



OKC Multifamily Stats 2005

These states and market opinions were formulated based on independent outside research.

With the many improvement projects in Oklahoma City, such as MAPS, MAPS for Kids, revitalization of downtown districts, and expected housing growth, our market looks good for future investments. All areas of Oklahoma City and its suburbs are experiencing positive growth and analysts are optimistic that it will continue in 2006. Out of state buyers are heavily investing in the Oklahoma City Multifamily Markets.

OKC Multifamily Market Summary

OKC Average Unit Size 820sf OKC Average Rent \$495.00

Metro Location	Occupancy	1 Bed Rent SF	2 Bed Rent SF	3 Bed Rent SF
Edmond	95%	.71 SF	.63 SF	.66 SF
Northwest Oklahoma City	89%	.60 SF	.55 SF	.54 SF
Central Oklahoma City	91%	.66 SF	.60 SF	.62 SF
South Oklahoma City	90%	.64 SF	.57 SF	.53 SF
Midwest City / Del City	89%	.59 SF	.54 SF	.52 SF
Mustang / Yukon	91%	.61 SF	.58 SF	.58 SF
Moore / Norman	92%	.69 SF	.62 SF	.61 SF

OKC Market Rent Rates have increased steadily from around 45 to 48 cents per SF for 2 bed apartment in 2000, to now around 57 cents per SF, based on the average. That is roughly an 11% increase in 5 years. There are always many factors to keep in mind when analyzing, such as market demand or saturation, amenities, new construction, schools, public transportation, etc. New multifamily complexes do better in areas of expected growth and improvement than in older parts of the Metro where new development is limited. There are, however, parts of the Inner Oklahoma City that are being specifically targeted for redevelopment and improvement. The next few years should prove to be profitable for investors and developers in those markets particularly.