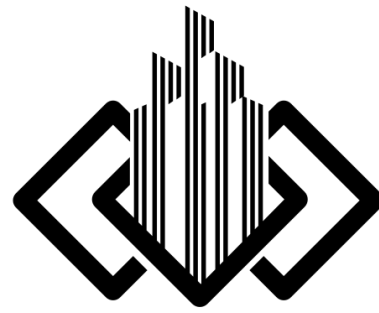




520 W MAIN STREET,
OKLAHOMA CITY

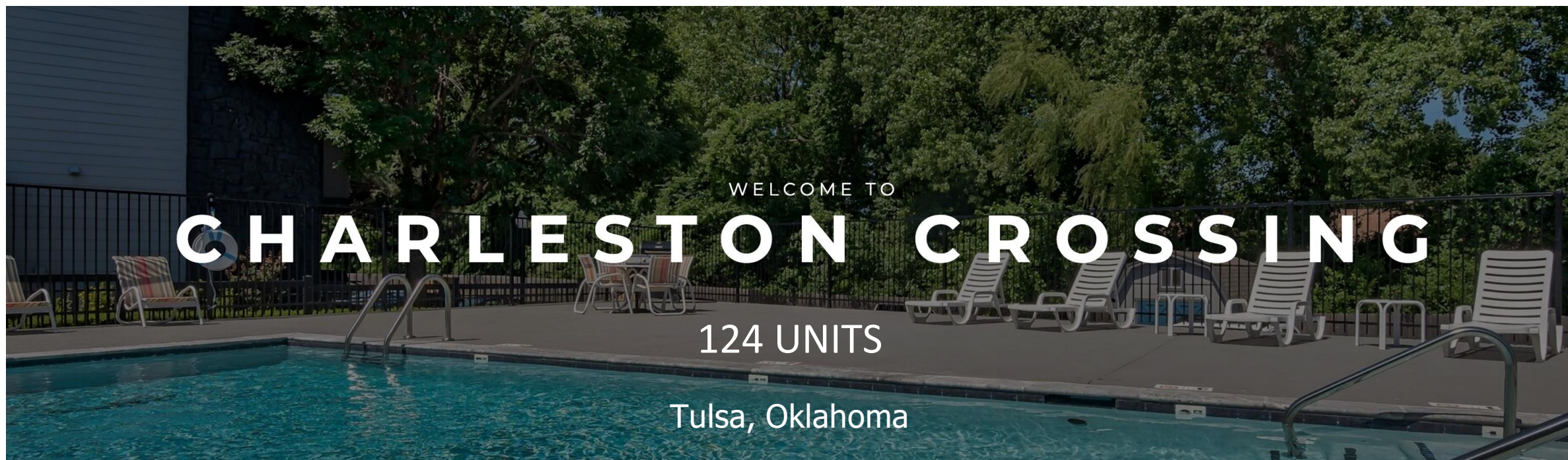
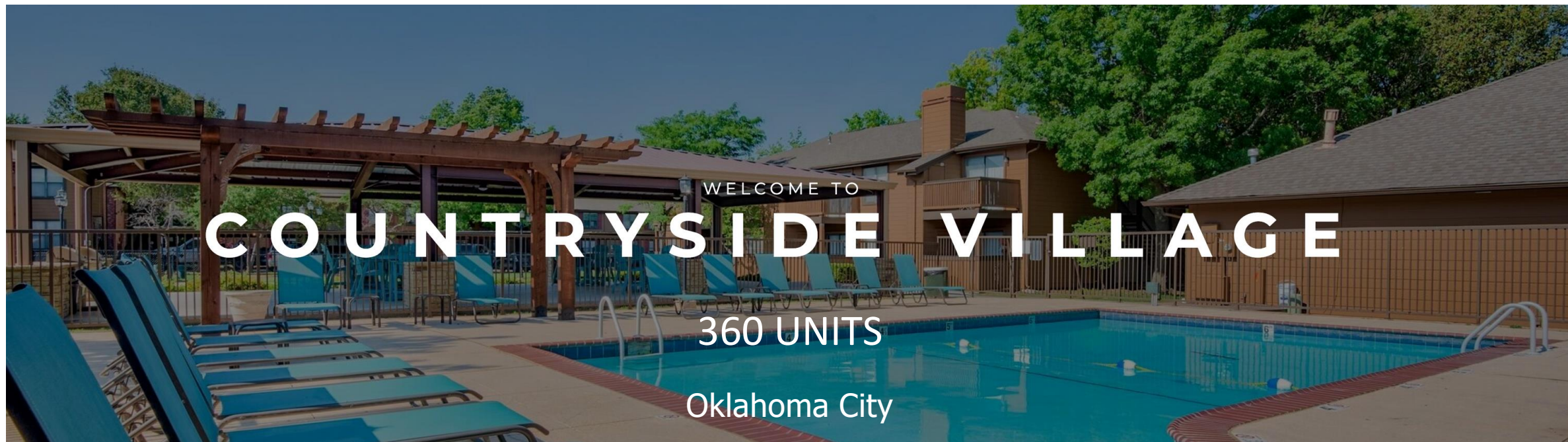


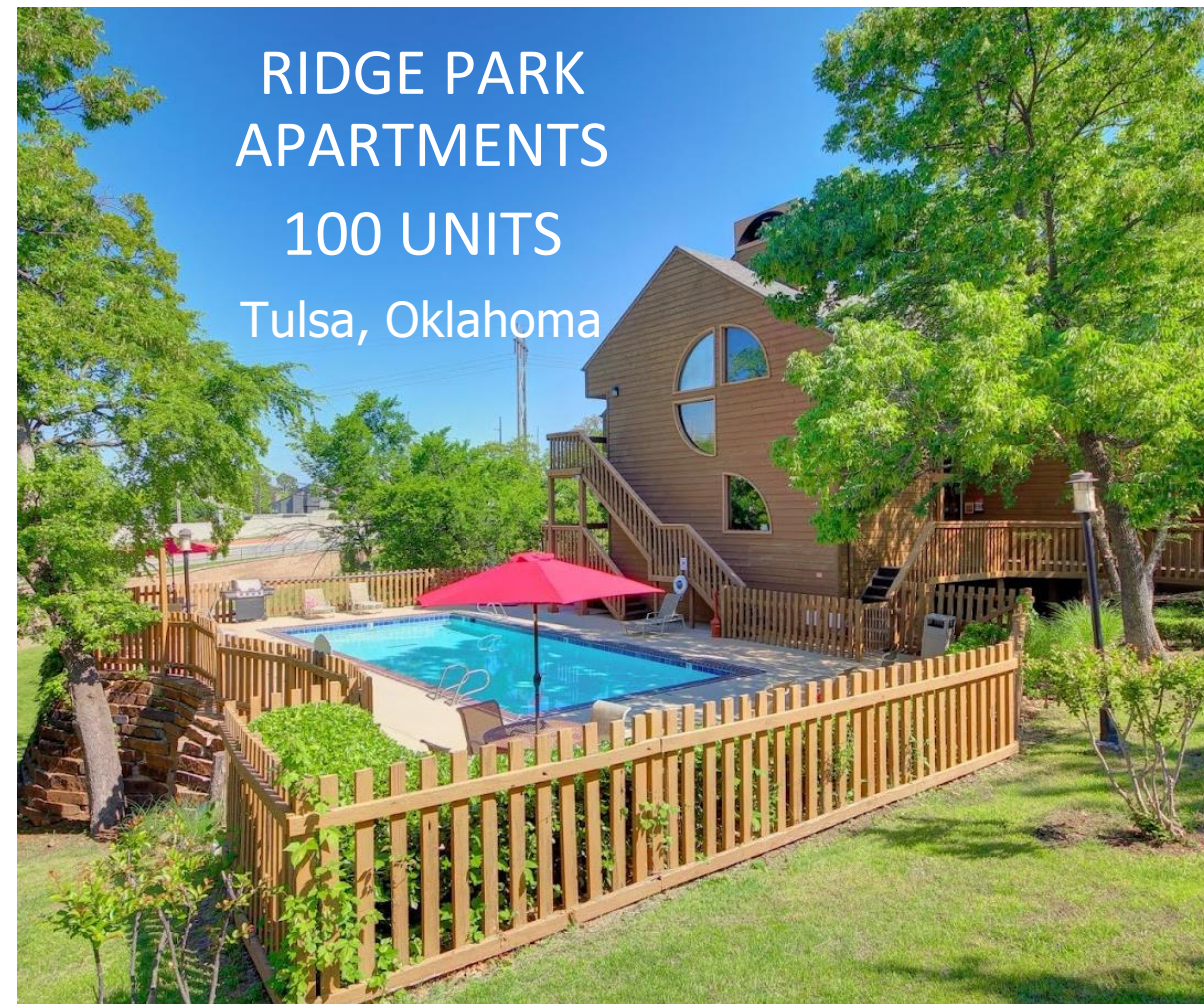


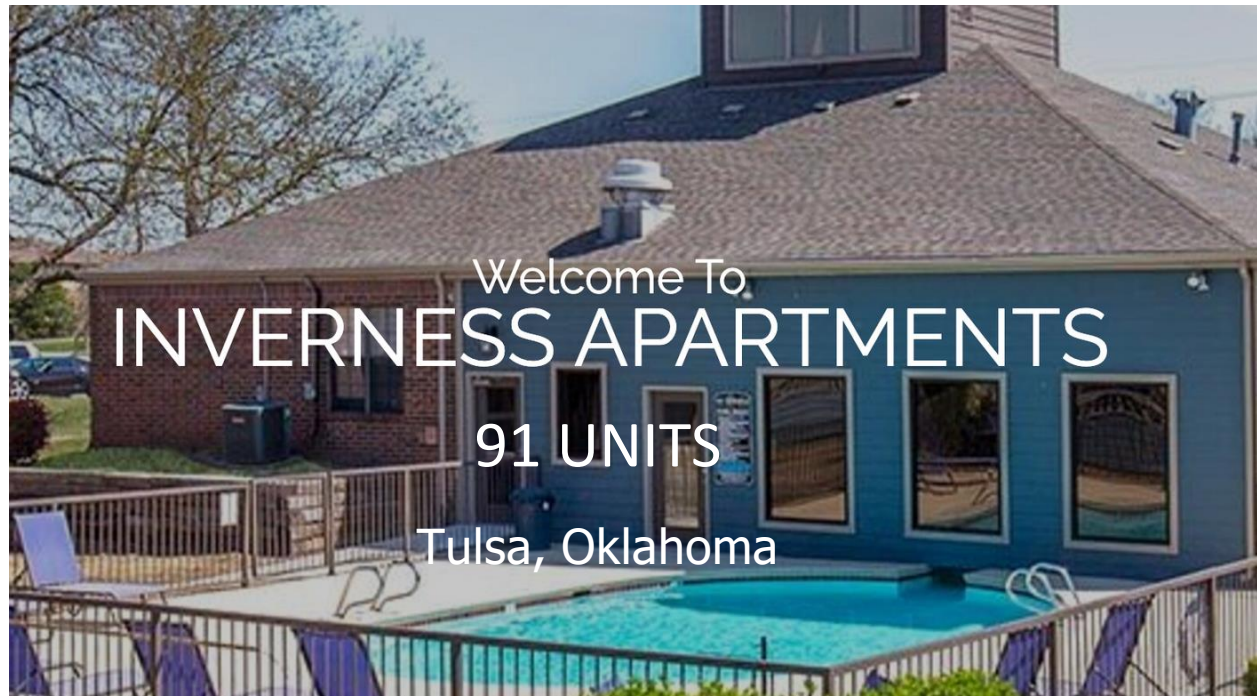
I N F I N I T I
— INVESTMENT —

HOLDINGS IN OKLAHOMA

7 ASSETS - 1184 UNITS - APPROXIMATE VALUE \$160MILLION







Introducing:



Site looking northeast

LOCATION

OKC Memorial
& Museum

City Hall

OK County
Offices

OK County
Courthouse

Leadership
Square

Oklahoma
Tower

First National
Center

Devon
Tower

Renaissance &
Sheraton Hotels

Bricktown

W Main St.

N Dewey Ave.

W Sheridan Ave.

N Hudson Ave.

N Walker Ave.

Civic Center
Music Hall

Art Museum

John Rex
Elementary

Myriad
Gardens

Cox Convention
Center

Image Landsat / Copernicus

Google Earth



EFFICIENCY - URBAN LIVING

FORMERLY HOLIDAY INN HOTEL - 1965

connected live, work, play, community

10 stories

204 apartments

Class A amenity package

Average of Rent \$875.00

UNIT TYPES

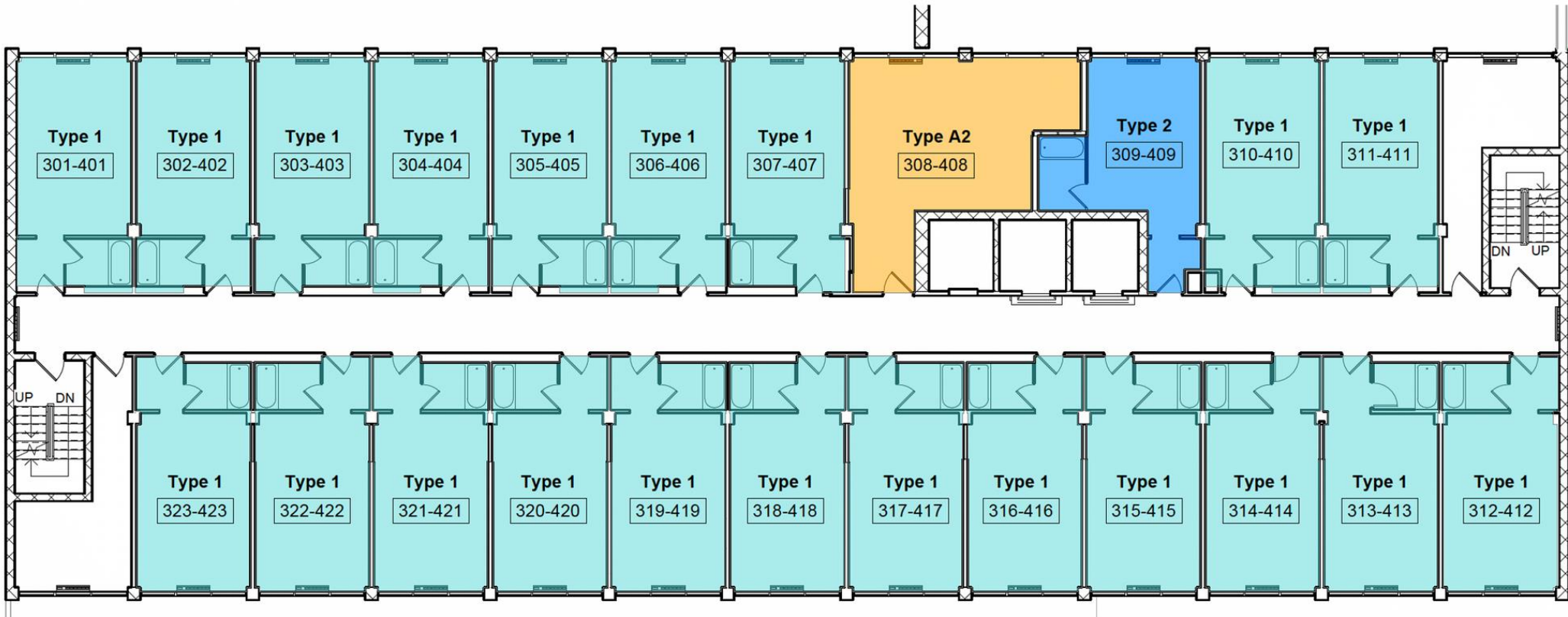
Unit Type	Small
Gross SF	295 SF
Net SF	268 SF
Unit Total	8
Bathrooms	1
Bedrooms	0

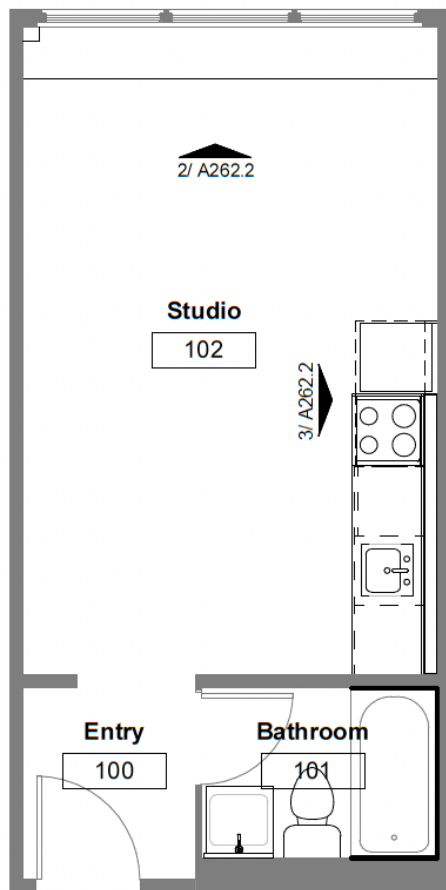
Unit Type	Regular
Gross SF	316 SF
Net SF	284 SF
Unit Total	184
Bathrooms	1
Bedrooms	0

Unit Type	Large
Gross SF	424 SF
Net SF	393 SF
Unit Total	7
Bathrooms	1
Bedrooms	0

Unit Type	Type A1
Gross SF	316 SF
Net SF	284 SF
Unit Total	3
Bathrooms	1
Bedrooms	0

Unit Type	Type A2
Gross SF	424 SF
Net SF	393 SF
Unit Total	2
Bathrooms	1
Bedrooms	0



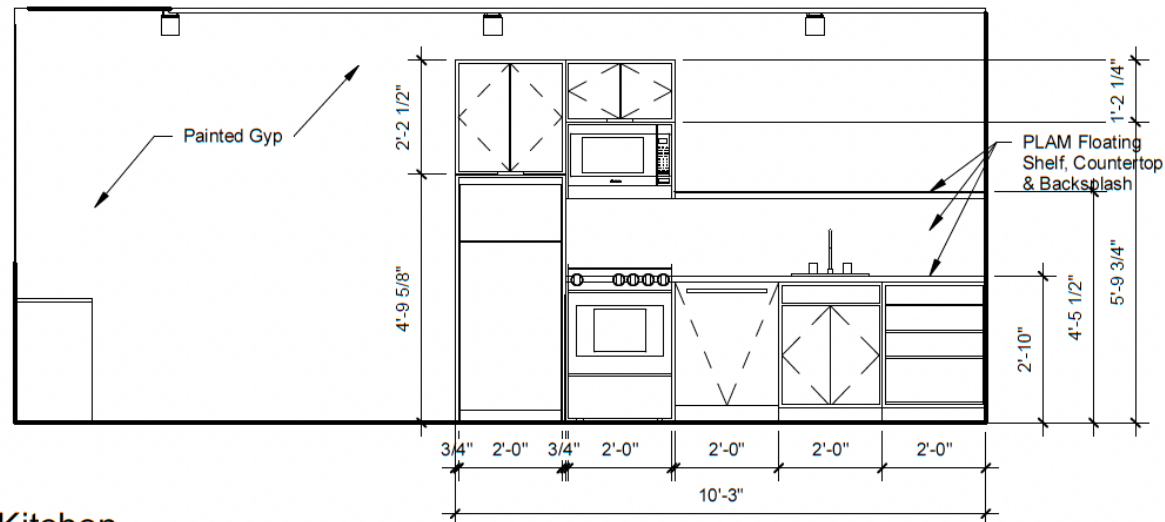


1 Floor Plan

1/4" = 1'-0"

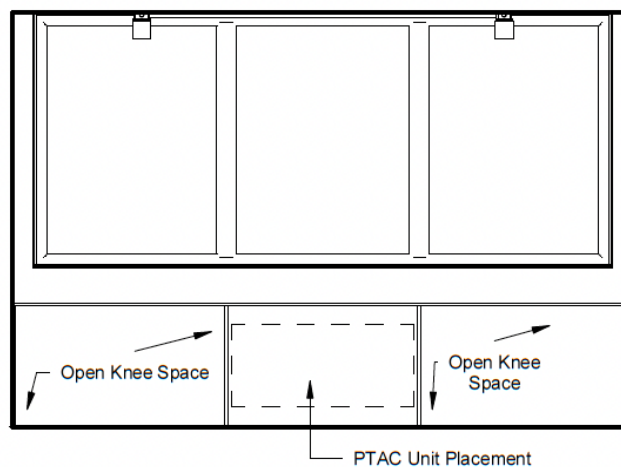
22.16_Holiday Inn
Unit Type 1
A262.2

08/07/23



3 Kitchen

3/8" = 1'-0"



2 PTAC Millwork

3/8" = 1'-0"





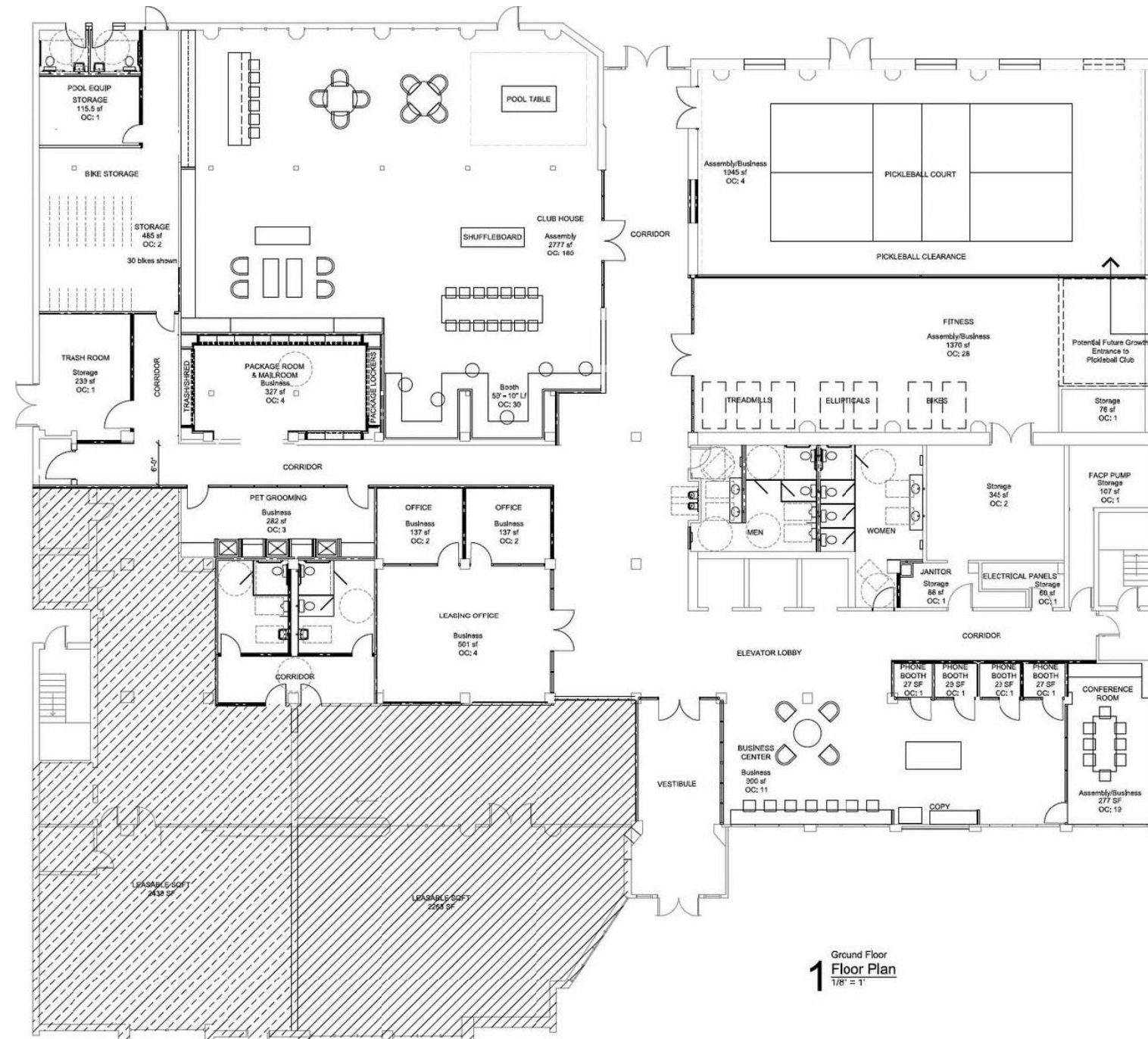






AMENITIES

Indoor pickle ball court
 Multipurpose court
 Incredible club house
 Business center and shared office space
 Pet grooming
 Bicycle storage and charging
 State of the art fitness center
 Modern pool and BBQ areas
 Dog park
 Media room
 Events area
 Laundry facility
 Packaging centre
 Storage cages
 Onsite management
 Onsite restaurant and bar
 Table tennis, pool table, bachi, corn hole,
 shuffle board.







SOURCES AND USES



<u>Sources</u>			<u>Uses</u>		
Bank loan	\$	9,471,825.00	47%	Building Acquisition	\$ 6,700,000.00 33%
PACE loan	\$	4,631,126.00	23%	Construction hard cost	\$ 8,943,768.00 44%
TIF Funding	\$	1,500,000.00	7%	Construction soft cost	\$ 695,000.00 3%
Equity	\$	4,544,122.12	23%	Senior lender Interest reserve	\$ 650,000.00 3%
				PACE lender Interest reserve	\$ 638,208.00 3%
				Closing & financing cost	\$ 269,500.00 1%
				Holding cost	\$ 223,310.00 1%
				Developer Fee	\$ 782,188.40 4%
				Operating reserves	\$ 300,000.00 1%
				Contingency	\$ 945,098.72 5%
Total Sources	\$	20,147,073.12	100%	Total Uses	\$ 20,147,073.12 100%



bringing another heartbeat to the City



Thank You