



MAYRIDGE SOUTH

25 UNITS | BUILT IN 1972 | OKLAHOMA CITY, OK

Marcus & Millichap
FLUELLEN-HOOVER
MULTIFAMILY GROUP

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FLUELLEN-HOOVER MULTIFAMILY GROUP

Fluellen-Hoover Multifamily Group

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Value Creation Opportunities

\$239,000 at a 8.0% Cap Rate

Opportunity to Add Value	Units	Cost/Unit	Total Cost	Premium/Unit	Total Monthly	Total Yearly
Convert Underutilized Building Into Laundry Facility	24	\$2,021	\$48,500	\$35	\$840	\$10,080
Install Covered Parking Spaces	25	\$1,500	\$37,500	\$20	\$500	\$6,000
Lease Medium Storage Units	10	\$0	\$0	\$35	\$350	\$4,200
Lease Large Storage Units	3	\$0	\$0	\$105	\$315	\$3,780
Lease Small Storage Units	3	\$0	\$0	\$29	\$87	\$1,044
Total			\$86,000			\$25,104

*Assumes \$1.50 washer fee, \$2.00 dryer fee, and 10 washer and dryer fees collected per apartment unit per month.

\$648,000

in Recent Capital Improvements

Property Improvement	Approximate Amount
Unit Interior Improvements	\$189,000
Kitchens	\$128,250
Bathrooms	\$108,000
Exterior Enhancements	\$81,000
Electrical	\$60,750
Plumbing	\$54,000
Heating	\$27,000
Total Capital Improvements	\$648,000



Fully Renovated, Stabilized Turnkey Asset

\$648K in Capital Improvements with Attractive Interior Finishes

Mayridge South is a fully renovated and stabilized 24-unit apartment community with one single-family home offering immediate, durable cash flow. Ownership has invested approximately \$648,000 in comprehensive property improvements, resulting in one of the most attractive interior finish-outs among comparable assets in the submarket. Unit interiors feature black appliances, faux wood flooring, modern shaker-style cabinet fronts, brushed nickel hardware, and designer two-tone paint. These recent upgrades position the property to maintain strong occupancy while reducing near-term turnover costs for a new owner.

Value-Add Opportunity Through Laundry and Storage Conversion

Multiple Ancillary Income Streams with Attractive Return Profile

An underutilized building near the rear of the property can be converted into a revenue-generating laundry facility and storage center for an estimated cost of approximately \$48,000. Installation of card-operated washers and dryers could generate between \$6,000 and \$10,000 annually in laundry income. Additionally, the building includes 16 storage units (3 large, 10 medium, and 3 small), which, based on market rents, could generate over \$9,000 annually at full occupancy. Together, these initiatives provide a new owner with multiple ancillary income streams and a clear path to increasing NOI.

Additional Income from Adjacent Single-Family Home

1,008 SF House with Potential to Generate ~\$1,400/Month

Included with the property is a two-bedroom, one-bath single-family home located adjacent to the community. This 1,008 square foot residence offers an immediate opportunity to generate additional rental income, with projected rents of up to \$1,400 per month - providing a meaningful boost to overall property revenue.

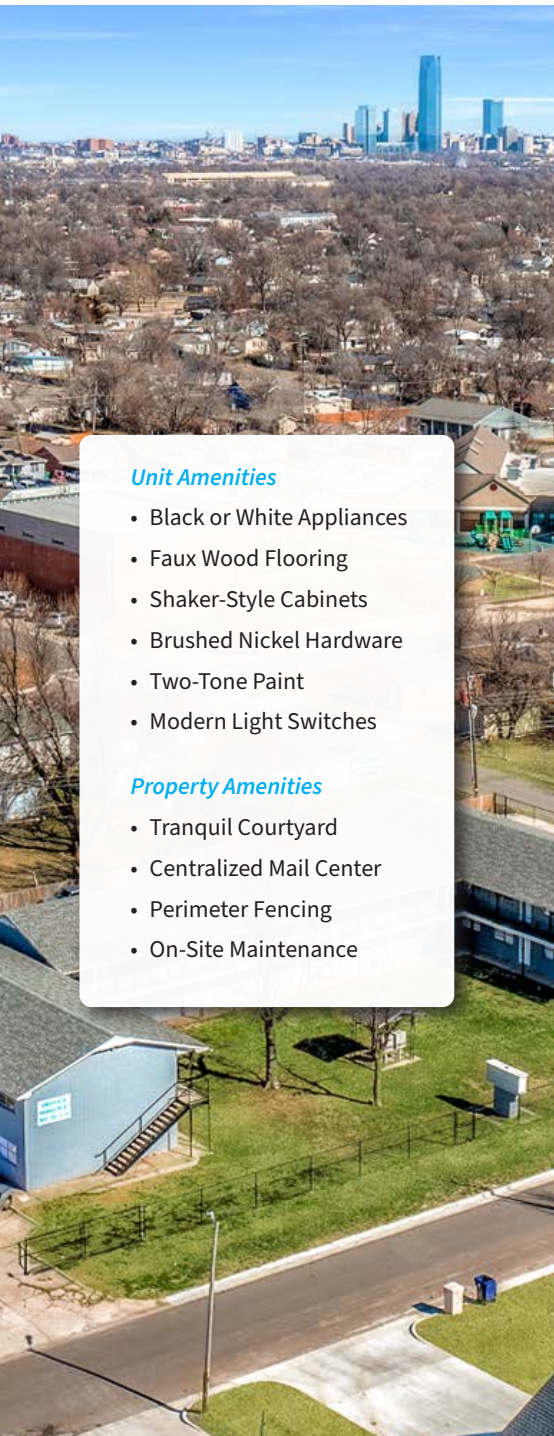
Amenity Enhancement Opportunity

Activate Central Courtyard to Drive Resident Satisfaction and Retention

The property features a spacious central courtyard that presents a compelling opportunity for amenity enhancement. By adding a pergola, picnic seating, barbecue grills, and pet stations, new ownership can create a more engaging community environment. These improvements can enhance resident satisfaction, support retention, and strengthen the property's competitive positioning within the submarket.







Unit Amenities

- Black or White Appliances
- Faux Wood Flooring
- Shaker-Style Cabinets
- Brushed Nickel Hardware
- Two-Tone Paint
- Modern Light Switches

Property Amenities

- Tranquil Courtyard
- Centralized Mail Center
- Perimeter Fencing
- On-Site Maintenance

Overview

Address	2801 Southwest 42nd Street Oklahoma City, Oklahoma 73119
Number of Units	24
Year Built	1972
Net Rentable Square Feet	16,182
Number of Buildings	3 Apartment Buildings 1 Single-Family House 1 Storage Building
Number of Floors	2

Tax Info - 2025

Appraisal District	Oklahoma County
Assessor's Parcel Number	R073887280
Current Assessed Value	\$643,077
Tax Rate	1.3092%
Parcel Size	0.96 Acres
Density	24.89 Units per Acre
Style	Garden
Foundation	Concrete Slab
Framing	Wood
Exterior	Brick Veneer
Roof	Pitched, Dimensional Shingles
Age of Roof	Approximately 10 Years

Mechanical

HVAC	Window/Wall Units
Electricity	Individually Metered
Hot Water	Electric 30 Gallon Hot Water Heaters
Plumbing	PVC
Fire Protection	Smoke Detectors

Schools

School District	Oklahoma City Public Schools
Elementary (PK-4)	Van Buren
Middle (5-8)	Mary Golda Ross
High School (9-12)	Northwest Classen

Personnel

Management Company	Owner-Managed
Staff Breakdown	1 Maintenance Technician

Utilities

Electricity	Oklahoma Gas & Electric <i>Paid By Resident</i>
Water & Sewer	OKC Utilities <i>Paid By Owner</i>
Trash	OKC Waste <i>Paid By Owner</i>

Parking

Parking Surface	Concrete
Re-striped	2023
Total Spaces	95
Covered	4
Parking Ratio	2.64 Spaces per Unit

Laundry

Clothes Care Centers	None
Washer/Dryer Connections	None



Will Rogers Airport

Arthur Elementary School

Roosevelt Middle School

South May Shopping Center

Dollar General

Cash Saver Grocery Store

Public Storage

SW 44th St

SW 44th St

Mayridge South

S May Ave

SW 42nd St

S Ross Ave

SW 41st St

S Ross Ave

Van Buren Elementary School

SW 41st St

Oklahoma City, OK



Average Household Income

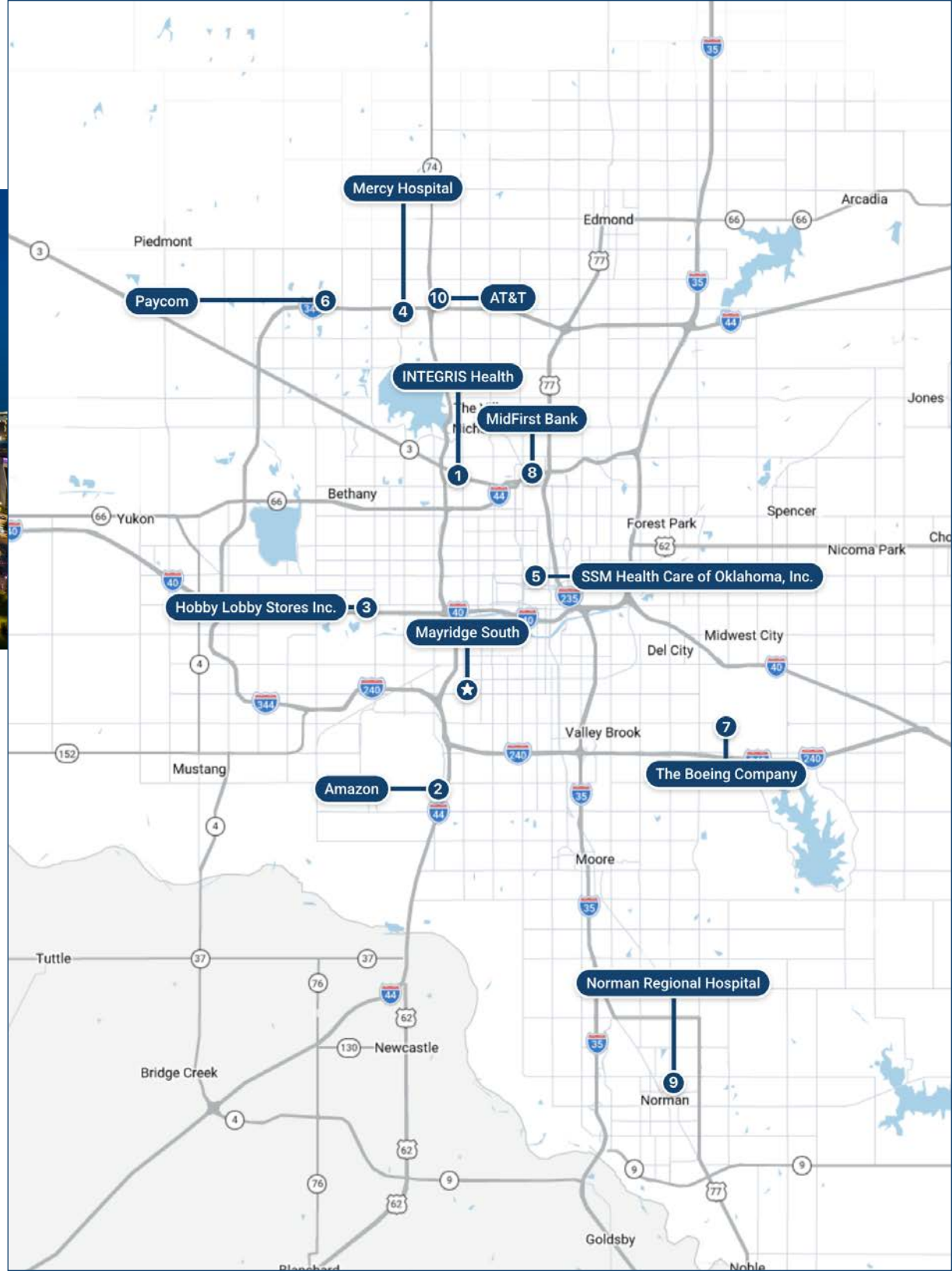
\$52,232
1-Mile Radius

\$53,650
3-Mile Radius

\$65,020
5-Mile Radius

#	Major Employers	# of Employees
1	INTEGRIS Health	11,000
2	Amazon	8,000
3	Hobby Lobby Stores Inc.	6,500
4	Mercy Hospital	6,500
5	SSM Health Care of Oklahoma, Inc.	5,600
6	Paycom	3,800
7	The Boeing Company	3,740
8	MidFirst Bank	3,100
9	Norman Regional Hospital	2,740
10	AT&T	2,700

25 Units | Built in 1972



Tinker Air Force Base

Largest Employer in Oklahoma with 26,000+ Personnel

Tinker Air Force Base, located just minutes from Mayridge South, is the largest single-site employer in Oklahoma, supporting more than 26,000 military and civilian personnel. The base serves as a major hub for aircraft maintenance, logistics, and defense operations, providing a stable and recession-resistant employment base that drives consistent housing demand.

Amazon Fulfillment & Distribution Network

Major Logistics Investment Driving Job Growth

Oklahoma City has attracted significant investment from Amazon, including multiple fulfillment and distribution centers employing thousands of workers across the metro. These facilities support the region's growing logistics sector and create steady demand for workforce housing.

Boeing and Aerospace Industry Presence

High-Skilled Employment in a Growing Aviation Hub

Oklahoma City is home to a strong aerospace cluster, including operations by Boeing and other defense contractors supporting Tinker Air Force Base. This concentration of aerospace and defense activity provides high-paying, technical jobs and reinforces the area's long-term economic stability.

INTEGRIS Health & OU Health Systems

Leading Healthcare Employers Supporting Workforce Stability

Major healthcare systems including INTEGRIS Health and OU Health operate multiple hospitals and medical facilities throughout Oklahoma City, employing thousands of healthcare professionals. These institutions provide essential services while contributing to a stable, high-quality employment base.

University of Oklahoma Health Sciences Center

Premier Medical Education and Research Institution

The University of Oklahoma Health Sciences Center is one of the nation's leading academic health centers, supporting thousands of students, faculty, and staff. The campus drives innovation, research funding, and a continuous pipeline of highly skilled professionals into the local workforce.

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Oklahoma State University– Oklahoma City & Rose State College

Accessible Higher Education Supporting Workforce Development

Nearby institutions such as OSU–Oklahoma City and Rose State College enroll thousands of students annually, offering academic, technical, and workforce training programs that support the region’s employment base and long-term economic growth.

MAPS 4 Initiative

\$1 Billion Public Investment Transforming Oklahoma City

Oklahoma City’s MAPS 4 initiative represents over \$1 billion in voter-approved public investment focused on parks, transit, downtown development, and community infrastructure. This transformative program is enhancing quality of life, attracting new residents, and supporting long-term economic expansion.



Central U.S. Location and Logistics Advantage

Strategic Position for Distribution and Business Operations

Oklahoma City’s central location within the United States, combined with access to major interstates including I-35, I-40, and I-44, makes it a key logistics and distribution hub. This strategic positioning continues to attract corporate investment and supports sustained job growth across multiple sectors.

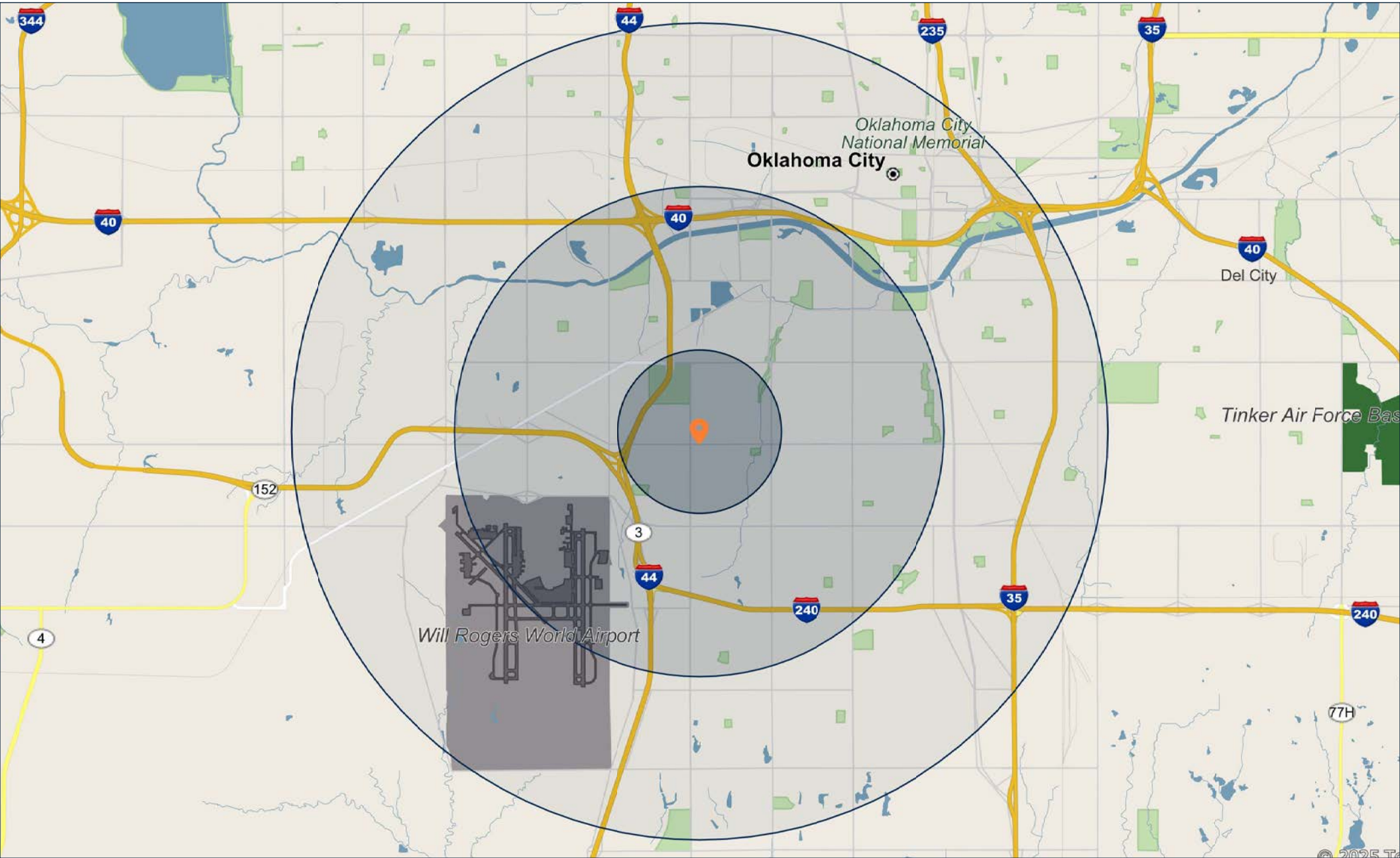
Rapid Residential Growth in South Oklahoma City

Expanding Housing Development

Reinforcing Long-Term Demand Drivers

South Oklahoma City is experiencing significant residential expansion. Major homebuilders including Lennar, D.R. Horton, Ideal Homes, and Home Creations are actively developing new communities with home prices ranging from the mid-\$200,000s to more than \$500,000. This accelerating suburban growth is drawing new residents to the area, supporting population growth, strengthening surrounding retail and infrastructure investment, and reinforcing long-term housing demand throughout the South Oklahoma City submarket.





POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	19,320	92,452	191,088
2025 Estimate			
Total Population	19,201	91,459	189,430
2020 Census			
Total Population	19,514	92,447	190,801
2010 Census			
Total Population	19,673	91,782	182,967
Daytime Population			
2025 Estimate	10,412	76,210	276,209
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	6,446	33,547	74,844
2025 Estimate			
Total Households	6,381	33,026	73,711
Average (Mean) Household Size	2.9	2.8	2.5
2020 Census			
Total Households	6,257	32,037	71,548
2010 Census			
Total Households	6,307	32,232	67,580
Growth 2025-2030	1.0%	1.6%	1.5%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2030 Projection	7,247	37,863	84,657
2025 Estimate	7,172	37,264	83,351
Owner Occupied	3,158	15,123	33,630
Renter Occupied	3,241	17,941	40,062
Vacant	792	4,238	9,640
Persons in Units			
2025 Estimate Total Occupied Units	6,381	33,026	73,711
1 Person Units	24.2%	28.0%	33.0%
2 Person Units	25.0%	27.1%	29.1%
3 Person Units	17.0%	16.0%	14.6%
4 Person Units	16.0%	14.0%	11.8%
5 Person Units	9.8%	8.5%	6.6%
6+ Person Units	8.1%	6.4%	4.9%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	1.7%	1.5%	3.5%
\$150,000-\$199,999	1.0%	1.5%	3.6%
\$100,000-\$149,999	5.3%	7.4%	10.7%
\$75,000-\$99,999	9.8%	10.9%	11.9%
\$50,000-\$74,999	24.1%	20.5%	19.7%
\$35,000-\$49,999	16.5%	15.3%	14.2%
\$25,000-\$34,999	12.7%	12.9%	11.3%
\$15,000-\$24,999	12.8%	11.6%	10.2%
Under \$15,000	16.0%	18.3%	15.0%
Average Household Income	\$52,232	\$53,650	\$65,020
Median Household Income	\$42,882	\$43,169	\$51,862
Per Capita Income	\$17,466	\$19,377	\$25,923
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	19,201	91,459	189,430
Under 20	36.2%	34.4%	29.6%
20 to 34 Years	21.2%	21.6%	23.9%
35 to 39 Years	7.1%	6.9%	7.2%
40 to 49 Years	12.6%	12.4%	12.6%
50 to 64 Years	13.6%	14.5%	15.2%
Age 65+	9.4%	10.2%	11.4%
Median Age	32.0	33.0	35.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	10,950	53,615	119,093
Elementary (0-8)	20.5%	17.4%	12.7%
Some High School (9-11)	18.8%	16.1%	12.3%
High School Graduate (12)	34.9%	35.1%	31.2%
Some College (13-15)	16.6%	18.5%	19.4%
Associate Degree Only	3.8%	5.5%	6.1%
Bachelor's Degree Only	3.5%	5.0%	11.4%
Graduate Degree	1.9%	2.5%	6.9%
Population by Gender			
2025 Estimate Total Population	19,201	91,459	189,430
Male Population	50.2%	50.6%	51.3%
Female Population	49.8%	49.4%	48.7%



POPULATION

In 2025, the population in your selected geography is 189,430. The population has changed by 3.53 since 2010. It is estimated that the population in your area will be 191,088 five years from now, which represents a change of 0.9 percent from the current year. The current population is 51.3 percent male and 48.7 percent female. The median age of the population in your area is 33.0, compared with the U.S. average, which is 40.0. The population density in your area is 2,411 people per square mile.



HOUSEHOLDS

There are currently 73,711 households in your selected geography. The number of households has changed by 9.07 since 2010. It is estimated that the number of households in your area will be 74,844 five years from now, which represents a change of 1.5 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2025, the median household income for your selected geography is \$51,862, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 60.86 since 2010. It is estimated that the median household income in your area will be \$58,372 five years from now, which represents a change of 12.6 percent from the current year.

The current year per capita income in your area is \$25,923, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$65,020, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 90,679 people in your selected area were employed. The 2010 Census revealed that 47.6 of employees are in white-collar occupations in this geography, and 32.6 are in blue-collar occupations. In 2025, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 22.00 minutes.



HOUSING

The median housing value in your area was \$138,066 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 34,763.00 owner-occupied housing units and 32,814.00 renter-occupied housing units in your area.

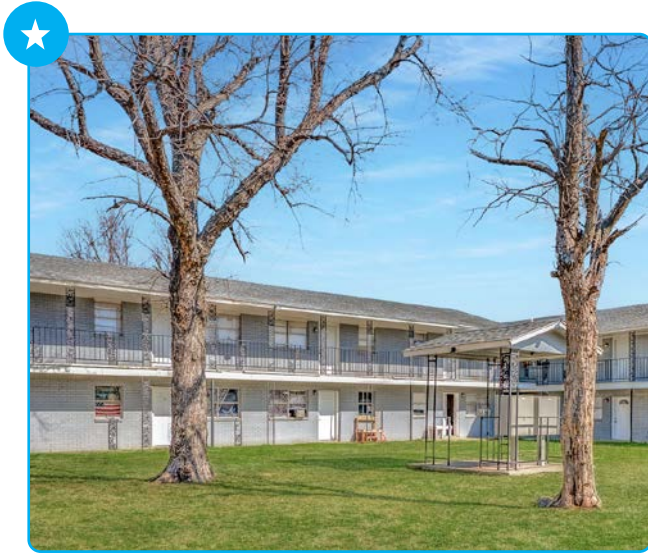


EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S averages. 17.5 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 6.1 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 11.6 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 3.0 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 39.0 percent in the selected area compared with the 19.6 percent in the U.S.



Mayridge South

2801 Southwest 42nd Street, Oklahoma City, Oklahoma 73119

Units	25	Avg. SF	688
Year Built	1972	Avg. Rent	\$824
Occupancy	100%	Avg. Rent/SF	\$1.20

Management Company

Owner Managed

Utilities

Residents pay electricity

Interior Upgrades

Black appliances, faux wood flooring, two-tone paint, and brushed nickel fixtures

Airmen's Apartments

3136 Southwest 59th Street, Oklahoma City, Oklahoma 73119

Units	47	Avg. SF	872
Year Built	1962	Avg. Rent	\$962
Occupancy	100%	Avg. Rent/SF	\$1.10

Management Company

Owner Managed

Utilities

Residents pay electricity

Interior Upgrades

White appliances, faux wood flooring, no interior upgrades, and two-tone paint

Hillcrest

5601 South Youngs Boulevard, Oklahoma City, Oklahoma 73119

Units	36	Avg. SF	733
Year Built	1960	Avg. Rent	\$772
Occupancy	86%	Avg. Rent/SF	\$1.05

Management Company

Owner Managed

Utilities

Residents pay electricity

Interior Upgrades

No interior upgrades

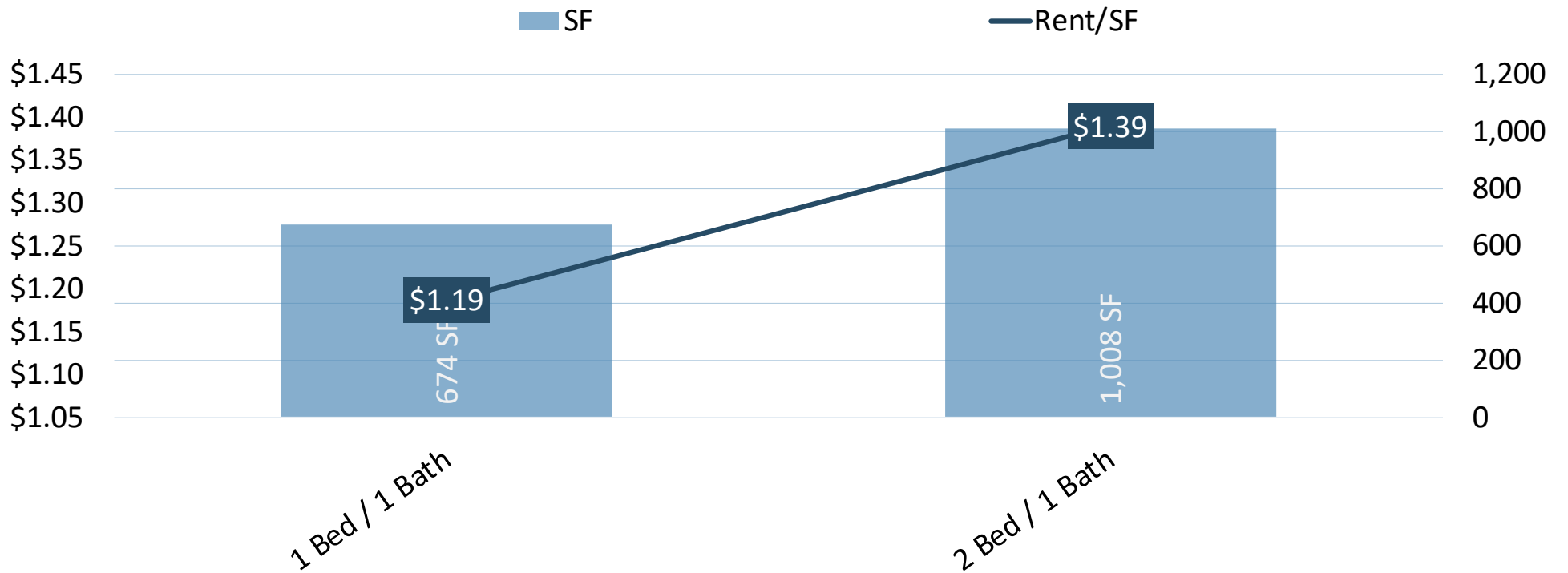
One-Bedroom | 674 SF

Property	Unit Type	Desc.	# Units	SF	Rent	Rent/SF	Potential Market Rent			
							New Rent	Rent/SF	Premium	% Increase
Airmen's Apartments	1 Bed / 1 Bath		24	750	\$925	\$1.23				
Mayridge South	1 Bed / 1 Bath	Apt	24	674	\$800	\$1.19	\$820	\$1.22	\$20	2.5%
Hillcrest	1 Bed / 1 Bath		12	650	\$735	\$1.13				
Hillcrest	1 Bed / 1 Bath		12	700	\$735	\$1.05				
Total / Average			72	700	\$820	\$1.17				



Unit Mix

Floorplan	Desc.	Units	SF	% of Units	Rent	Rent/SF	Pro Forma Projections	
							Rent	Rent/SF
1 Bed / 1 Bath	Apt	24	674	96%	\$800	\$1.19	\$820	\$1.22
2 Bed / 1 Bath	SF House	1	1,008	4%	\$1,400	\$1.39	\$1,430	\$1.42
Total/Average		25	688 SF	100%	\$824	\$1.20	\$844	\$1.23



Current/Pro Forma

Income	Current/Actual			% Change	Pro Forma	Per Unit	Per SF
	T3 Dec 2025	Per Unit	Per SF				
Market Rent	\$247,200	\$9,888	\$14.38	2.48%	\$253,320	\$10,133	\$14.74
Loss to Lease	(\$13,560) 5.49%	(\$542)	(\$0.79)	(100.00%)	\$0 0.00%	\$0	\$0.00
Gross Potential Rent	\$233,640	\$9,346	\$13.59	8.42%	\$253,320	\$10,133	\$14.74
Credit Loss	\$0 0.00%	\$0	\$0		(\$2,533) 1.00%	(\$101)	(\$0.15)
Vacancy	(\$55,840) 23.90%	(\$2,234)	(\$3.25)	(77.32%)	(\$12,666) 5.00%	(\$507)	(\$0.74)
Total Rental Income	\$177,800	\$7,112	\$10.34	33.93%	\$238,121	\$9,525	\$13.85
Other Income	\$0	\$0	\$0.00		\$12,552	\$502	\$0.73
Effective Gross Income	\$177,800	\$7,112	\$10.34	40.99%	\$250,673	\$10,027	\$14.58
Expenses	T12 Dec 2025	Per Unit	Per SF		Pro Forma	Per Unit	Per SF
Administrative	\$1,000	\$40	\$0.06	2.00%	\$1,020	\$41	\$0.06
Advertising	\$1,000	\$40	\$0.06	2.00%	\$1,020	\$41	\$0.06
Repairs & Maintenance	\$10,000	\$400	\$0.58	2.00%	\$10,200	\$408	\$0.59
Contract Services	\$5,000	\$200	\$0.29	2.00%	\$5,100	\$204	\$0.30
Electricity	\$973	\$39	\$0.06	2.00%	\$992	\$40	\$0.06
Water & Sewer	\$5,383	\$215	\$0.31	2.00%	\$5,491	\$220	\$0.32
Total Variable Expenses	\$23,356	\$934	\$1.36	2.00%	\$23,823	\$953	\$1.39
Real Estate Taxes	\$8,419	\$337	\$0.49	180.68%	\$23,631	\$945	\$1.37
Management Fee (0%)*	\$0	\$0	\$0.00		\$12,534 5.00%	\$501	\$0.73
Insurance	\$14,176	\$567	\$0.82	(20.05%)	\$11,334	\$453	\$0.66
Replacement Reserves	\$3,750	\$150	\$0.22	0.00%	\$3,750	\$150	\$0.22
Total Fixed Expenses	\$26,345	\$1,054	\$1.53	94.53%	\$51,248	\$2,050	\$2.98
Total Expenses	\$49,701	\$1,988	\$2.89	51.05%	\$75,071	\$3,003	\$4.37
NET OPERATING INCOME	\$128,099	\$5,124	\$7.45	37.08%	\$175,601	\$7,024	\$10.22

*Adjusted in Actual Column, See Underwriting Notes

Underwriting Notes

Current / Actual

Income

All Income Items Underwritten T3 Dec 2025 Except the Following:

Loss to Lease - Based on 3/23/2026 Rent Roll

Concessions - T3 Dec 2025

Other Income - T12

Expenses

All Expenses Underwritten T12 Dec 2025 Except the Following:

Administrative - Owner's Estimate

Advertising - Owner's Estimate

Repairs & Maintenance - Owner's Estimate

Contract Services - Owner's Estimate

Real Estate Taxes - Current Tax Assessed Value of \$643,077

Replacement Reserves - \$150 per Unit

Pro Forma / Year One

Income

Market Rent - Increased by 2.48%

Loss to Lease - 0.0% of Market Rent

Concessions - 0.0% of Gross Potential Income

Credit Loss - 1.0% of Gross Potential Income

Vacancy - 5.0% of Gross Potential Income

Other Income - Increased by 2.0% – Convert Underutilized Building Into Laundry Facility, Lease Large Storage Units, Lease Medium Storage Units, Lease Small Storage Units, Install Covered Parking Spaces

Expenses

All Expenses Grown by 2.0% Except the Following:

Real Estate Taxes - Based on Estimated Tax Assessed Value of \$1,805,000

Management Fee - 5.0% of EGI

Insurance - Per Insurance Invoice

Replacement Reserves - \$150 per Unit

25 Units | Built in 1972



Five-Year Cash Flow Model

Income	Current/Actual	Pro Forma	Year 2	Year 3	Year 4	Year 5
	T3 Dec 2025					
Market Rent	\$247,200	\$253,320	\$260,920	\$268,747	\$276,810	\$285,114
Gross Potential Rent	\$233,640	\$253,320	\$260,920	\$268,747	\$276,810	\$285,114
Credit Loss	\$0	(\$2,533)	(\$2,609)	(\$2,687)	(\$2,768)	(\$2,851)
Vacancy	(\$55,840)	(\$12,666)	(\$13,046)	(\$13,437)	(\$13,840)	(\$14,256)
Total Rental Income	\$177,800	\$238,121	\$245,264	\$252,622	\$260,201	\$268,007
Other Income	\$0	\$12,552	\$25,606	\$26,118	\$26,641	\$27,173
Effective Gross Income	\$177,800	\$250,673	\$270,871	\$278,741	\$286,842	\$295,180
Expenses	T12 Dec 2025	Pro Forma	Year 2	Year 3	Year 4	Year 5
Administrative	\$1,000	\$1,020	\$1,040	\$1,061	\$1,082	\$1,104
Advertising	\$1,000	\$1,020	\$1,040	\$1,061	\$1,082	\$1,104
Repairs & Maintenance	\$10,000	\$10,200	\$10,404	\$10,612	\$10,824	\$11,041
Contract Services	\$5,000	\$5,100	\$5,202	\$5,306	\$5,412	\$5,520
Electricity	\$973	\$992	\$1,012	\$1,032	\$1,053	\$1,074
Water & Sewer	\$5,383	\$5,491	\$5,601	\$5,713	\$5,827	\$5,944
Total Variable Expenses	\$23,356	\$23,823	\$24,300	\$24,786	\$25,281	\$25,787
Real Estate Taxes	\$8,419	\$23,631	\$24,103	\$24,585	\$25,077	\$25,579
Management Fee (0%)*	\$0	\$12,534	\$13,544	\$13,937	\$14,342	\$14,759
Insurance	\$14,176	\$11,334	\$11,561	\$11,792	\$12,028	\$12,268
Replacement Reserves	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750
Total Fixed Expenses	\$26,345	\$51,248	\$52,957	\$54,064	\$55,197	\$56,356
Total Expenses	\$49,701	\$75,071	\$77,257	\$78,850	\$80,478	\$82,143
Per Unit	\$1,988	\$3,003	\$3,090	\$3,154	\$3,219	\$3,286
Per Square Foot	\$2.89	\$4.37	\$4.49	\$4.59	\$4.68	\$4.78
Percentage of EGI	27.95%	29.95%	28.52%	28.29%	28.06%	27.83%
NET OPERATING INCOME	\$128,099	\$175,601	\$193,614	\$199,891	\$206,364	\$213,038

*Adjusted in Actual Column, See Underwriting Notes

Offering Procedures

Prospective investors wishing to make an offer are requested to submit:

- Letter of Intent
- Resume and/or Business Letter Indicating Recent or Current Assets Owned and Purchased
- Transaction References
- Banking References
- Source of Equity for Acquisition

Interest Offered

One hundred percent fee simple interest in Mayridge South, located at: 2801 Southwest 42nd Street, Oklahoma City, Oklahoma 73119.

Terms

Mayridge South is being offered on an all-cash basis, with new financing available.

Property Tours

Prospective investors are encouraged to visit the subject property prior to submitting an offer. Please DO NOT contact the on-site management or staff without prior approval. All property showings are by appointment only. Please contact your Marcus&Millichap agent for more details.

Sale Conditions

Interested prospective investors should be aware that the owner of the property is selling the property in as-is, where-is condition with all faults, if any, and without representations or warranties of any kind of nature, expressed or implied, written or oral.

Offer Due Date

The owner of Mayridge South has requested that all offers be submitted. The call for offers date has yet to be determined.

Communications

All communications, inquiries and requests, including property tours, should be addressed to the listing agents.

Confidentiality Agreement

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 Marcus&Millichap and it should not be made available to any other person or entity without the written consent of Marcus&Millichap. 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 at this time, please return this offering memorandum to Marcus&Millichap.

Interested prospective buyers should be aware that the owner of the property is selling the property in as is, where is condition with all faults, if any, and without representations or warranties of any kind or nature, expressed or implied, written or oral, other than the special warranty of title contained in the deed. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective buyers, 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. Marcus&Millichap 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 the 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 to be reliable; however, Marcus&Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus&Millichap 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.

The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers regarding the property and/or to terminate discussions with any entity at any time with or without notice. The owner shall have no legal commitment or obligations to any entity reviewing the offering memorandum or making an offer to purchase the property unless a written agreement for the purchase of the property has been fully executed, delivered, and approved by the owner and its legal counsel, and any conditions to the owner's obligation thereunder have been satisfied or waived.

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

NON-ENDORSEMENT NOTICE: Marcus&Millichap Real Estate Investment Services, Inc. (M&M) is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of M&M, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of M&M, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

ACTIVITY ID: ZAH0060245, FH20260508.1440

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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