

PREMIER

AUCTION & REAL ESTATE CO.

101 N. MAIN STREET, STILLWATER, OK 74075

PRESORT STD
US POSTAGE
PAID
TULSA OK
PERMIT NO 543

*Call or visit our web sites
for more photos & info!*

WWW.PREMIEROK.COM

(405)

533.3722



&



Tom D. Berry
Auctioneers & Brokers
405-372-2466

www.berryauctions.com

Thursday, March 1, 2012 at 2 p.m.

AUCTION

YORKTOWNE APARTMENTS • 68 UNITS

645 W. BENNETT DR › STILLWATER, OKLAHOMA

5.52± ACRES › COMMERCIAL ZONED (CG)



Tom D. Berry

Auctioneers & Brokers

405-372-2466

101 N. Main, Stillwater, OK 74075

www.berryauctions.com



**PREMIER AUCTION
& REAL ESTATE CO.**

C.R. O'HARA, BROKER/OWNER

101 N. Main Street, Stillwater, OK

t. 405.533.3722 c. 405.714.0175

WWW.PREMIEROK.COM



In conjunction with Harry Marton Realtors, LLC.

125 W. 7th, Stillwater, Oklahoma, 405-372-2312

www.harrymartonrealtors.com



Thursday, March 1, 2012 at 2 p.m.

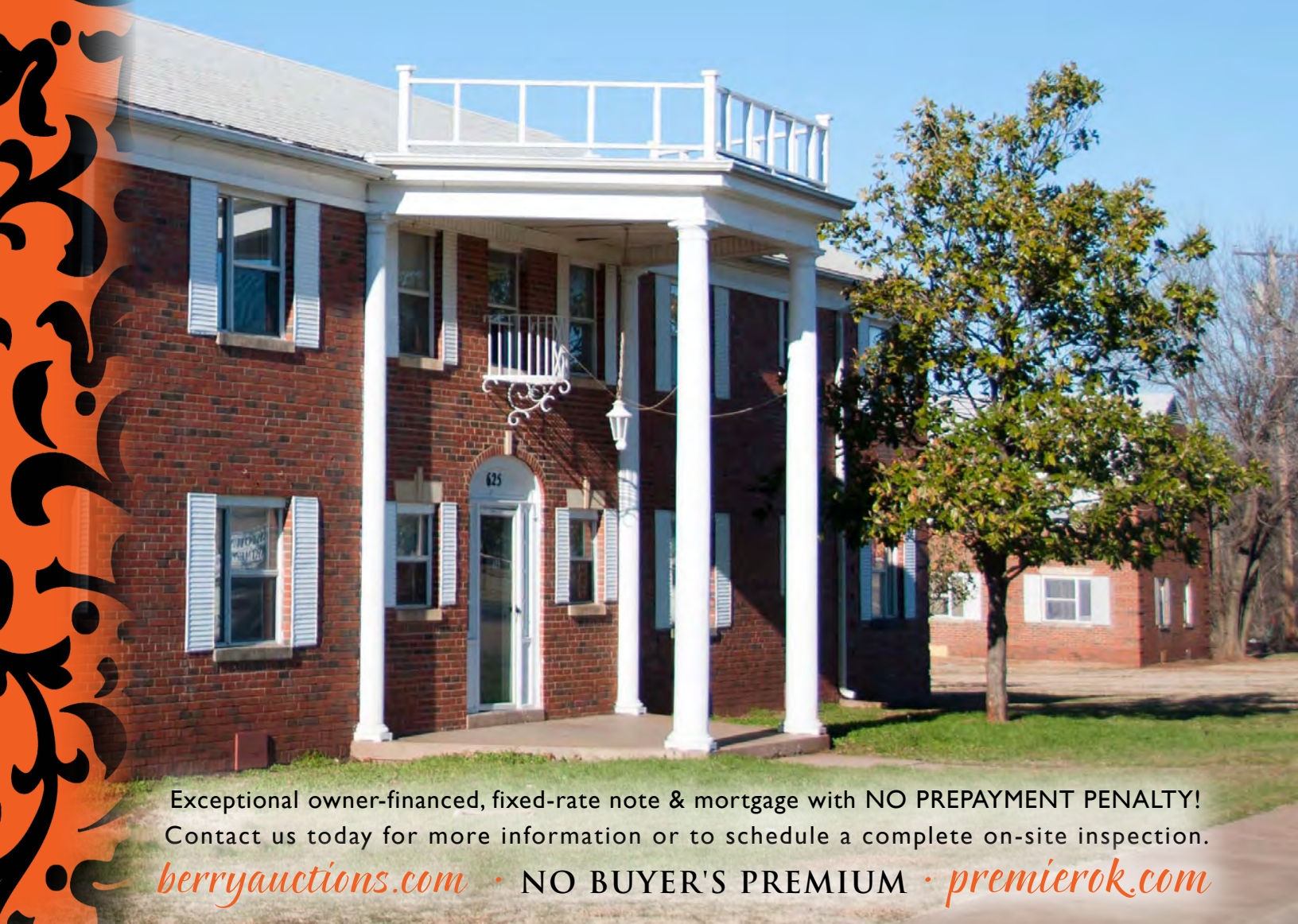
AUCTION

YORKTOWNE APARTMENTS • 68 UNITS
1400 N. BOOMER ROAD • STILLWATER, OKLAHOMA
5.52± ACRES • COMMERCIAL ZONED (CG)

Location! Location! Location!

Just north of the *Oklahoma State University*
ATHLETIC VILLAGE & BOONE PICKENS STADIUM

The new *Stillwater High School* FOOTBALL
STADIUM is directly across the street.



Exceptional owner-financed, fixed-rate note & mortgage with NO PREPAYMENT PENALTY!
Contact us today for more information or to schedule a complete on-site inspection.

berryauctions.com • NO BUYER'S PREMIUM • *premierok.com*

Property will be auctioned as Tract A and Tract B or in combination at the discretion of the auctioneer.

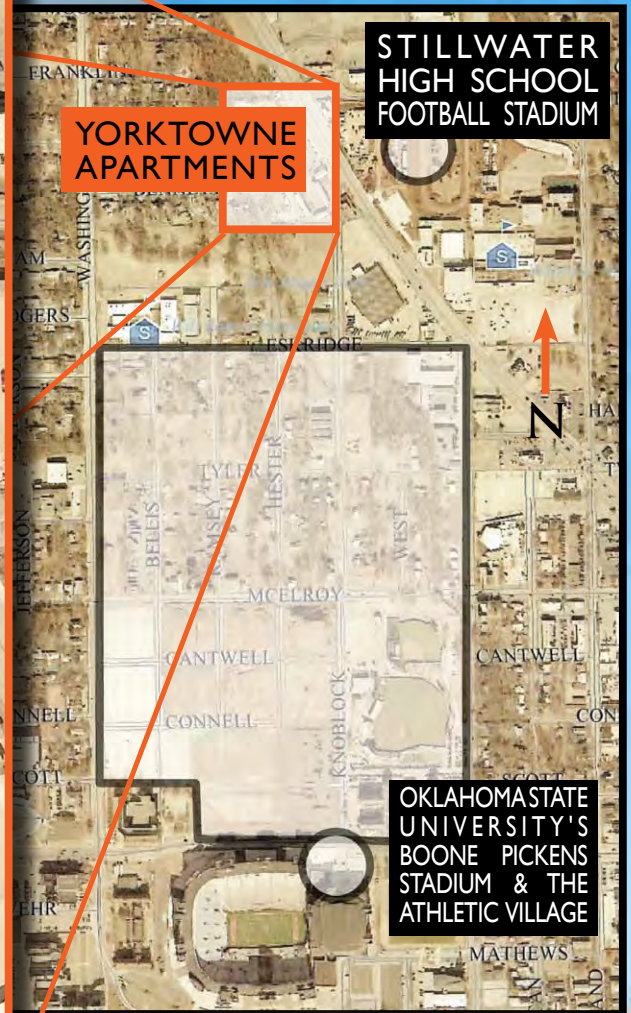
TRACT A 3.78± acres (CG)
(including 0.50± acres in flood plain)

6 STRUCTURES, 44 APARTMENTS INCLUDES:
(4) EFFICIENCY, (18) 1BR, (14) 2BR, (8) 3BR (includes office apartment), LAUNDRY FACILITIES & STORAGE BUILDING.
Legal Description: Blocks Two (2) and Three (3) in COLLEGE HOMES ADDITION to the City of Stillwater, Payne County, Oklahoma.

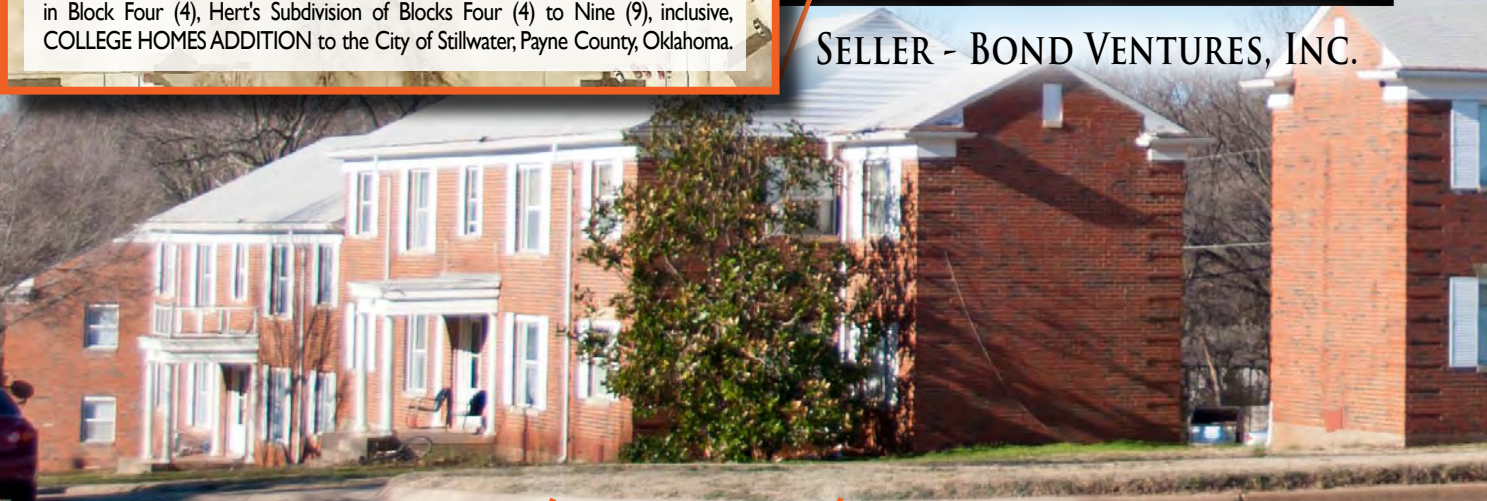


TRACT B 2.14± acres (1.74± CG)
(including 0.40± acres in flood plain)

4 STRUCTURES, 24 APARTMENTS INCLUDES (12) 1BR, (12) 2BR
Legal Description: Block One (1) in COLLEGE HOMES ADDITION to the City of Stillwater, Payne County, Oklahoma. AND: Lots One (1) and Two (2), in Block Four (4), Hert's Subdivision of Blocks Four (4) to Nine (9), inclusive, COLLEGE HOMES ADDITION to the City of Stillwater, Payne County, Oklahoma.



SELLER - BOND VENTURES, INC.



www.berryauctions.com

DISCLAIMER: The information contained herein has been taken from public and private content of the sales brochure, marketing materials or bidding packets, or for any error of any Buyer(s) to do an independent due diligence prior to bidding on the property.

AN INCREDIBLE OPPORTUNITY TO CREATE WEALTH!

The income and potential of this property is limited only by the purchaser's imagination, renovation expertise and financial capacity.

POTENTIAL GROSS RENTS AT CURRENT RENTAL RATES

4 - Efficiency	@	\$275	=	\$1,100
30 - 1 BR	@	\$325	=	\$9,750
26 - 2 BR	@	\$425	=	\$11,050
8 - 3 BR	@	\$550	=	\$4,400

POTENTIAL GROSS INCOME:
Monthly \$26,300 - Annually \$315,600
PLUS ADDITIONAL LAUNDRY INCOME

TERMS 10% down day of auction, 15% at closing (25% total down payment). Balance to be paid in equal monthly installments on a 25 year amortization schedule, all due in 15 years (balloon payment) at a 6.5% fixed interest rate. Secured by first note and mortgage. No prepayment penalties. Cash will be accepted. Delivery by warranty deed. Subject to approval of title. No Buyer's Premium! Rents, taxes, utilities and insurance prorated to closing date. Announcements made day of auction will take precedence over all advertising and printed material.

Location Auction will be conducted at Red Rock Bakery & Deli, located ½ mile south of Yorktowne Apartments at 910 N. Boomer Road. Refreshments and seating will be provided.



www.premierok.com

te sources and is believed to be true and correct. However, no liability for accuracy or or omissions herein is assumed by the Seller or Auction Companies. It is the responsibility y. The property is being auctioned on an "as is, where is" basis, with all faults, if any.