

Sunnyview

Lender Owned

4502 Sunnyview Drive ~ Oklahoma City

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Sunnyview is being offered at the direction of the Lender who is in control of the property through receivership. The lender is able to modify the terms of the existing debt to provide in-place financing at 80% of the Purchase Price. This enables the Buyer to secure attractive financing at a below market interest rate to achieve the maximum potential of the Property.

Offering highlights:

- Rental Rates that are significantly below market
- Complete New Roofs in 2009 on both Pitched and Flat Sections
- New Cedar Shingles on Exterior
- Excellent Unit Mix with Unique Floor Plans
- Large Floor Plans with an Average Square Footage of 928
- Washer/Dryer or Connections in every unit
- 92% Occupied on Available Units (159 occupied of 173 available)



COMMERCIAL REALTY RESOURCES COMPANY
MULTIFAMILY INVESTMENT SERVICES

Kansas

Oklahoma

Arkansas

Lender Owned

Sunnyview

1974 Construction
224-Units

4502 Sunnyview Drive ~ Oklahoma City

Kansas

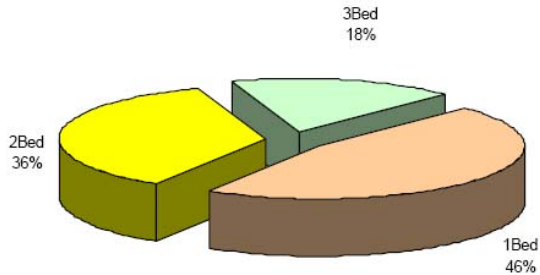
Oklahoma

Arkansas

#Bdrm/Bth	Sq.Ft.	Total Sq.Ft.	Market	Gross /SF	Gross/Mo.	Gross/Yr.
1 Bed/1 Bth	711	39,816	349.00	0.49	19,544	234,528
1 Bed/1 Bth	734	17,616	415.00	0.57	9,960	119,520
1 Bed/1.5 Bth TH	918	22,032	434.00	0.47	10,416	124,992
2 Bed/1.5 Bth	970	3,880	479.00	0.49	1,916	22,992
2 Bed/2 Bth	970	65,960	479.00	0.49	32,572	390,864
2 Bed/2.5 Bth TH	1,270	10,160	590.00	0.46	4,720	56,640
3 Bed/2 Bth	1,210	48,400	620.00	0.51	24,800	297,600
	928	207,864	463.96	0.50	103,928	1,247,136



Distribution Ratio



INVESTMENT SUMMARY

224-Units
 207,864 Net Rentable Sq. Ft.
 Price: \$5,600,000
 Price/Unit: \$25,000
 Price/Sq. Ft.: \$26.94
 Terms: Financing of 80% LTV to be provided in the form of an assumption with modification of the terms and conditions approved by the Lender. A sample structure is included in our marketing package on the Spreadsheet in Section 3.



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 MULTIFAMILY INVESTMENT SERVICES