

**BAYCREST APARTMENTS**  
**810 QUAIL RUN ROAD**  
**GROVE, OK 74344**

72 Garden/Low Rise Units

(32) 1 Bed/1 Bath

(40) 2 Bed/2 Bath

\$7,200,000 (\$100,000/Unit)

95.8% Occupancy

NOI: \$463,101.61

Offering Memorandum  
Available Upon Request

**REED**

**COMMERCIAL  
REAL ESTATE**



**NAIRED**

**405.840.0600**

**NAIRED.COM**

**AMIR SHAMS**  
405.313.0333  
AMIR@NAIRED.COM

**ZAC MCQUEEN**  
405.476.9199  
ZAC@NAIRED.COM

**MASON CONWAY**  
405.531.6272  
MASON@NAIRED.COM



## PROPERTY HIGHLIGHTS

- High-quality construction with modern amenities
- Strong market fundamentals and demand for rental housing
- Stable cash flow with strong rental history
- Landlord Friendly Market

## LOCATION HIGHLIGHTS

- Located in Grove, OK, a growing market
- Close Proximity to Grand Lake O' the Cherokees
- Easy Access to Major Highways and Local Businesses

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## PROPERTY FEATURES

- Ceiling Fans
- Dishwasher & Disposal
- Large Open Kitchen
- Modern & Efficient
- Handicap Accessible
- Front Load Washer & Dryer Hook-Ups in Units

## ON-SITE AMENITIES

- Swimming pool
- Fitness center
- Clubhouse
- Garages & On-Site Parking

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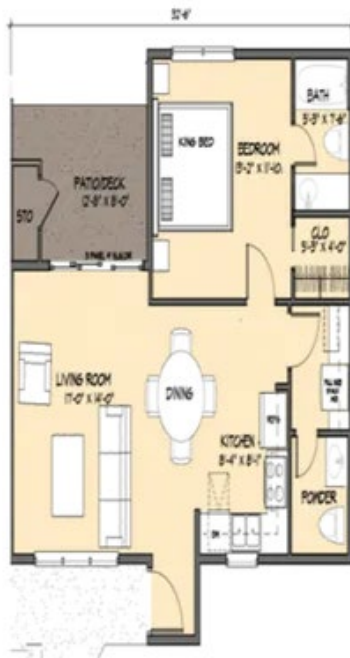
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1 Bed / 1 Bath = 709 SF

2 Bed / 2 Bath = 988 SF



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## GRAND LAKE O' THE CHEROKEES



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	1,338	9,178	14,391
AVERAGE HOUSEHOLD INCOME	\$66,119	\$54,478	\$51,808
TOTAL HOUSEHOLDS	621	4,122	6,375

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