR. LANDMAN, LLC, License #284073
Licensed Texas Broker, Mr. LANDMAN, LLC, License #819440

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from MR LANDMAN and it should not be made available to any other person or entity without the written consent of MR LANDMAN.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to MR LANDMAN. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. MR LANDMAN has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, MR LANDMAN has not verified, and will not verify, any of the information contained herein, nor has MR LANDMAN conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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