

# EXECUTIVE SUMMARY

314-316 EAST ASH STREET



## OFFERING SUMMARY

<b>PRICE:</b>	\$650,000.00
<b>NUMBER OF UNITS:</b>	9
<b>PRICE / UNIT:</b>	\$72,222.00
<b>BUILDING SF:</b>	7,895
<b>PRICE / SF:</b>	\$85.50
<b>NOI:</b>	\$45,019.00
<b>CAP RATE:</b>	7.0%
<b>OCCUPANCY:</b>	89%
<b>LOT SIZE:</b>	56,117 SF
<b>YEAR BUILT:</b>	1970/1972
<b>ZONING:</b>	RS-2

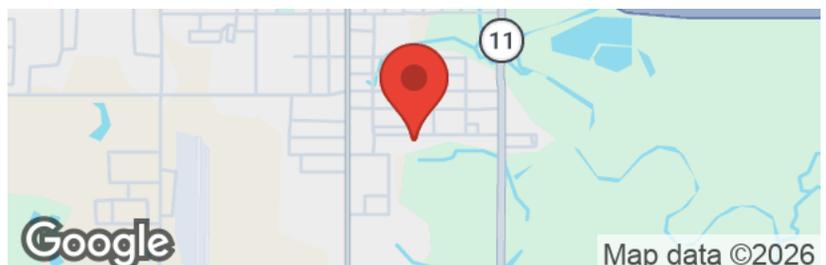
## PROPERTY OVERVIEW

Rare 8-unit, 2-bed/1-bath apartment complex in Skiatook with immediate upside: current rents are below market, presenting a clear value-add opportunity. The sale includes a bonus 3-bed/1.5-bath single-family home at 235 E. Beech St that can remain as a rental for immediate cash flow or be flipped to reduce the buyer's equity requirement for the Ash Street acquisition.

Proximity to Tulsa (~20 miles) attracts commuter demand and broadens tenant pool.

Local recreational draw (Skiatook Lake) supports seasonal and long-term occupancy.

Immediate cash-flow opportunity with upside via unit upgrades, lease-ups, and professional management.



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# PROPERTY PHOTOS

314 EAST ASH STREET

