

FOR SALE

OKMULGEE MOBILE HOME COMMUNITY

**814 S. Kern
Okmulgee, OK 74447**

24 Sites

\$1,500,000

8.8% Cap Rate

[OKMULGEE DRONE VIDEO](#)



The information contained herein, while gathered from sources deemed reliable, cannot be guaranteed.

OKMULGEE MOBILE HOME COMMUNITY

Overview	Okmulgee, OK, population 11,322, is located in east central OK. The city is 38 miles south of Tulsa, OK (pop. 1.05M) and is in the Tulsa MSA. US Route 75 runs N/S in the middle of the city and runs directly north into Tulsa. The city of Henrietta (pop. 5,640) and Interstate 40 lie 13 miles south. Home to the Green Country Technology Center. In 2002, downtown Okmulgee was recognized as one of the top 5 Great American Main streets in the US.
Addresss:	Okmulgee Mobile Home Community 814 S. Kern Ave. Okmulgee, OK (SW side)
No. of sites:	24
Land Area:	2.5 acres MOL
Streets:	Gravel
Site Info:	24 sites include: 20 MH rentals \$750-1,400/mo., (100% full) 4 site rent @\$400/mo. (all vacant)
POH:	4 2024 3/2 Clayton, \$1,300/mo. 4 2024 4/2 True, \$1,400/mo. 7 1970s-1980s 3/2, 2/2, (\$30K renovation each in 2022-2024) 1-\$800, 3-\$900, 2-\$950, 1-\$1,000. 5 1970s 3/2, 2/2, 1-\$700, 4-\$750 (long term tenants so did not renovate). 3 site rents @ \$400/mo., 3 are currently tear downs and 1 vacant remodeled 1970s 2/2 will rent for \$800-850.
Occupancy:	84% (4 vacant). All POH are occupied and all future site rents are tear downs.
Utilities:	The park pays all utilities. Municipal water/sewer/trash, electricity and gas.
Avg. Rent:	\$1,042/mo.

OKMULGEE - PARK OWNED MOBILE HOMES

No.	Age	Type	Valuation
4	2024	3/2, Clayton	\$300,000
4	2024	4/2, True	300,000
7	1970s-80s	3/2, 2/2	140,000 (2022-24 renovation \$30K each)
<u>5</u>	1970s	3/2, 2/2	<u>50,000</u>
20			\$790,000

OKMULGEE - INCOME EXPENSE PRO FORMA

INCOME

4 Clayton 3/2 @ \$1,300/mo.	\$62,400
4 True 4/2 @ \$1,400	67,200
7 renovated 3/2, 2/2 @ \$800-1,000	76,800
5 3/2, 2/2 non-renovated @ \$700-750	<u>44,400</u>
Total	\$250,800 (1)

EXPENSES

Utilities

Electricity	\$35,535
Water/sewer/trash	24,068
Gas	6,042
Total	\$65,645 (2)

Taxes	16,295 (3)
Insurance	7,408 (4)
Management	20,064 (5)
Accounting/professional fees	5,000
Repairs/maintenance	<u>5,000</u>
Total Expenses	<u>\$119,412</u> (48%)

NOI \$131,388

(1) current rent roll occupied sites only

(2) T12 August 2024-August 2025

(3) purchase price x 12% assessment x \$90.53 mileage

(4) current policy with OK Farm Bureau, includes G/L and 15 POHs

(5) current owner will manage for 8% of the gross income

OKMULGEE - AUGUST 2025 RENT ROLL

Property	Tenant	Moved In	Lease End	Deposit	Rent	Credit	Balance
814 S Kern Ave, Unit 1A 2br /1ba	VASH - Marcus Billey	03/01/2024	-- -	450.00	900.00	0.00	0.00
814 S Kern Ave, Unit 1B 2br /1ba	Jacquelyn Tin	02/01/2025	01/31/2026	450.00	900.00	0.00	5.00
814 S Kern Ave, Unit 3 2br/2ba, 840sf	Timothy Arnold	03/01/2024	-- -	475.00	950.00	400.00	0.00
814 S Kern Ave, Unit 4 2br/2ba, 840sf	Kelsey Davis & Dylon Wilson	01/04/2025	01/03/2026	475.00	950.00	475.00	475.02
814 S Kern Ave, Unit 5 3br/2ba, 1100sf	Shyhannah Husman & Gabriel Reynolds	03/01/2025	02/28/2026	650.00	1,300.00	1,031.01	0.00
814 S Kern Ave, Unit 7 3br/2ba, 1100sf	Shauna Townsley	01/22/2025	01/21/2026	650.00	1,236.00	1,208.00	56.00
814 S Kern Ave, Unit 8 4br/2ba, 1150sf	Trinton Kuehn, William Cope, Landen Vap, Mashall McKinnon	10/25/2024	10/24/2025	700.00	1,400.00	1,400.00	3.87
814 S Kern Ave, Unit 9 4br/2ba, 1150sf	Kara Danelle Harvell	03/01/2025	02/28/2026	700.00	1,400.00	550.00	(3,000.00)
814 S Kern Ave, Unit 10	Rhonda Johnson	03/01/2024	-- -	0.00	750.00	750.00	0.00
814 S Kern Ave, Unit 13 3br/2ba, 1100sf	Sarah Bruner & Derek Moye	12/03/2024	12/02/2025	650.00	1,300.00	0.00	0.00
814 S Kern Ave, Unit 14 4br/2ba, 1150sf	Michael Bugos, Adrianna Bugos, & Sissie Coley	11/29/2024	11/28/2025	700.00	1,400.00	0.00	0.00
814 S Kern Ave, Unit 16 4br/2ba, 1150sf	Ashly Arney Nelson & Justin Smith	02/01/2025	01/31/2026	700.00	1,400.00	1,400.00	0.00
814 S Kern Ave, Unit 17A 1br/1ba, 400sf	VASH - Ray Jimboy	06/27/2024	06/26/2025	375.00	750.00	0.00	750.00
814 S Kern Ave, Unit 17B 1br/1ba, 400sf	Earnest (Ernie) Lynn Gray	09/09/2024	09/08/2025	375.00	750.00	750.00	200.00
814 S Kern Ave, Unit 18 3br/2ba, 1100sf	Sheena Steward	01/21/2025	01/20/2026	650.00	1,300.00	1,300.00	0.00
814 S Kern Ave, Unit 19	Judy Dominguez	03/01/2024	-- -	0.00	750.00	750.00	0.00
814 S Kern Ave, Unit 20 3br/2ba, 1050sf	VASH - Bobby Pidgeon	03/01/2024	-- -	0.00	1,000.00	0.00	0.00
814 S Kern Ave, Unit 22 2br/1ba, 840sf	Chandler Long & Emily Mann	05/29/2024	05/28/2025	400.00	800.00	0.00	0.00
814 S Kern Ave, Unit 23	Michael Combs	03/01/2024	-- -	0.00	700.00	700.00	0.00
814 S Kern Ave, Unit 24 2br/1ba, 840sf	Jasper Boen	03/01/2024	04/05/2024	450.00	900.00	900.00	0.00
TOTAL				8,850.00	20,836.00	11,614.01	(1,510.11)

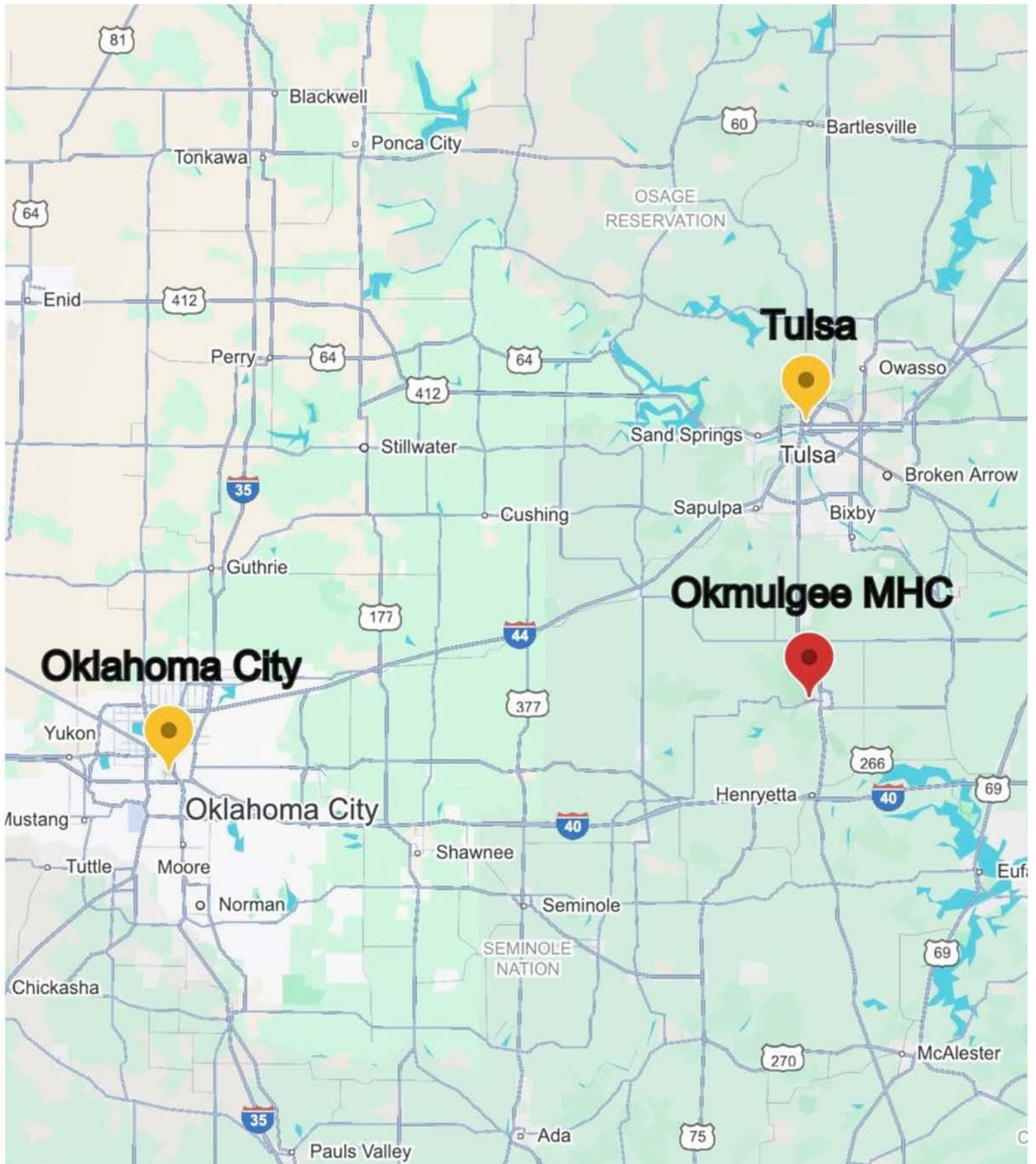
OKMULGEE - SALES INFORMATION

Sales Price	\$1,500,000
Cap Rate	8.8%
Gross Rent Multiplier	5.98x

OKMULGEE - AERIAL



OKMULGEE - OKLAHOMA CITY, TULSA, I40 ACCESS



OKMULGEE - PHOTOGRAPHY



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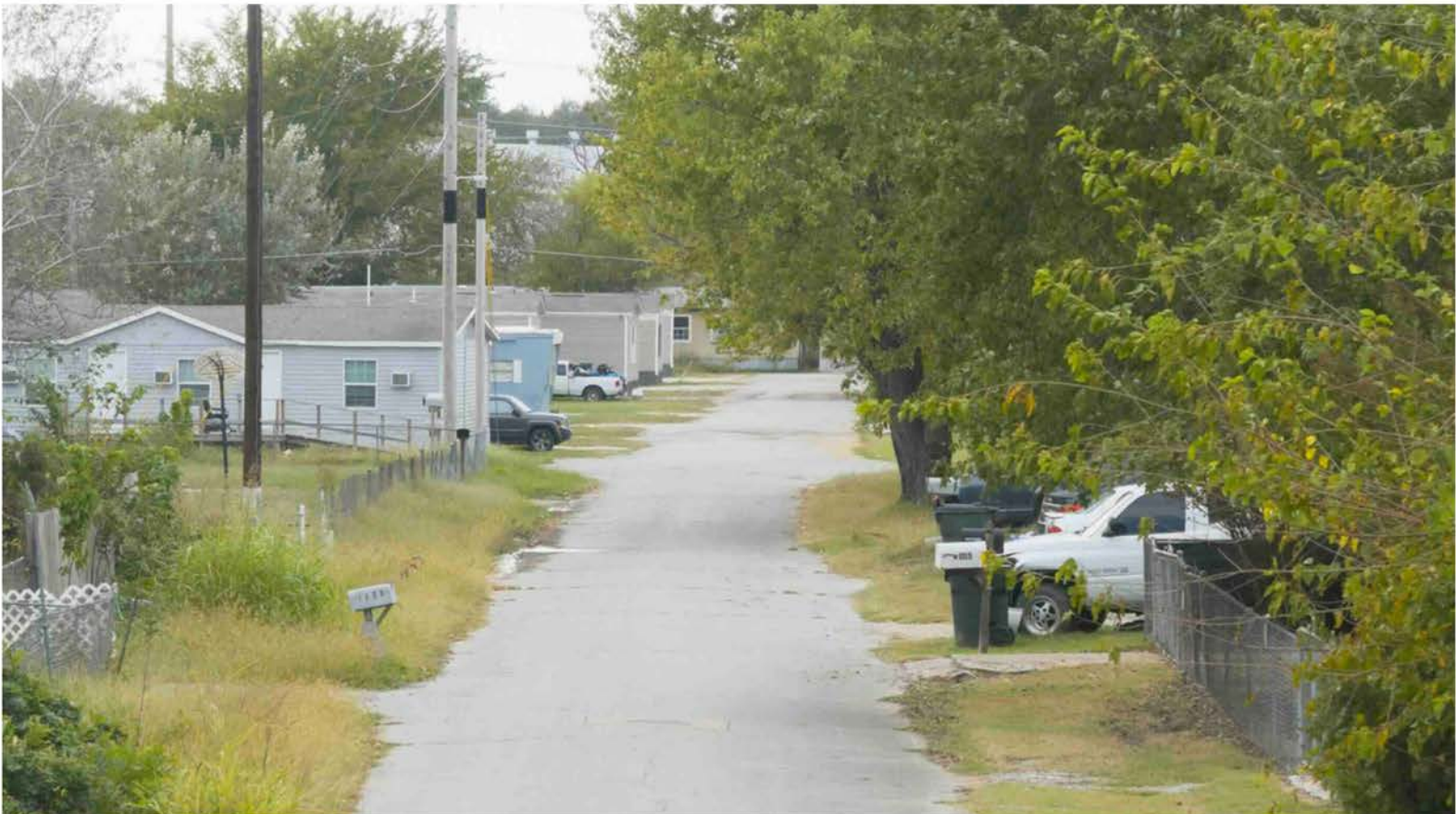
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OKMULGEE - CITY PHOTOGRAPHY

