

Riviera Park Apartments

5105 N Hales Drive, Oklahoma City, Oklahoma

Offered for Sale at \$2,800,000



80 Units		sq ft	rent	total rent
38	1 bed, 1 bath,	780	419	191,064
8	2 bed, 1.5 bath,	1,100	499	47,904
2	2 bed, 1 bath,	800	439	10,536
26	2 bed, 2 bath,	1,180	519	161,928
6	3 bed, 2 bath,	1,375	675	48,600
80				460,032

Income	460,032
Expense	
Utilities	30,000
Maintenance	96,000
Taxes	28,000
Insurance	24,000
Management	36,000
Total Expenses	214,000
Net Income	246,032

Property Description

Construction:	Wood Frame with Brick and Stone Veneer.
Utilities:	Individually metered electric, owner pays water/sewer/trash.
Amenities	Each unit consists of kitchens with ovens, dishwasher, disposal and refrigerator. The property has two swimming pools and three laundry units.
Area:	Located in one of the best rental areas in the city. Riviera Park sits near high quality residential, commercial and retail developments. Located within several blocks of most services including churches, shopping, banks and Baptist Hospital.
Property:	Riviera Park is an excellent candidate for repositioning in the marketplace to improve rents and income. With proper management and minor improvements to the property Riviera Park offers significant upside and potential for tremendous return on investment.

Seabrooke Realty - Commercial - Investment - Real Estate
 425 NW 11th Street, Oklahoma City, OK 73103
 Phone 405-605-6445 Fax 405-605-6440