



OFFERING MEMORANDUM

# LAS VILLAS ON PENN AVE

MULTIFAMILY PROPERTY FOR SALE

OKLAHOMA CITY, OK 73112



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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Discover an exceptional investment opportunity in the heart of Oklahoma City. This impressive 8,100 SF building, featuring 8 fully renovated units, offers a modern and attractive exterior, boasting a new roof, fresh exterior paint, and siding. With a prime location and 100% occupancy, this property is perfectly positioned for a savvy investor looking to capitalize on the robust multifamily/high-rise market. Zoned for multifamily use and meticulously updated in 2024, this property presents an outstanding chance to enter the thriving Oklahoma City real estate landscape. Ownership recently completed extensive renovations. With major capital improvements completed, the property is positioned for stable operations with minimal near-term capital requirements.

## PROPERTY HIGHLIGHTS

- Renovated in 2024
- New exterior paint and siding
- Interior repairs and finish out work
- Modern exterior

## OFFERING SUMMARY

Sale Price:	\$876,000
Number of Units:	8
Price / Unit:	\$109,589
Lot Size:	7,100 SF
Building Size:	8,100 SF
NOI:	\$43,680.00
Cap Rate:	5%

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,601	42,592	88,206
Total Population	14,410	92,651	203,857
Average HH Income	\$68,855	\$83,655	\$74,945

## CHANDLER MOREAU

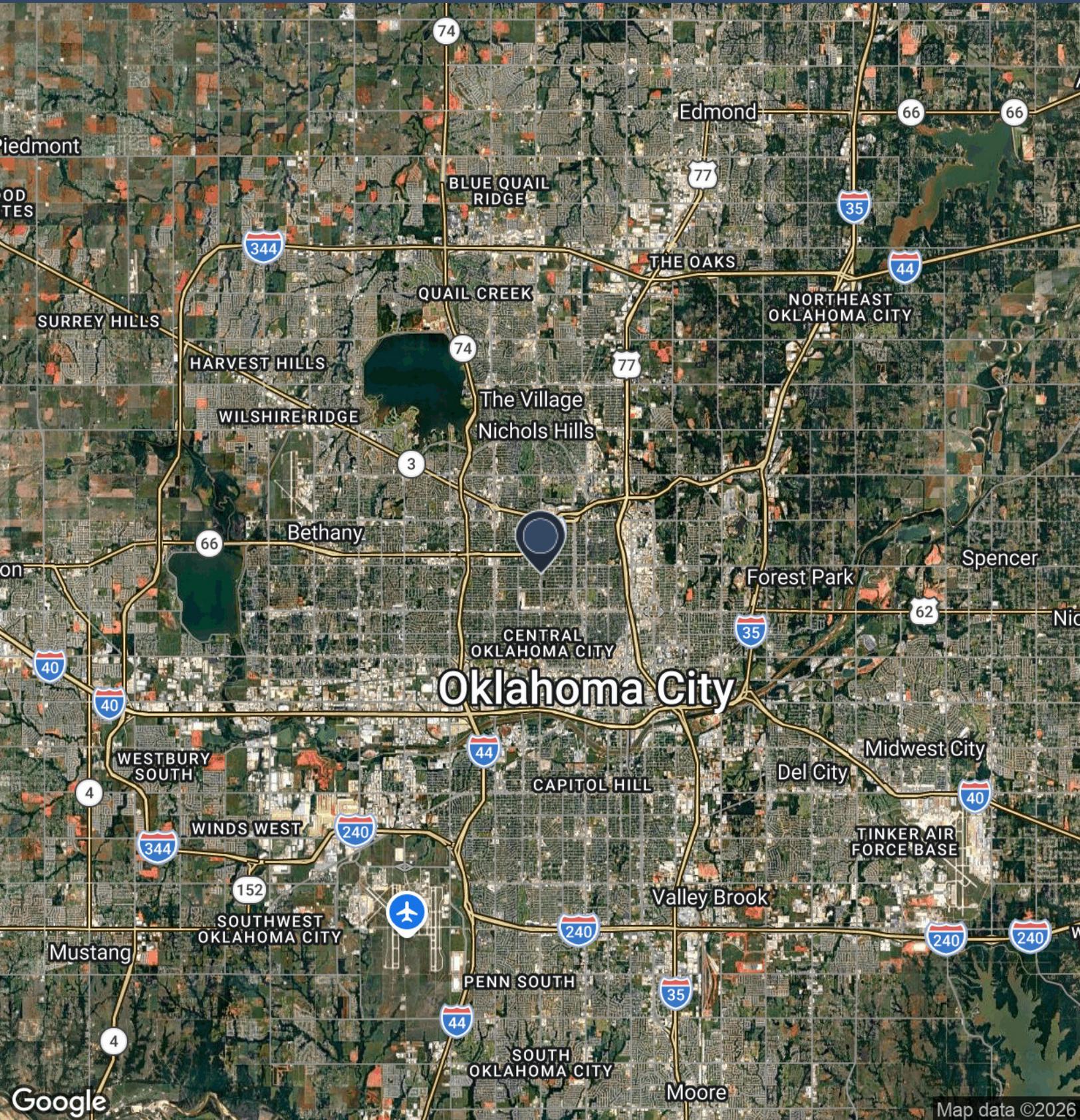
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# LAS VILLAS ON PENN AVE



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# LOCATION MAP



**CHANDLER MOREAU**

Owner / Managing Broker

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# FINANCIAL SUMMARY

INVESTMENT OVERVIEW	THE VILLAS ON PENN AVE
Price	\$876,000
Price per SF	\$108
Price per Unit	\$109,500
GRM	14.04
CAP Rate	5%
Cash-on-Cash Return (yr 1)	4.99%
Total Return (yr 1)	\$43,680

OPERATING DATA	THE VILLAS ON PENN AVE
Gross Scheduled Income	\$62,400
Total Scheduled Income	\$62,400
Gross Income	\$62,400
Operating Expenses	\$18,720
Net Operating Income	\$43,680
Pre-Tax Cash Flow	\$43,680

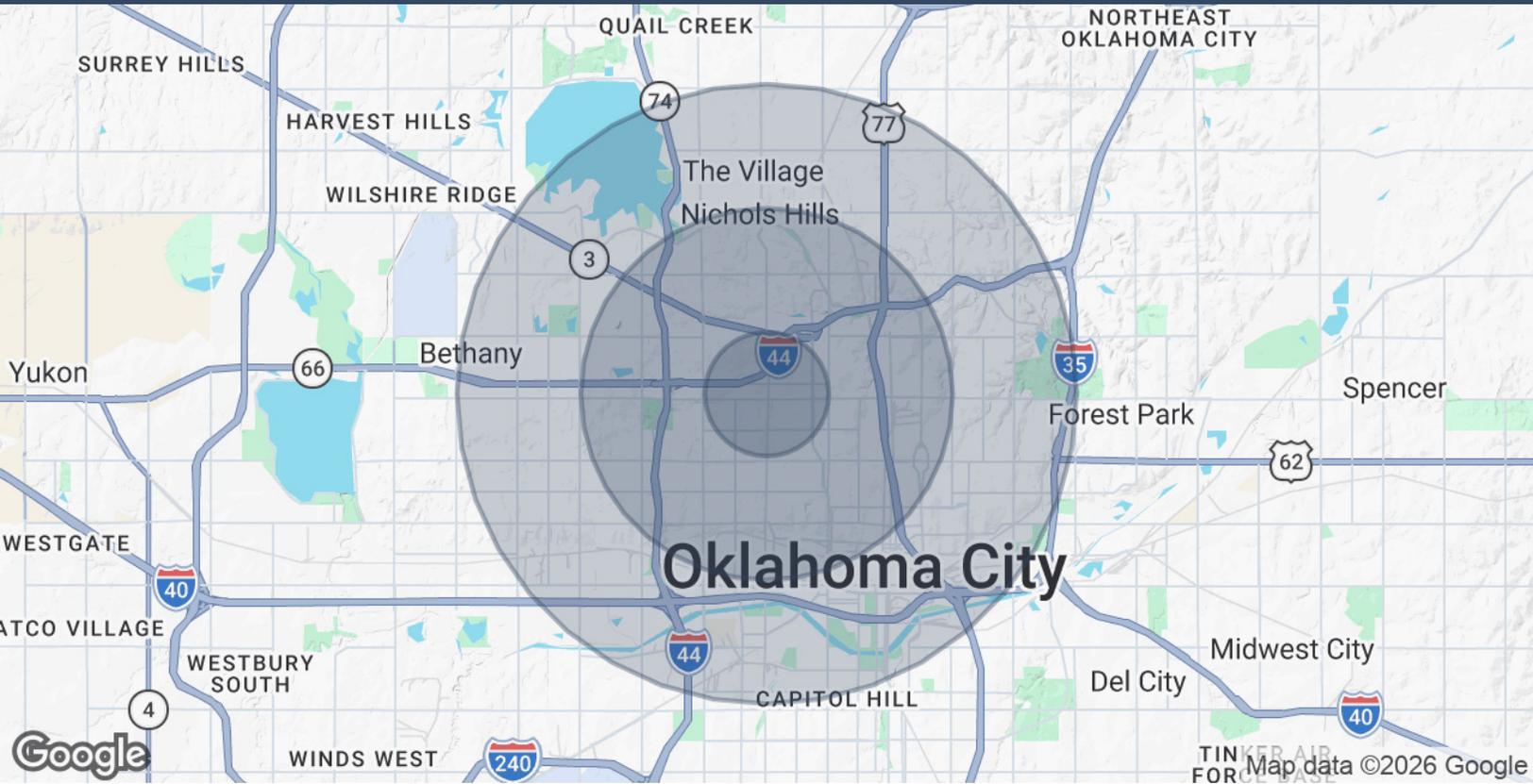
# INCOME & EXPENSES

INCOME SUMMARY	THE VILLAS ON PENN AVE
GROSS INCOME	\$62,400
EXPENSES SUMMARY	THE VILLAS ON PENN AVE
OPERATING EXPENSES	\$18,720
NET OPERATING INCOME	\$43,680

## UNIT MIX SUMMARY

UNIT TYPE	COUNT	% OF TOTAL	RENT
1 Bed	8	100%	\$650
<b>TOTALS/AVERAGES</b>	<b>8</b>	<b>100%</b>	<b>\$650</b>

# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,410	92,651	203,857
Average Age	38	39	38
Average Age (Male)	37	38	37
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,601	42,592	88,206
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$68,855	\$83,655	\$74,945
Average House Value	\$223,242	\$304,029	\$259,803

Demographics data derived from AlphaMap