



OFFERING MEMORANDUM

THE HEIGHTS APARTMENT COMPLEX

MULTIFAMILY PROPERTY FOR SALE

OKLAHOMA CITY, OK 73112



918.370.2877 | [MOREAUPROPERTYADVISORS.COM](https://www.moreaupropertyadvisors.com)
320 SOUTH BOSTON AVENUE STE 1030-9
TULSA, OK

TABLE OF CONTENTS

TABLE OF CONTENTS

PROPERTY SUMMARY	3
ADDITIONAL PHOTOS	4
LOCATION MAP	5
INCOME & EXPENSES	6
UNIT MIX SUMMARY	7
DEMOGRAPHICS MAP & REPORT	8

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

The Heights Apartment Complex is a 36-unit multifamily property totaling approximately 35,502 SF on 1.49 acres in Oklahoma City. The property was fully renovated in 2024 and is currently 100% occupied, offering immediate lease-up potential and stabilized operations. Located on N Pennsylvania Avenue in a dense infill corridor, the property benefits from strong rental demand and proximity to major employment and population centers.

PROPERTY HIGHLIGHTS

- Occupancy: 100%
- Renovated in 2024
- Brick and Stucco exterior
- New Roof
- Concrete Parking Lot
- Gated Community with Key Pad Access

OFFERING SUMMARY

Sale Price:	\$4,750,000
Number of Units:	36
Lot Size:	1.49 Acres
Building Size:	35,502 SF
NOI:	\$334,996.00
Cap Rate:	7.05%

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,722	42,997	88,206
Total Population	14,625	93,651	203,857
Average HH Income	\$68,946	\$84,667	\$74,945

CHANDLER MOREAU

Owner / Managing Broker
 O: 918.370.2877
chandler@moreaupropertyadvisors.com

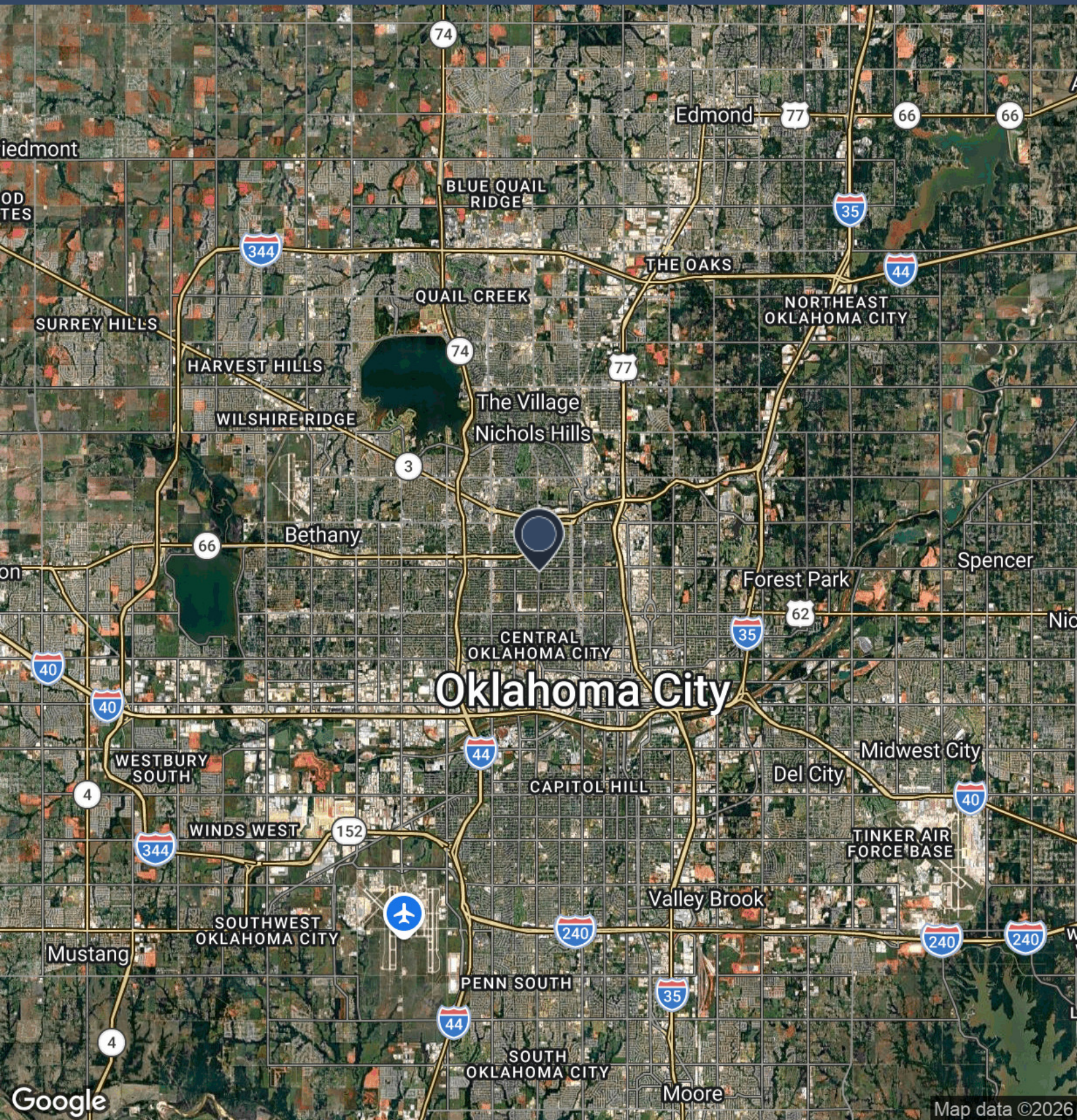
THE HEIGHTS ON PENN AVE



CHANDLER MOREAU

Owner / Managing Broker
O: 918.370.2877
chandler@moreaupropertyadvisors.com

LOCATION MAP



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Owner / Managing Broker
O: 918.370.2877
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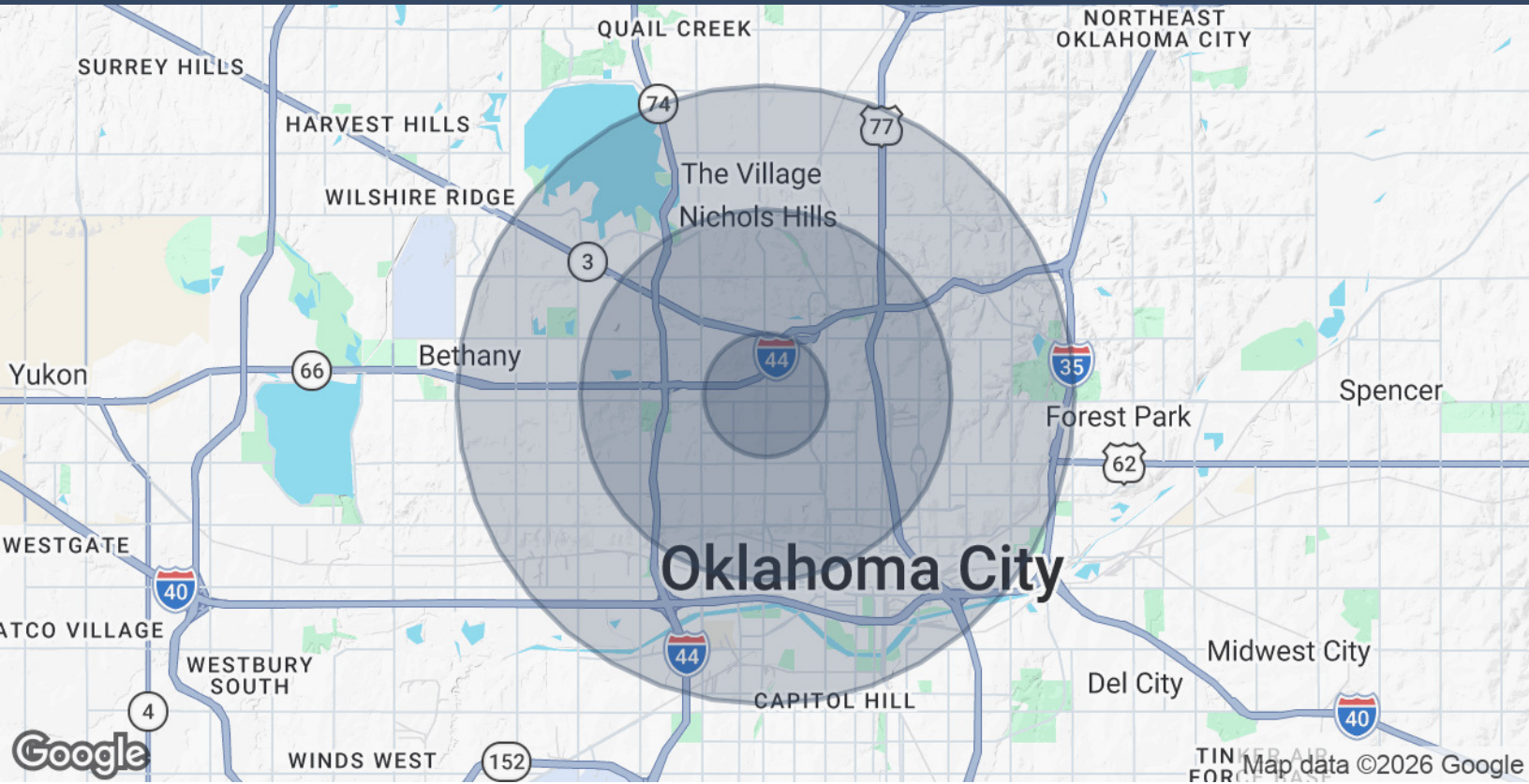
INCOME & EXPENSES

INCOME SUMMARY	
GROSS INCOME	\$446,640
EXPENSES SUMMARY	
Property Taxes	\$58,860
Property Insurance	\$28,000
Utilities	\$11,952
Landscaping	\$1,800
General Repairs & Maintenance	\$11,032
OPERATING EXPENSES	\$111,644
NET OPERATING INCOME	\$334,996

UNIT MIX SUMMARY

UNIT TYPE	COUNT	% OF TOTAL
1 Bed	15	41.70%
2 Bed	21	58.30%
TOTALS/AVERAGES	36	100%

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,625	93,651	203,857
Average Age	38	39	38
Average Age (Male)	37	38	37
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,722	42,997	88,206
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$68,946	\$84,667	\$74,945
Average House Value	\$225,823	\$309,148	\$259,803

2020 American Community Survey (ACS)