

Edmond apartment complex sells for \$4.4M

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Central Plaza Apartments at 930 E. Second St. in Edmond. (Courtesy Photo)

EDMOND – An Edmond investment group led by Jim and Timothy Harlin shelled out \$4.4 million for the Central Plaza Apartments.

Freedom Plaza LLC paid seller SP Broncho Plaza LLC roughly \$28,758 per room for the eight-story, 153-unit complex at 930 E. Second St. in Edmond, according to multifamily brokers Andy and David Burnett with Sperry Van Ness/William T. Strange & Associates.

That per-unit price fell 21.1 percent below the \$36,501 average earned by 1980s-era apartments sold last year, according to the year-end Oklahoma City market survey by the Norman-based multifamily brokerage Commercial Realty Resources Co.

It proved 35.5 percent lower than the \$44,634 average price producing properties drew for last year, according to Andy Burnett's own year-end survey.

Burnett, who handled the sale with his brother, pinned the transaction difficulties on the property's long-term student housing master lease agreement with the neighboring University of Central Oklahoma. While such a 10-year contract would seem a benefit in many cases, with UCO responsible for all physical property changes and maintenance, state law requires that the university renew the contract on an annual basis.

"So while it has five years on the lease, they could do it only year by year," Andy Burnett said in a telephone interview Thursday afternoon.

Sperry Van Ness originally had the 3-acre property listed at \$5.4 million. Burnett said it sat on the market 18 months before closing.

Central Plaza opened in 1985 not as an apartment block, but a hotel. The former Ramada Inn was converted to apartments in 2005.

Oklahoma secretary of state records list Timothy J. Harlin as agent for record for Freedom Plaza.

Reached by phone Thursday, Jim Harlin said the 97,426-square-foot Central Plaza fits in well with ownership interests he holds in several neighboring properties. He said adding it to his portfolio improves synergies within his existing property management system.

"I have a staff of people that like to take care of things," he said.

Burnett said the property remains in good shape and requires no improvements, although he added that such needs would not fall on the new owner, but on UCO.

"This is a great location in the middle of Edmond," he said. "And it is the tallest building in Edmond, which gives it great visibility."