



SEABROOKE  
REALTY

Investment. Commercial. Real Estate.

405.605.6445

# 5105 N. Hales Dr.

Riviera Park Apartments

\$2,800,000

### Property Description

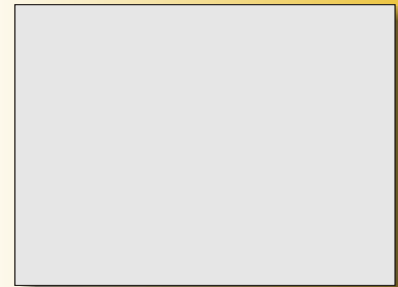
Located in one of the best rental areas in the city. Riviera Park sits near high quality residential, commercial and retail developments. Located within several blocks of most services including churches, shopping, banks and Baptist Hospital.



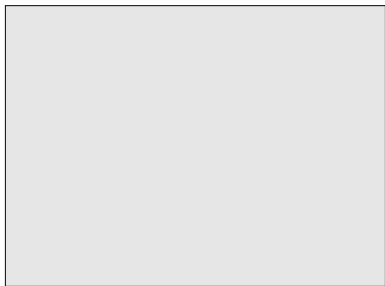
x



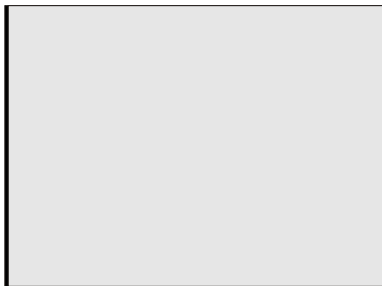
x



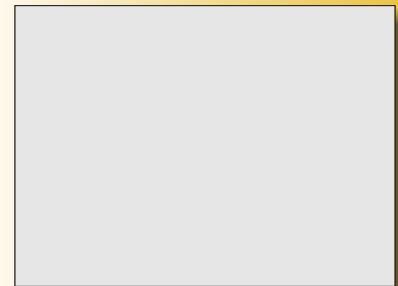
x



x



x



x



SEABROOKE  
REALTY

405.605.6445

www.SeabrookeRealty.com



# 5105 N. Hales Dr.



80 Units	sq ft	rent	total rent	Income	460,032
38 1 bed, 1 bath,	780	419 1	91,064	Expense	
8 2 bed, 1.5 bath,	1,100	499	47,904	Utilities	30,000
2 2 bed, 1 bath,	800	439	10,536	Maintenance	96,000
26 2 bed, 2 bath,	1,180	519	161,928	Taxes	28,000
6 3 bed, 2 bath,	1,375	675	48,600	Insurance	24,000
80			460,032	Management	36,000
				Total Expenses	214,000
				Net Income	246,032

**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.

