



Country Club View

4635 West Gore Boulevard, Lawton, OK 73505

Number of Units: **229** Year Built: **1966**



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 **the multifamily group.**

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Summary:

The Multifamily Group is pleased to present the exclusive offering of Country Club View, a unique, stabilized, low-basis opportunity with significant upside in Lawton, Oklahoma. Constructed in 1966, the property consists of 229 units averaging 832 square feet. The property offers efficiencies to three-bedroom and two-and-a-half bathroom floor plans. The property is currently 96% occupied, matching the strong occupancy rates in the submarket at 95% (Yardi). Country Club View is being offered free and clear of existing debt.

Capital Expenditures:

The current owners have invested approximately \$3.5MM into the asset:

- Capital improvements include roof replacements, window upgrades, interior and exterior painting, paving, plumbing repairs, brick replacement, and significant structural work, including complete pier-and-beam replacements, and floor joists. The majority of the investment was allocated toward comprehensive interior renovations. These upgrades included new flooring, updated appliances, modern windows, fresh paint, and upgraded finishes. (A full capex list is available upon request.)

Value-Add:

- Reduce operating expenses by \$138,000 annually through lower insurance costs, payroll efficiencies, and reduced R&M
- Burn off loss-to-lease, currently 7% or approximately \$190,000 per year
- Potential combined NOI increase of ~\$330,000, equating to approximately \$4.4 million in value at a 7.5% exit cap rate

Location:

Country Club View Apartments is ideally located in the highly desirable West Lawton submarket, adjacent to the prestigious Lawton Country Club and less than half a mile from Eisenhower High School. The Lawton economy is anchored by Fort Sill, the region's largest employer, with an annual economic impact of approximately \$1.9 billion. Ongoing military-driven investment is fueling growth, including the redevelopment of a former mall into FISTA, the Fires Innovation Science and Technology Accelerator, designed to attract defense contractors and high-tech startups collaborating with the military. Continued momentum in the manufacturing sector is expected, highlighted by [Firehawk Aerospace's](#) recent announcement of a new \$22 million facility in Lawton that will create over 100 new jobs in the area.

Investment Highlights

\$4.4MM+ in Value Enhancement through Reducing Op Ex and Burning Off Loss-to-Lease

~\$3.5MM Invested in Capital Expenditures by the Current Ownership

Nearly Half of the Roofs are Less than Five Years Old

96% Occupied

Diverse Unit Mix with 15 Options up to 3/2.5 and 1,495 SF

Great Visibility on Gore Blvd (15,800+ VPD)

Double-Digit Cash-on-Cash by the End of Year 1

Amenity Rich with Two Swimming Pools, a Fitness Center, Two Laundry Facilities, a Clubhouse, and a Pet Area

Offered Free and Clear of Existing Debt

Summary



Country Club View

4635 West Gore Boulevard, Lawton, OK 73505

General

Terms	Free and Clear
Address	4635 West Gore Boulevard Lawton OK, 73505
Year Built	1966
Units	229
Net Rentable SF	190,568
Average Unit Size	832 SF
Site Size	4.63-Acres
Density	49.4-Units/Acre
Occupancy	96%

Construction

Foundation	Pier and Beam
Exterior	Brick Pitched Shingles and Flat Roof Vinyl/ TPO - Nearly Half of the Roofs are Less than 5 Years Old
Roof	
Number of Buildings	27 Total

Mechanical

HVAC	Chiller/Boiler System (4 Boilers + 2 Chillers) (Boilers 1992, 1999, 2009, 2013) (Chillers 2014 & 1999)
Hot Water	4 Gas Boilers (2014, 2023, 2023 & 2007)
Wiring	Copper
Plumbing	PVC and Galvanized

Utilities

Electricity	Owner Pays - Master Metered
Water/Sewer	Owner Pays - Master Metered
Gas	Owner Pays - Master Metered
Cable/Internet	Contract - But did not Renew

Useful Links

[County Appraisal District \(CAD\)](#)
[Yardi Matrix](#)

Tax Information

County	Comanche
CAD Account No.	160026911
Tax Rate	1.187%
Assessed Value	\$4,595,627

School Information

School District	Lawton Public School District
Elementary	Eisenhower Elementary School
Middle School	Eisenhower Middle School
High School	Eisenhower High School

Laundry / Washer and Dryers

Laundry	Two Laundry Facilities - Pay by Phone (22 Washers & 22 Dyers Total) - 12 of the Units have W/D Connections (Appliances Avail for \$100/M)
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Parking

Paving	Mixture of Asphalt and Concrete
Covered Spaces	None - Value-Add Opportunity

Leasing Fees

Application Fee	\$45
Administration Fee	None
Security Deposit	One Month's Rent
Pet Fee	\$400 Non-Refundable
Pet Rent	\$20/M per Pet
Reserved Parking	None - Value-Add Opportunity
Month-to-Month Fee	\$100/M
Trash Fee	Owner Pays - City of Lawton
Pest Control Fee	None

Personnel

Property Manager	American Heritage
Manager	2 Full-Time
Leasing	1 Full-Time
Maintenance / Make-Ready	2 Full-Time

Location



North



NW Quannah Parker Trailway

NW Cache Rd

NW 67th St

NW Sheridan Rd

Lawton

W Gore Blvd

SW 67th St

SW 52nd St

SW Sheridan Rd

SW 11th St

SW Lee Blvd

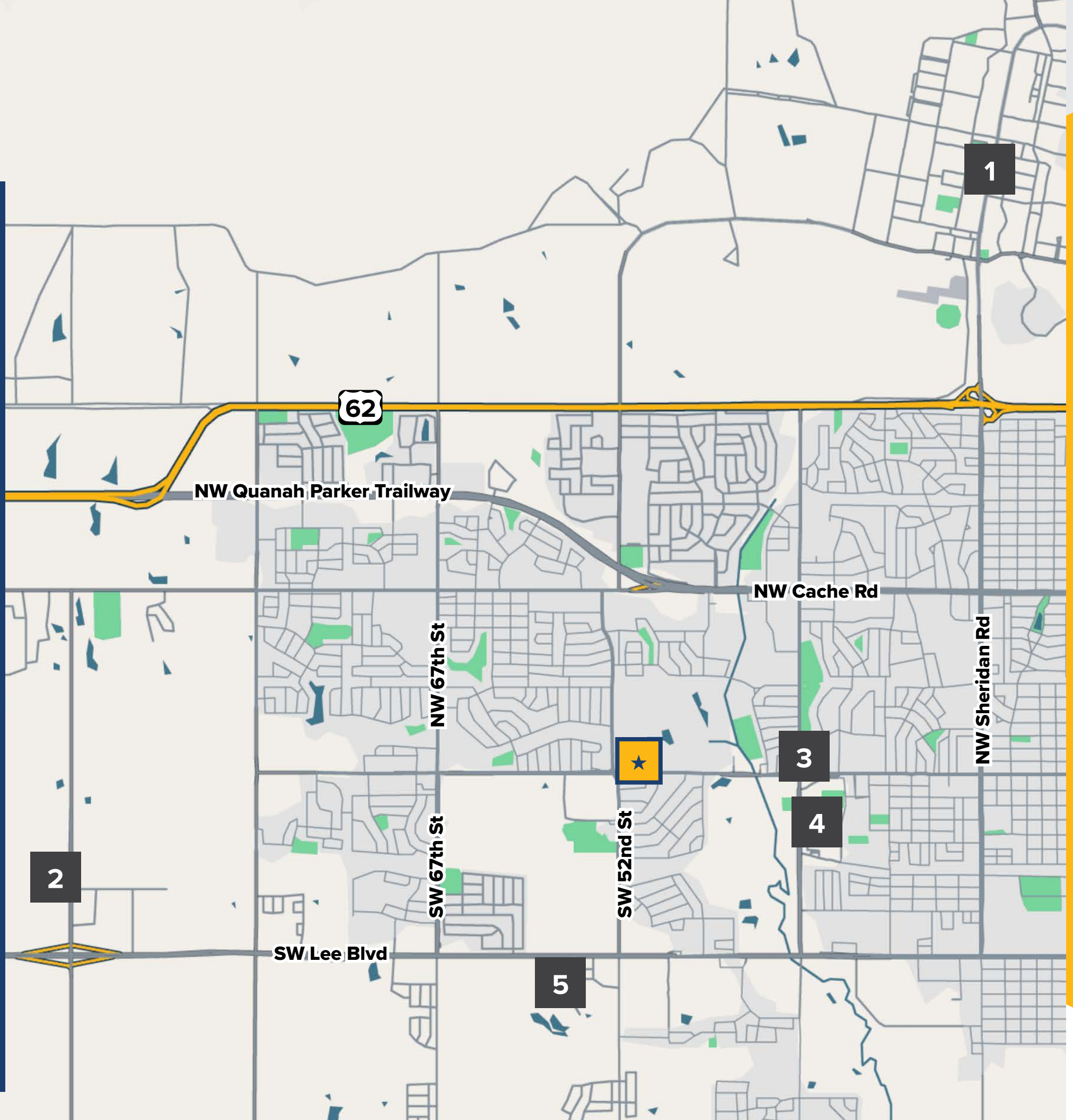
SW Bishop Rd



Economic Drivers



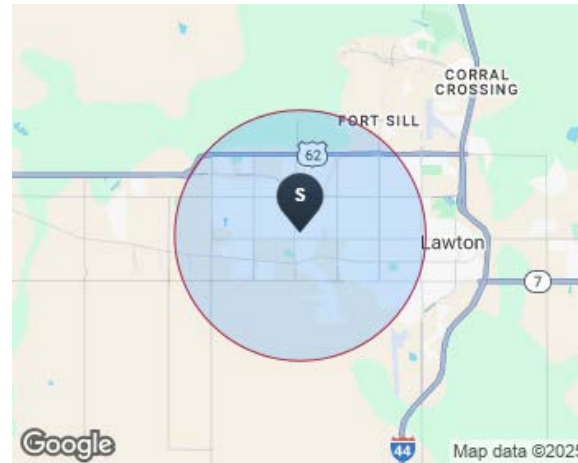
Company	Local Employment
<p>1 Fort Sill Army Base Covering almost 94,000 acres, the Fort Sill army base is one of the four locations for Army Basic Combat Training.</p>	5,000+
<p>2 Goodyear Tire & Rubber Co Goodyear announced a \$50 million expansion in April 2021 that will add 45,100 square feet to the 2.94-million-square-foot facility.</p>	2,500+
<p>3 Comanche County Memorial Hospital The hospital is easily accessible from I-44 and is located in the heart of Southwest Oklahoma. CCMH has 283 licensed beds, employs 250 physicians, and enjoys the benefit of approximately 100 volunteers.</p>	1,800+
<p>4 Cameron University Founded in 1908, soon after Oklahoma was admitted as a state, Cameron University is one of six agricultural high schools in the largely rural region with 5,589 students.</p>	750+
<p>5 Southwestern Medical Center Southwestern Medical Center is a Joint Commission-accredited full-service hospital with 199 beds, and a physician staff of 150 that provides care in 31 medical specialties.</p>	600+



***Omitting School Districts and Local Government*



AREA INFORMATION - 3 MILES



Demographics

Total Population	52,983
Population Density per Sq Mile	1,850
Population Projection in 5 years	52,258
Population Median Age In Years	35
Total Housing	25,652
Average People per Household	2.45
Median Household Income	\$53,602
Employed Population	22,456

Area Characteristics

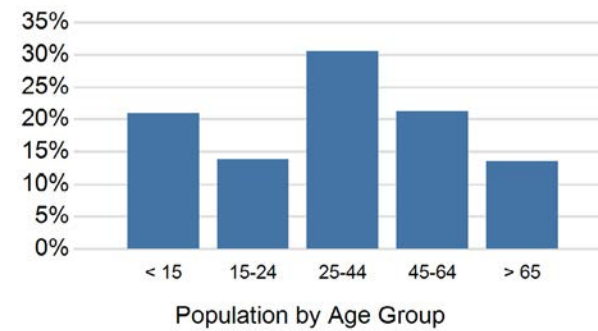
Properties in the Area	31
Total Units in the Area	4,059
Total Unit SqFt in the Area	3,304,837

Asset Benchmark Rates

Average Rent One Bedroom	\$676
Average Rent/SqFt One Bedroom	\$1.07
Average Sale Price/SqFt	\$31.88
Occupancy Rate	95.4%

Average Improvements Rating	C+
Average Location Rating	B-

Demographic Cohorts



Age		
Under 15	11,065	20.9%
15 to 24	7,322	13.8%
25 to 44	16,190	30.6%
45 to 64	11,271	21.3%
Over 65	7,135	13.5%

Gender		
Male	25,450	48.0%
Female	27,533	52.0%

Comparable Rental Properties



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

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Property Name	Address	City	State	Zip	Year Built	# of Units	Occupancy	Avg. Size	Avg. Rent/Unit	Avg. \$/SF
Bison Ridge Apartments (+\$100 RUBS Adj.)	5535 Northwest Cache Road	Lawton	OK	73505	1972	216	85%	802	\$873	\$1.09
Sheridan Square Apartments (+\$100 RUBS Adj.)	402 Northwest Sheridan Road	Lawton	OK	73505	1985	276	99%	688	\$964	\$1.40
Willowpark Apartments (+\$100 RUBS Adj.)	6701 Northwest Maple	Lawton	OK	73505	1985	160	97%	595	\$880	\$1.48
Timbers (+\$100 RUBS Adj.)	120 Northwest 44th Street	Lawton	OK	73505	1968	149	97%	787	\$845	\$1.07
Averages					1978	200	94%	718	\$890	\$1.26
Country Club View Apartments	4635 West Gore Boulevard	Lawton	OK	73505	1966	229	96%	832	\$925	\$1.11
Variance								+114	\$35	(\$0.15)

Rent Comparison



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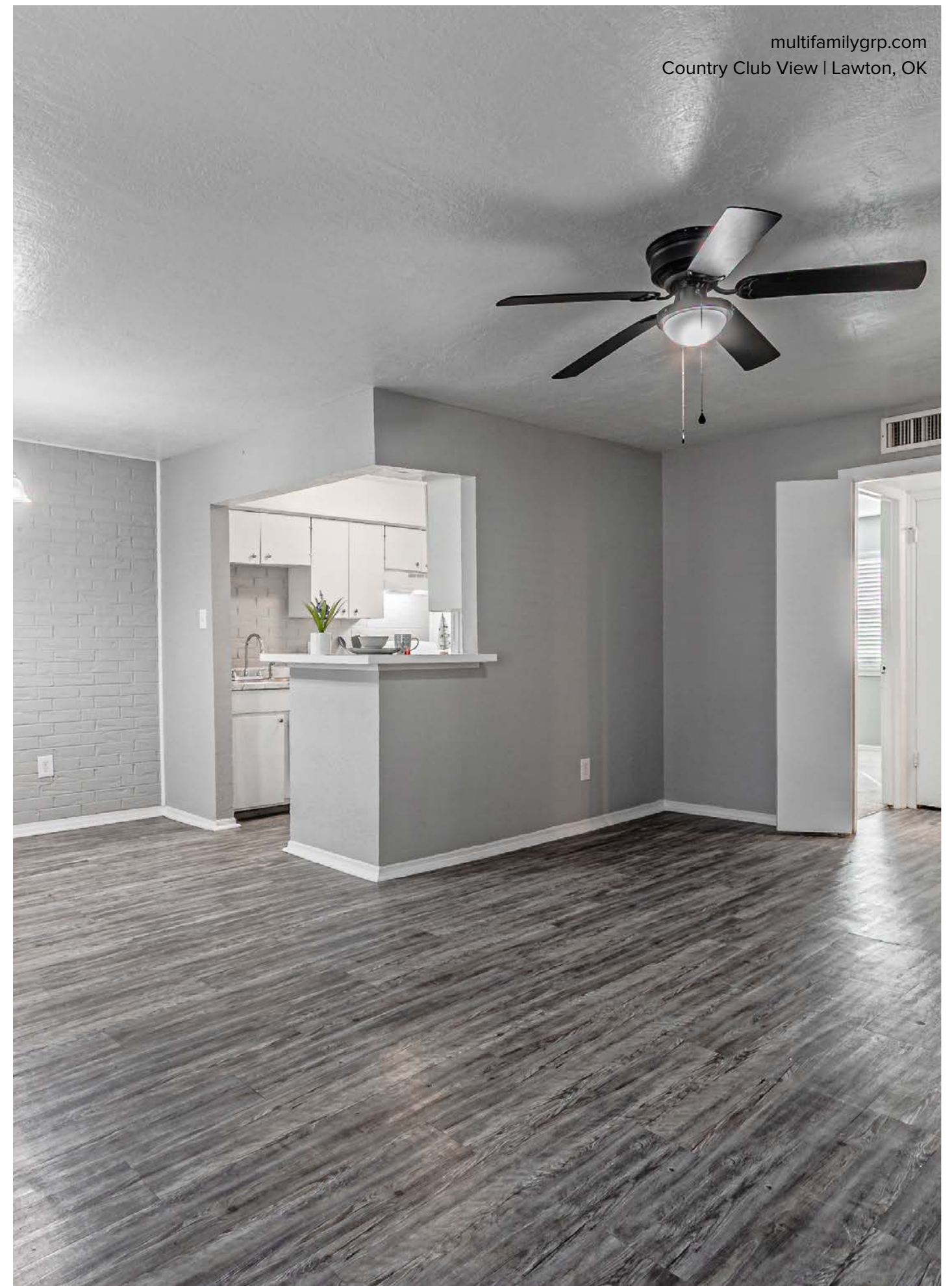
One Bedroom

PROPERTY	SIZE	RENT	\$/SF
Bison Ridge Apartments	691	\$825	\$1.19
Sheridan Square Apartments	600	\$938	\$1.56
Willowpark Apartments	528	\$839	\$1.59
Timbers	780	\$825	\$1.06
AVERAGE	650	\$857	\$1.35
Country Club View Apartments*	608	\$834	\$1.37
Variance		(\$23)	\$0.02
Country Club View Apartments*	683	\$885	\$1.30
Variance		\$29	(\$0.05)
Country Club View Apartments*	785	\$946	\$1.21
Variance		\$89	(\$0.15)
Country Club View Apartments*	963	\$814	\$0.85
Variance		(\$43)	(\$0.51)
Country Club View Apartments*	1005	\$1,000	\$1.00
Variance		\$143	(\$0.36)

Two Bedroom

PROPERTY	SIZE	RENT	\$/SF
Bison Ridge Apartments	938	\$942	\$1.00
Sheridan Square Apartments	839	\$1,043	\$1.24
Willowpark Apartments	796	\$1,044	\$1.31
Timbers	945	\$969	\$1.03
Avendale Pointe Apartments	839	\$863	\$1.03
Pecan Valley Apartments	1,160	\$995	\$0.86
AVERAGE	919	\$976	\$1.08
Country Club View Apartments*	845	\$946	\$1.12
Variance		(\$30)	\$0.04
Country Club View Apartments*	975	\$995	\$1.02
Variance		\$19	(\$0.06)
Country Club View Apartments*	1,081	\$1,039	\$0.96
Variance		\$63	(\$0.12)
Country Club View Apartments*	1,086	\$1,045	\$0.96
Variance		\$69	(\$0.12)
Country Club View Apartments*	1,170	\$1,022	\$0.87
Variance		\$46	(\$0.21)

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



Amenities

Units

- » Luxury Vinyl Floors**
- » Ceiling Fans in Bedrooms & Living Room**
- » Modern LED Lighting**
- » Water Conserving Refrigerator, Dishwasher, & Toilet
- » Brushed-Nickel Hardware**
- » Two-Inch Blinds**
- » Resurfaced Countertops**
- » Two-Tone Paint**
- » New Windows**
- » Fireplaces**
- » Spacious Closets
- » Large Units**
- » Washer and Dryer Connections** (12 Units - \$100/M to Rent Appliances)
- » Upgraded Appliances**

** In Select Units

Community

- » Clubhouse
- » All Bills Paid
- » Two Swimming Pools
- » Pet Area
- » Playground
- » Grills
- » Two Laundry Facilities
- » Fitness Center



Additional Images



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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
EFF	0	1	4	2%	485	\$710	\$725	\$725	\$1.46	\$1.49	\$1.49
TH1	1	1	38	17%	608	\$834	\$900	\$900	\$1.37	\$1.48	\$1.48
A1	1	1	91	40%	683	\$885	\$950	\$950	\$1.30	\$1.39	\$1.39
A2	1	1	2	1%	785	\$946	\$975	\$975	\$1.21	\$1.24	\$1.24
2B1	2	1	8	3%	845	\$946	\$1,000	\$1,000	\$1.12	\$1.18	\$1.18
A4	1	1	3	1%	963	\$814	\$1,000	\$1,000	\$0.85	\$1.04	\$1.04
B1	2	2	32	14%	975	\$995	\$1,025	\$1,025	\$1.02	\$1.05	\$1.05
A5	1	1	4	2%	1,005	\$1,000	\$1,025	\$1,025	\$1.00	\$1.02	\$1.02
B2	2	2	1	0%	1,081	\$1,039	\$1,050	\$1,050	\$0.96	\$0.97	\$0.97
B3	2	2	4	2%	1,086	\$1,045	\$1,045	\$1,045	\$0.96	\$0.96	\$0.96
2TH1	2	2	24	10%	1,170	\$1,022	\$1,120	\$1,120	\$0.87	\$0.96	\$0.96
B4	2	2	1	0%	1,171	\$1,080	\$1,120	\$1,120	\$0.92	\$0.96	\$0.96
B5	2	2	9	4%	1,186	\$1,054	\$1,120	\$1,120	\$0.89	\$0.94	\$0.94
B6	2	2	2	1%	1,306	\$1,020	\$1,195	\$1,195	\$0.78	\$0.92	\$0.92
TH3	3	3	6	3%	1,495	\$1,122	\$1,195	\$1,195	\$0.75	\$0.80	\$0.80
Average:					832	\$925	\$988	\$988	\$1.11	\$1.19	\$1.19
Total:			229	100%	190,568	\$211,927	\$226,270	\$226,270			
Annual:						\$2,543,120	\$2,715,240	\$2,715,240			

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

Financial Analysis

T-12 Income



T-12 INCOME & EXPENSE	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	T-12 TOTAL
Market Rent	226,570	226,570	226,570	226,570	226,570	226,570	226,570	226,570	226,570	226,570	226,570	226,570	\$2,718,840
Less: Loss to Lease	(15,810)	(15,810)	(15,810)	(15,810)	(15,810)	(15,810)	(15,810)	(15,810)	(15,810)	(15,810)	(15,810)	(15,810)	(\$189,717)
Gross Potential Rent	210,760	210,760	210,760	210,760	210,760	210,760	210,760	210,760	210,760	210,760	210,760	210,760	\$2,529,123
Less: Vacancy	(36,773)	(36,594)	(29,725)	(35,959)	(41,911)	(29,276)	(49,066)	(34,039)	(28,221)	(29,506)	(27,225)	(20,882)	(\$399,175)
Less: Non-Revenue/ Concessions	0	0	0	0	0	0	0	0	0	0	0	0	\$0
Less: Bad Debt	0	0	0	0	0	0	0	0	0	0	0	0	\$0
NET RENTAL INCOME	173,988	174,167	181,035	174,801	168,849	181,484	161,695	176,721	182,540	181,254	183,535	189,878	\$2,129,948
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	8,391	7,270	9,587	8,046	45,296	13,990	7,752	6,689	11,268	8,308	10,942	8,740	\$146,279
TOTAL INCOME	182,379	181,436	190,622	182,848	214,146	195,474	169,447	183,410	193,808	189,562	194,477	198,618	\$2,276,226
T-12 EXPENSES													
Contract Services	2,294	2,483	575	2,349	2,119	2,052	3,822	2,891	2,803	2,286	3,188	5,092	\$31,954
Repairs & Maintenance	20,901	27,217	18,468	23,409	33,538	9,249	18,634	21,364	17,370	12,028	25,372	14,182	\$241,731
Administrative	12,471	10,038	9,667	8,987	17,101	9,827	12,301	4,611	6,729	3,954	7,023	9,447	\$112,155
Marketing	0	0	0	0	0	0	0	0	0	0	0	0	\$0
Payroll	35,733	43,404	31,166	32,393	23,864	40,911	28,809	29,983	28,219	29,652	41,602	28,698	\$394,432
Utilities													
Water/Sewer	17,715	18,191	16,563	19,415	14,022	17,255	21,587	19,824	19,931	20,004	21,213	29,008	\$234,729
Trash	7,668	6,264	6,447	6,204	6,725	6,478	6,106	6,106	6,106	6,106	6,349	0	\$70,561
Electric	10,242	9,234	9,885	9,876	9,313	17,203	22,525	25,175	30,152	26,528	23,822	15,440	\$209,396
Gas/Other	9,558	9,862	14,585	13,462	8,784	4,741	4,266	3,949	3,659	3,773	3,510	7,256	\$87,405
Utilities Subtotal	45,183	43,551	47,481	48,958	38,844	45,677	54,484	55,055	59,849	56,411	54,894	51,704	\$602,091
Management Fee	0	0	0	0	0	0	0	0	0	0	0	0	\$0
Insurance	0	23,458	23,458	23,458	23,458	23,458	23,458	23,458	23,236	23,236	23,236	35,656	\$269,568
Real Estate Taxes	5,449	5,449	5,449	5,449	5,449	5,449	5,449	5,449	5,449	5,449	5,449	5,449	\$65,393
TOTAL EXPENSES	122,033	155,600	136,264	145,003	144,372	136,624	146,957	142,810	143,655	133,016	160,765	150,228	\$1,717,325
NET OPERATING INCOME	60,346	25,837	54,358	37,845	69,774	58,850	22,490	40,600	50,153	56,546	33,712	48,391	\$558,902

Financial Analysis

Trending Income



TRENDING ANALYSIS	TRAILING 12 MONTHS		T-3 ANNUALIZED		T-1 ANNUALIZED		YEAR 1 UNDERWRITING		NOTES
Market Rent	2,718,840	11,873	2,718,840	11,873	2,718,840	11,873	2,773,217	12,110	Year 1 Rents have been grown at 2.0% based on comparable properties
Less: Loss to Lease	(189,717)	7.0%	(189,717)	7.0%	(189,717)	7.0%	(83,197)	3.0%	Loss to lease burned off with interior renovations
Gross Potential Rent	2,529,123	11,044	2,529,123	11,044	2,529,123	11,044	2,690,020	11,747	
Less: Vacancy	(399,175)	15.8%	(310,451)	12.3%	(250,581)	9.9%	(269,002)	10.0%	Vacancy has been normalized at 10.0% based on historical operations
Less: Non-Revenue/Concessions	0	0.0%	0	0.0%	0	0.0%	(53,800)	2.0%	Non-Revenue Units/Concessions are projected at 2.0% of Gross Potential Rent based on historical operations
Less: Bad Debt	0	0.0%	0	0.0%	0	0.0%	(53,800)	2.0%	Bad Debt is projected at 2.0% of Gross Potential Rent based on historical operations
NET RENTAL INCOME	2,129,948	9,301	2,218,672	9,689	2,278,542	9,950	2,313,417	10,102	
Plus: RUBS Income	-	-	-	-	-	-	-	-	RUBS Income is projected at \$0 based on historical operations plus optimization adjustments
Electric/Gas	-	-	-	-	-	-	-	-	
Water/Sewer	-	-	-	-	-	-	-	-	
Trash	-	-	-	-	-	-	-	-	
Plus: Other Income	146,279	639	111,959	489	104,877	458	146,279	639	
TOTAL INCOME	2,276,226	9,940	2,330,631	10,177	2,383,419	10,408	2,459,696	10,741	
EXPENSES									
Contract Services	31,954	140	31,954	140	31,954	140	83,585	365	Contract Services have been normalized at \$365 per unit based on comparable properties
Repairs & Maintenance	241,731	1,056	241,731	1,056	241,731	1,056	148,850	650	Repairs and Maintenance have been normalized at \$650 per unit based on comparable properties
Administrative	112,155	490	112,155	490	112,155	490	62,975	275	Administration Costs have been normalized at \$275 per unit based on comparable properties
Marketing	-	-	-	-	-	-	29,770	130	Marketing has been normalized at \$130 per unit based on comparable properties
Payroll	394,432	1,722	394,432	1,722	394,432	1,722	297,700	1,300	Payroll has been normalized at \$1,300 per unit based on comparable properties
Utilities									
Water/Sewer	234,729	1,025	234,729	1,025	234,729	1,025	234,729	1,025	
Trash	70,561	308	70,561	308	70,561	308	70,561	308	
Electric	209,396	914	209,396	914	209,396	914	209,396	914	
Gas/Other	87,405	382	87,405	382	87,405	382	87,405	382	
Utilities Subtotal	602,091	2,629	602,091	2,629	602,091	2,629	602,091	2,629	Utilities are projected at \$2,629 per unit
Management Fee	-	-	-	-	-	-	73,791	322	Management Fee is projected at 3.0% of Gross Revenue
Insurance	269,568	1,177	269,568	1,177	269,568	1,177	183,504	801	Insurance is projected at \$801 per unit based on current policy
Taxes	65,393	286	65,393	286	65,393	286	100,877	441	Taxes are \$100,877 based on a reassessment at the 2026 rate of 1.187%
TOTAL EXPENSES	1,717,325	7,499	1,717,325	7,499	1,717,325	7,499	1,583,143	6,913	
NET OPERATING INCOME	558,902	2,441	613,306	2,678	666,095	2,909	876,553	3,828	

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		2.00%	2.00%	2.00%	2.00%	2.00%
Total Economic Loss	21.66%	16.58%	15.00%	14.00%	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	2,529,123	2,773,217	2,828,681	2,885,255	2,942,960	3,001,819
Less: Total Economic Loss	(399,175)	(459,799)	(424,302)	(403,936)	(353,155)	(360,218)
Economic Occupancy		83%	85%	86%	88%	88%
Net Rent Per Unit	775	842	875	903	942	961
Net Rental Income	2,129,948	2,313,417	2,404,379	2,481,319	2,589,805	2,641,601
Plus: RUBS Income	0	0	0	0	0	0
Plus: Other Income	146,279	146,279	149,204	152,188	155,232	158,337
Total Income	2,276,226	2,459,696	2,553,583	2,633,508	2,745,037	2,799,938
Monthly Revenue	189,686	204,975	212,799	219,459	228,753	233,328
% Increase Over Previous Year		8.06%	3.82%	3.13%	4.24%	2.00%
EXPENSES	CURRENT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Contract Services	31,954	83,585	85,257	86,962	88,701	90,475
Repairs & Maintenance	241,731	148,850	151,827	154,864	157,961	161,120
Administrative	112,155	62,975	64,235	65,519	66,830	68,166
Marketing	0	29,770	30,365	30,973	31,592	32,224
Payroll	394,432	297,700	303,654	309,727	315,922	322,240
Utilities	602,091	602,091	614,133	626,416	638,944	651,723
Management Fee	0	73,791	75,267	76,772	78,307	79,874
Insurance	269,568	183,504	187,174	190,918	194,736	198,631
Taxes	65,393	100,877	102,895	104,953	107,052	109,193
Recurring Capital Expenditures	57,250	57,250	57,250	57,250	57,250	57,250
Total Expenses with Reserves	(1,774,575)	(1,640,393)	(1,672,056)	(1,704,352)	(1,737,294)	(1,770,895)
NET OPERATING INCOME	501,652	819,303	881,527	929,155	1,007,743	1,029,043



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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.

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 offers 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.



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