

## Owasso's Cedar Crest Apartments sold for \$1.15M

by Kirby Lee Davis

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The Cedar Crest Apartments in Owasso recently sold for \$1.15 million. (Rip Stell)

TULSA – What some observers considered the prime pick of the reclaimed Remy apartment portfolio, Owasso's Cedar Crest Apartments, has re-entered the private sector in a \$1.15 million sale.

James C. Dawson of Owasso, under the corporate title Neo Metro Properties, paid \$23,985 per unit to Tritex Real Estate Advisors II for the 48-unit apartment block at 401 S. Cedar St. and 401 S. Dogwood St. in Owasso, according to Tulsa County Courthouse records. Tritex functions as a holding company for foreclosed Fannie Mae

properties.

That sale price proved 23 percent below the \$1.5 million appraisal given the foreclosed property for last year's Tulsa County sheriff's sale, which failed to draw a bid.

But the per-unit price proved 12.2 percent above the \$21,411 average that pre-1980s properties drew in sales completed during the first half of 2011, according to the midyear Tulsa apartment survey by the Norman-based multifamily brokerage Commercial Realty Resources Co.

Built in 1968, Cedar Crest ranked among the top performers of the nine apartment blocks Fannie Mae reclaimed from Bixby's Remy family through foreclosure last year. Many of those properties came burdened with low occupancies and a backlog of maintenance needs following multiple sales.

While courthouse records list five different transactions involving the Owasso complex over the last 10 years, CRRC Tulsa broker Darla Knight said that city's low number of apartments over most of that period proved a boon.

"I had many, many conversations with several people who said that this was the only one they had any interest in," Knight said of Cedar Crest. "I would guess it has less deferred maintenance and better tenant quality."

A Loopnet listing charts Cedar Crest's occupancy rate from 96 percent to 100 percent. Aaron Hargrove, a partner and listing broker with the Phoenix-based multifamily brokerage Hendricks and Partners, was not available for comment.

Cedar Crest Property Manager Shelly Suazo said the 3-acre brick complex now charts 82-percent occupancy. With all bills except the electric paid by Neo Metro, Cedar Crest offers 24 one-bedroom, 660-square-foot apartments at \$489 per month and 22 two-bedroom, 775-square-foot apartments at \$589 per month. The two remaining two-bedroom units serve as leasing and maintenance offices.

Suazo said Dawson intends to refurbish the unit appliances and make other improvements. Once Cedar Crest reaches 100-percent occupancy, she said Dawson would build a separate leasing and maintenance office, allowing him to transform the existing units into apartments.

This marks the first apartment acquisition for Dawson, who listed a Collinsville address in court documents. Suazo said he now lives in Owasso.

"I would think that guy will do fine with the property," said Knight. "He won't struggle like some of them."