



OAK HILL LUXURY TOWNHOMES

INVESTMENT OPPORTUNITY | ESTATES OF COPPER CREEK, LLC

7902 S. 33rd W. Avenue Tulsa, OK 74132

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PHASE I DEVELOPMENT OVERVIEW



OAK HILL LUXURY TOWN HOMES

DEVELOPMENT PROJECT LIST SUMMARY

- 10 Acre Gated Townhome Community
- 70 Modern 2 Story Units
- 15 Minutes from Downtown Tulsa
- Jenks Public Schools
- 2 Miles from Tulsa Hills Shopping Center
- Clubhouse & Pool
- Beautiful Trees & Green Spaces
- Option to Add Solar Power Generation



FOR MORE INFORMATION:

918-710-1122

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BUILDING DETAILS

2 Story

3 Bed, 2.5 Bath & Single Garage

14x25' Wide 2,056 SF Units

56X20' wide 1,633 SF Units

Premium Design Finishes

Energy Star Appliances

Walk-In Closets

Granite Countertops

Island Kitchen

Stainless Steel Appliances



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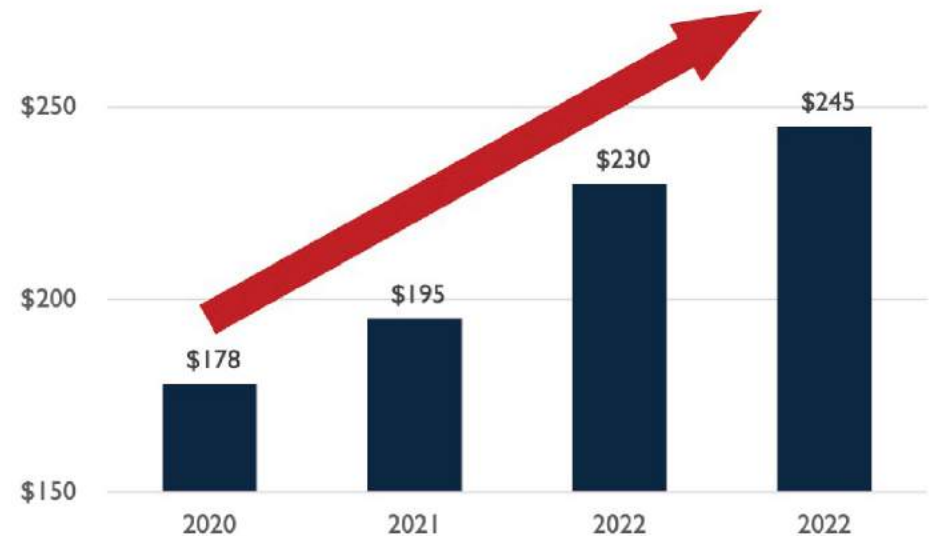
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PHASE I APPRAISAL HISTORY

43 % Appraisal Valuation Growth from Inception
Substantial Unsolicited Third-Party Interest
2 Buildings, 10 Units Complete
Leasing Underway :
4 Signed Contracts
1 Contract Pending
\$2,750/Mth Achieved for 2,056 SF Unit
\$2,500/Mth Achieved for 1,633 SF Unit

Oak Hill Townhome Appraisal History (\$/SF)



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NOTES ON PHASES IA & IB

PHASE 1A

24 Units Totaling 40,884 SF Across 5 Buildings

2x6 PLEX Buildings

3x4 PLEX Buildings

Townhome Valuation \$10MM*

10 Unites & Pool Complete

PHASE 1B

46 Units Totaling 79,348 SF Across 11 Buildings

1x6 PLEX Buildings

10x4 PLEX Buildings

Townhome Valuation \$19.4 MM*

CLUBHOUSE & POOL

Estimate \$2MM Value Upon Completion

Pool 100% Complete

Clubhouse 80% Complete

Estimate 90 Days to Fully Complete Clubhouse

UNDEVELOPED LOTS & UNDEVELOPED LAND

Undeveloped Lot Value \$55K Per Lot

46 Undeveloped lots \$2.53MM Value Today

Land Value \$110K/Acre

~4 Acres Value \$425K

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DEVELOPMENT PROJECT

	Development Stats					Income Expectation				
	Ownership Status	Acres	# Units	#lots/acre	TOTAL SF	AVG. Unit SF	Rental \$/SF	Rent/Unit	Annual Gross Rent	
Oak Hill Townhomes Phase 1A	Owned	10	24	7.0	40,884	1,704	\$ 1.48	\$ 2,528	\$ 691,792	
Oak Hill Townhomes Phase 1B	Owned	10	46	7.0	79,438	1,718	\$ 1.48	\$ 2,550	\$ 1,344,158	
Oak Hill Townhomes Phase 2	Under Contract	5	40	8.0	80,000	2,000	\$ 1.48	\$ 2,969	\$ 1,353,667	
Dartmoor Estates Apartments	Owned	15	206	13.7	247,200	1,200	\$ 1.48	\$ 1,781	\$ 4,182,831	
Patio Homes/Senior Living	Under Contract	20	135	6.8	205,875	1,525	\$ 1.63	\$ 2,490	\$ 3,831,935	
Spring Sands Apartments	Under Negotiation	8	170	21.3	153,000	900	\$ 1.22	\$ 1,102	\$ 2,135,833	
TOTAL		58	621	10.6	806,397	1,508	\$ 1.47	\$ 2,237	\$ 13,540,215	

DEVELOPMENT PROJECT LIST SUMMARY

Line of Sight to Multiple Development Projects

621 Units

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TOTAL DEVELOPMENT SALE

PURCHASE ENTIRE DEVELOPMENT

Buyer to Make Fair Market Value Offer

Ownership Transfer Options

NOTES

24 Units 100% Complete within 4 Months of Agreed Sale

Estimate 6 Month Construction Timframe for Each Additional Building

Seller Open to Retaining up to 20% Interest

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PHASE IA JULY STATUS



10 Units Complete

1x6 PLEX & 1x4 PLEX

Pool Complete

Renting Q2'22

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PHASE IA PHOTOS 06/01/22 STATUS



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PHASE IA INTERIOR PHOTOS 06/01/22 STATUS



View of open plan kitchen, island & living room



View of kitchen, island & dining area



Living room sitting area with exit to patio



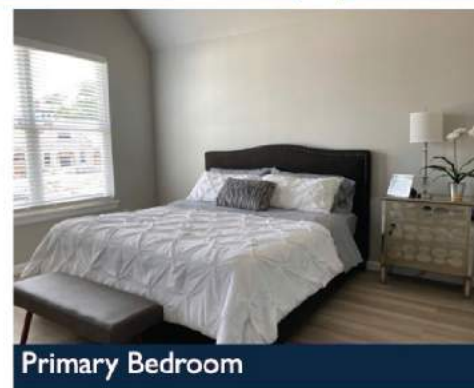
Entrance hallway



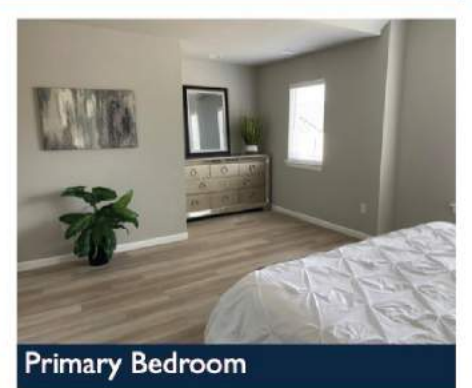
Hall to Primary Bed



Primary Bathroom



Primary Bedroom



Primary Bedroom

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PHASE IA INTERIOR PHOTOS (2,056 SF UNIT) 06/24/22 STATUS



Kitchen



Breakfast



Living



Bath (Half)



Bedroom 1



Bedroom 2



Bedroom 3



Bath 1



Bath 2



Subject Side



Subject Side



3402

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PHASE IA PHOTOS GREEN SPACES



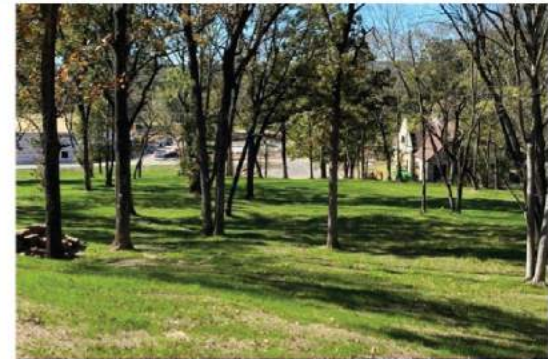
Gated entrance



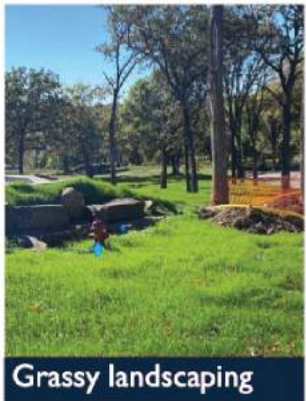
Entrance & road fencing



Grassy verge by road



View from entrance over property



Grassy landscaping



Green space looking to entrance



Clubhouse



Street entrance

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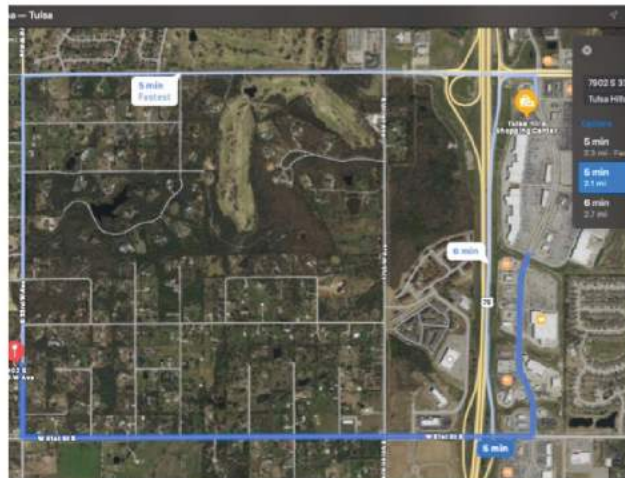
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APPENDIX TULSA HILLS SHOPPING CENTER



KEY	STORE	PHONE
A	Affordable Dresses	918-446-2700
-	Arby's	918-443-1711
E	AT&T	918-447-3754
I	Bath & Body Works	918-677-1940
B	Bed Bath & Beyond	918-447-6689
G	Beth's	918-447-6821
A	Best Buy	918-445-5242
B	Bush's & Millers	918-447-2702
-	Buffalo Wild Wings	918-445-9933
-	Chuck-G-A	918-445-7200
-	Child's	918-445-9939
C	Cinnabond	918-511-6654
-	Crocker Barrel	918-447-4565
K	Dick's Sporting Goods	918-447-1100
B	Dollar Tree	918-281-3559
G	European Wax Center	918-764-9929
A	Famous Footwear	918-281-2300
B	Five Below	918-238-0031
C	Game Stop	918-445-2098
H	GNC	918-447-1555
C	Gutter Crease	918-649-9562
L	Gung Ho	918-727-2772
C	Hand & Stone Massage & Facial Spa	918-727-2772
B	Jewelry M&S Sales	918-895-6467
C	Journey's	918-445-6464
C	Kay Jewelers	918-447-0011
J	Kirkland's	918-447-0011
B	Lowe's	918-445-6276
D	Lovely Mail Lounge	918-292-8976
-	Lover's	918-281-4400
H	Lumina/Style	918-447-2224
A	Marshalls	918-445-4162
J	Master's	918-445-7548
-	McDonald's	918-445-7301
D	Mexico Drive	918-367-3751
B	Michaels	918-445-2224
L	Patricia Brand	918-447-0023
C	Peachtree Farmers Market	918-447-7740
A	Pennant	918-445-6648
C	Proformance	918-445-8877
I	Rack Room Shoes	918-447-8846
A	Race Drive Tire Lane	918-447-7780
I	Sally Beauty Supply	918-445-2170
-	Scott's Club	918-677-4344
E	Shopy Number	918-447-0499
C	Smashburger	918-777-2482
D	Sport Clips	918-447-3030
B	Staples	918-447-0981
H	Subway	918-447-0445
-	Tanger	918-677-1620
H	The Joint Chiropractic	918-447-8877
H	The UPS Store	918-447-8877
A	T-Mobile	918-676-7500
D	Tropical Smoothie Cafe	918-948-7747
B	Tulsa Hills Open Cellar & Market	918-500-6169
F	Tulsa Hills Dental Care	918-794-0070
B	Tulsa Hills Wine Cellar	918-445-8804
E	Ulta Beauty	918-447-0917
C	US Cellular	918-445-3024
F	Vitamin	918-445-7443
B	Vivanna	918-445-4796
B	Vintage Book	918-445-2008

7902 S. Olympia Ave. Tulsa, OK

2 Miles from Oak Hill Location

5 Minute Drive

62 Separate Businesses

Major Chain Restaurants & Stores

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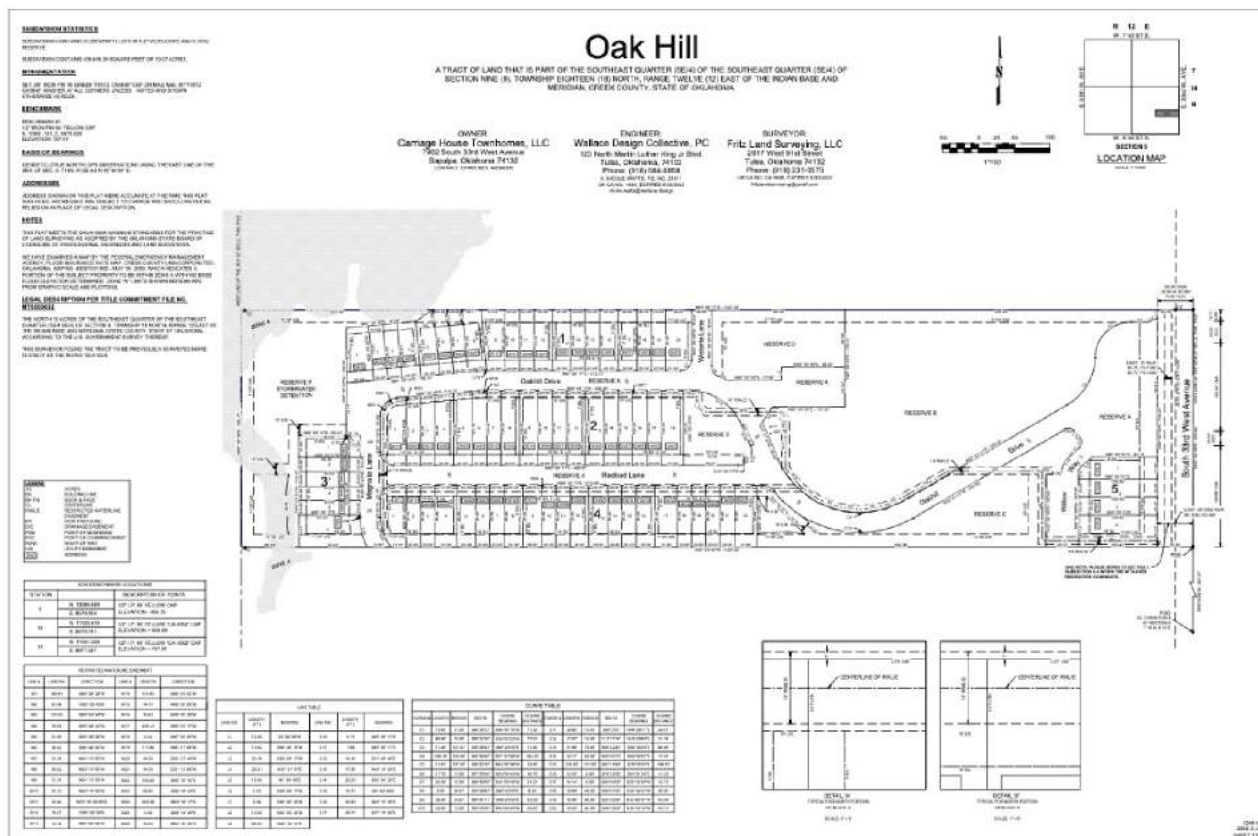
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PHASE 1 PLAT DETAILS



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Beautiful Tress & Green Spaces

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