

TWIN VILLAS

408/414 East Apache Street – Jenks, OK

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INVESTMENT SUMMARY

10 Units	\$559,000
Building Size: 9,560	
Price/Unit: \$55,900	
Price/SF: \$58.47	
Terms: Cash	

Twin Villas is a 10-unit apartment property located in Jenks, Oklahoma, one block off the popular "Main Street, Jenks America".

This 2-story townhome community is situated to benefit from the synergy created with the popular Jenks School system, the proximity to Jones-Riverside airport, as well as to the Creek Turnpike, The Riverwalk, and the property is walking distance from the highly publicized *Village on Main* (www.villageonmain.com).



- *Village on Main* is a multi-million dollar life-style development to be constructed 2 blocks east of Twin Villas.
- The Riverwalk, on the Arkansas River, is a few blocks away and features a seven-screen cinema, The Melting Pot, Los Cabos and other entertainment venues.
- Jenks, America made the list for Relocate America's 2009 "Top 100 Places to Live".
- The units are approximately 956 SF each with an average rent of \$623 per month.
- Occupancy is 100%.

No. Units	#Bdrm/ Bath	SF	Market Rent/Mo.	Rent SF/Mo.	Gross Month	Gross Year
10	2Bed/ 1.5Bath	956	\$623	\$1.53	\$6,230	\$74,760

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TWIN VILLAS

408/414 East Apache Street
Jenks, Oklahoma



Property Description: Twin Villas is a 10-unit apartment community consisting of 2-story townhomes located at Jenks, Oklahoma.

The property is located at 408/414 East Apache Street, Jenks, Oklahoma. It is one block south of Main Street and 2 blocks west of the much publicized *Village on Main*, estimated completion date of 2012.

Surface parking is available on the north side of the property. Ten covered parking spaces with storage is available on the south side of the property. There are 2 small storage buildings used for housing maintenance equipment.

Number of Units: 10

Number of Buildings: 2

Building Area: 9,560 SF

Land Area: 17,914.65 SF (.411 Acres) (according to survey prepared August, 2007)

Year Built: 1970 (according to courthouse records)

Apartment Features: Central heat and air, ceiling fans, walk-in closets, stackable full-size washer/dryer, kitchens with complete appliance package, including refrigerator

Property Amenities: Covered parking; outside storage

Construction:

Style: 2-story Garden Style

Exterior: Vinyl siding over wood frame

Roof: Flat built-up roof.

Parking: Asphalt with concrete curbs and walkways

Zoning: RM2

Mechanical Systems:

Electrical Metering: Electric service is AEP/PSO; units are individually metered and paid by the tenants.

HVAC: Electric paid by tenant

Hot Water: Electric paid by tenant

Water Meter: Central Meter, paid by the Owner.

Current Occupancy: 100%

Real Estate Taxes: Assessed: \$600,000

Tax Rate: \$127.73

Tax Amount: \$8,430