

Central Oklahoma SFR Portfolio

Portfolio of 6 properties for sale



Presented by:
DAGIVA Enterprises



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505 S Rangeline
Tecumseh, OK 74873
3 BR / 2 BA
1,481 square feet



111 E Independence
Shawnee, OK 74804
2 BR / 1 BA
975 square feet



4201 N Aydelotte
Shawnee, OK 74804
4 BR / 1.5 BA
1,716 square feet



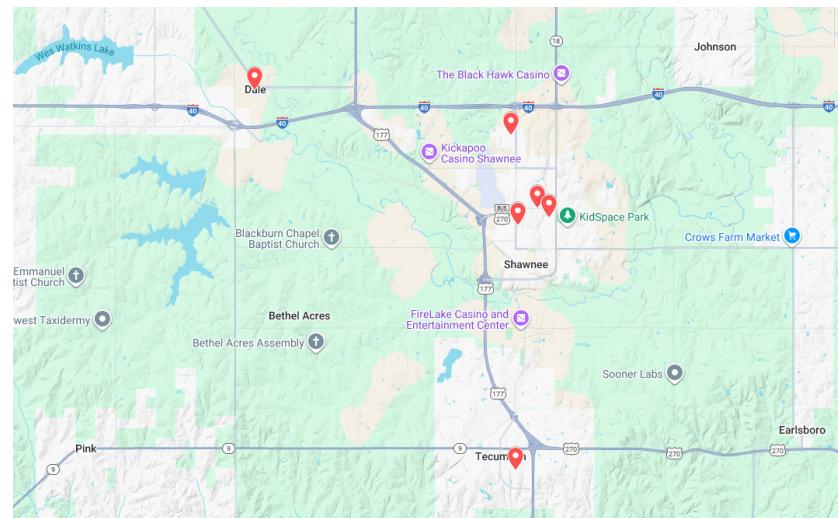
932 N Louisa
Shawnee, OK 74801
2 BR / 1 BA
878 square feet



1520 N Tucker
Shawnee, OK 74801
3 BR / 2 BA
1,514 square feet



210 Smith Ave
Dale, OK 74851
2 BR / 1 BA
1,088 square feet



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Overview

This single-family rental (SFR) portfolio consists of six well-maintained properties located throughout Pottawatomie County, Oklahoma, a growing area known for its stable workforce, affordable living, and strong demand for quality rentals. The homes feature a mix of two-, three-, and four-bedroom floor plans suited for long-term tenants, with consistent occupancy and reliable cash flow. Each property has been renovated within the last 1-to-7 years to support low maintenance and operational efficiency. This portfolio offers an attractive opportunity for investors seeking steady returns, regional diversification, and exposure to a resilient rental market in central Oklahoma.

Location Facts

- **Steady Population Growth:** Pottawatomie County's population has increased in recent years (e.g., a +2.8% rise between 2020 and mid-2024).
- **Rising Incomes:** The county's median household income grew to approximately \$60,828 in 2023, signaling improved earning power among residents.
- **Affordable but Appreciating Home Values:** The median property value in Pottawatomie County is relatively low (~\$155,700), yet it has grown ~5.9% year-over-year, suggesting strong upside potential.
- **Strong Employment Base & Diversified Economy:** Major local employment sectors include healthcare, education, and manufacturing, offering a stable, growing foundation for rental demand.

Highlights

- Monthly Rents Currently Total \$7,095/month
- All Homes Renovated Within The Last 7 Years - Four In The Last 1-3 Years
- Strong Rental Histories & Occupancy Rates

Price: \$925,000
Price/SF: \$120.88/SF
Sale Type: Investment
Status: Active
of Properties: 6
Total Bldg. Size: 7,652 SF



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