

**Chestnut Hills Apartments**  
 7228 NW 10<sup>th</sup> Street, Oklahoma City, Oklahoma  
Offered for Sale at \$3,550,000



**112 Units**

**32 x 1 bedrooms, 750 sq ft**  
**80 x 2 bedrooms, 910 sq ft**

**Assumable Financing – Non Recourse**

**Income and Expenses**

Income	\$508,800	Loan Amount	\$2,720,600
Less Vacancy Allowance 8%	40,704	Term	10 Years
Laundry & Late Fees	15,336	Amortization Period	30 Years
Net Operating Income	483,432	Interest Rate – Fixed	5.890
		Monthly Payment	\$16,120
Taxes	25,018		
Insurance	21,022		
Electric/Gas/Phone	11,436		
Water	20,160		
Trash	3,420		
Repairs & Maintenance	95,958		
Property Management	39,738		
Total Operating Expenses	(216,752)		
Net Operating Income	\$266,680		

**Seabrooke Realty - Commercial - Investment - Real Estate**

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Information contained herein from reliable sources but not guaranteed. Buyer should conduct their own independent investigations and rely on those results.