



THE
PROPERTY CENTER
REAL ESTATE SERVICES

KNOB HILL ESTATES

MONKEY ISLAND

The Property Center is excited to present this easy to manage resort in an incredible location on Monkey Island. Knob Hill Estates provides an opportunity for an investor to take advantage of low vacancy, growing rents, and plenty of room to expand as you please. The property features 38 fully occupied long-term rental cabins, an on-site laundromat, 2 storage buildings, and plans for 27 oversized pull-through RV sites with room for additional expansion.

KNOB HILL ESTATES

38

RENTAL CABINS

27

RV SITES PLANNED

22.73

ACRES



14 (+/-) FUTURE RV SITES

ADDITIONAL LAND FOR EXPANSION

11 (+/-) FUTURE RV SITES

4 FUTURE RV SITES

MARKETING LINES ONLY - NOT A SURVEY

INVESTMENT HIGHLIGHT

PROPERTY OVERVIEW

Year Built:

2009-2022

No. Units:

38

Average Unit Size:

759

Rentable SF (+/-):

31,704

Total Acreage:

22.73

Market Rent:

\$1,500

Occupancy:

100%

Annual GPR:

\$684,000

ASKING PRICE

\$5,300,000

CAP RATE

7.24%

STABILIZED CAP

8.25%

2	\$1,200	21	\$1,195
3	\$1,200	22	\$1,400
4	\$1,150	23	\$1,400
5	\$1,400	24	\$1,400
6	\$1,300	25	\$1,195
7	\$1,300	26	\$1,195
8	\$1,400	27	\$1,500
9	\$1,400	28	\$1,450
10	\$1,500	29	\$1,500
11	\$1,245	30	\$1,500
12	\$1,400	31	\$1,400
14	\$1,195	32	\$1,400
15	\$1,250	33	\$1,245
16	\$1,350	34	\$1,500
17	\$1,400	35	\$1,500
18	\$1,400	36	\$1,400
19	\$1,400	37	\$1,400
20	\$1,245	38	\$1,400
		39	\$1,400

RENT ROLL

TOTAL MONTHLY RENT

\$51,540

MEDIAN RENT

\$1,400

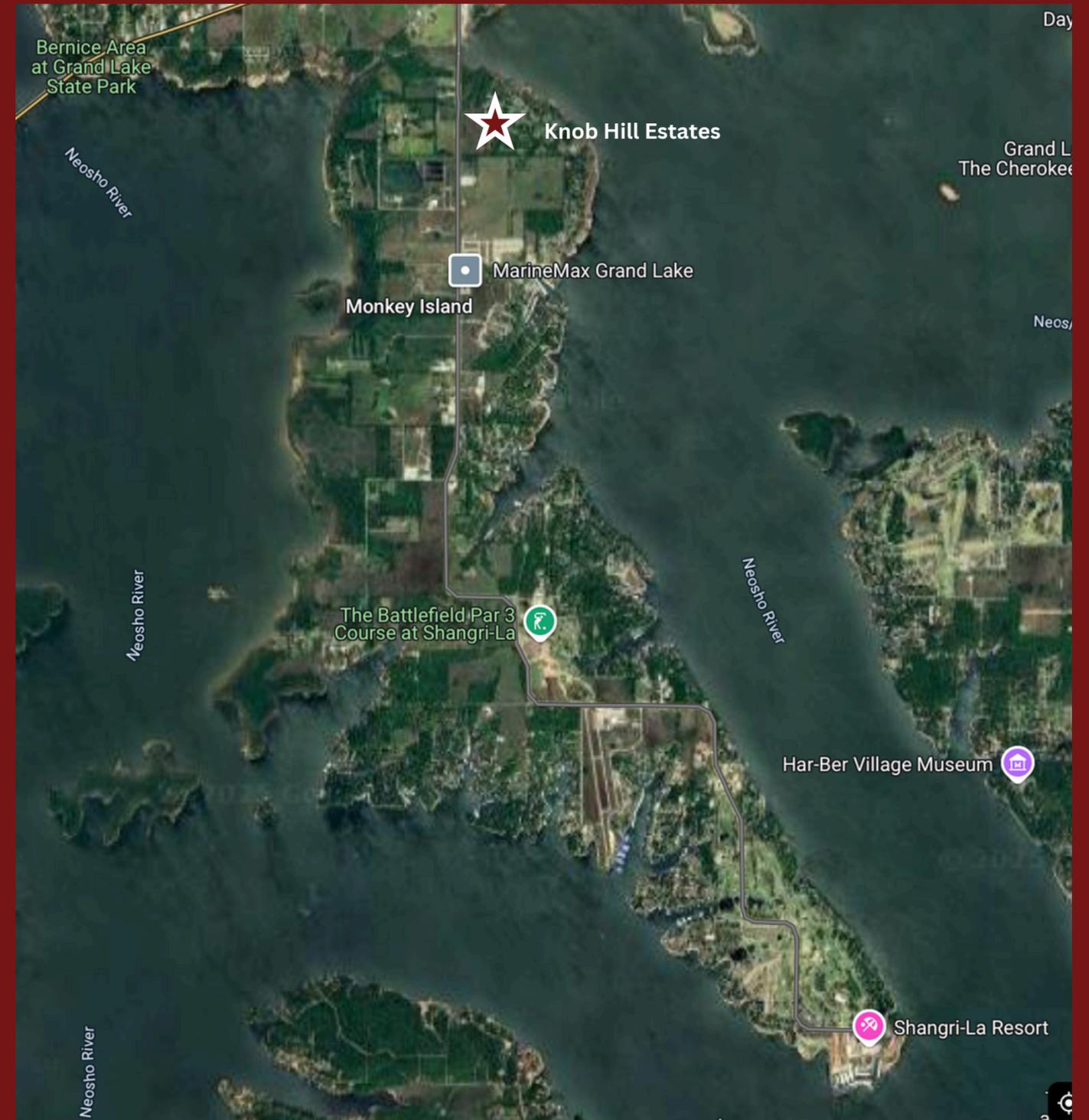
OCCUPANCY

100%

MONKEY ISLAND

Monkey Island is Oklahoma's premier destination for relaxation, fishing, boating, restaurants, and golf on Grand Lake. The peninsula is 6 miles long from north to south with State Highway 125 running from end to end.

Shangri-La Resort features a 27-hole championship golf course as well as the newly built Battlefield - an 18 hole par 3 course sitting just 3 miles from Knob Hill.



KNOB HILL CABINS



ON-SITE LAUNDROMAT



The on-site laundromat was completed in September 2024

AVERAGE MONTHLY INCOME

\$1,280

EXPENDITURES

COIN LAUNDRY UNITS

\$26,574

SOAP VENDING MACHINE

\$2,657

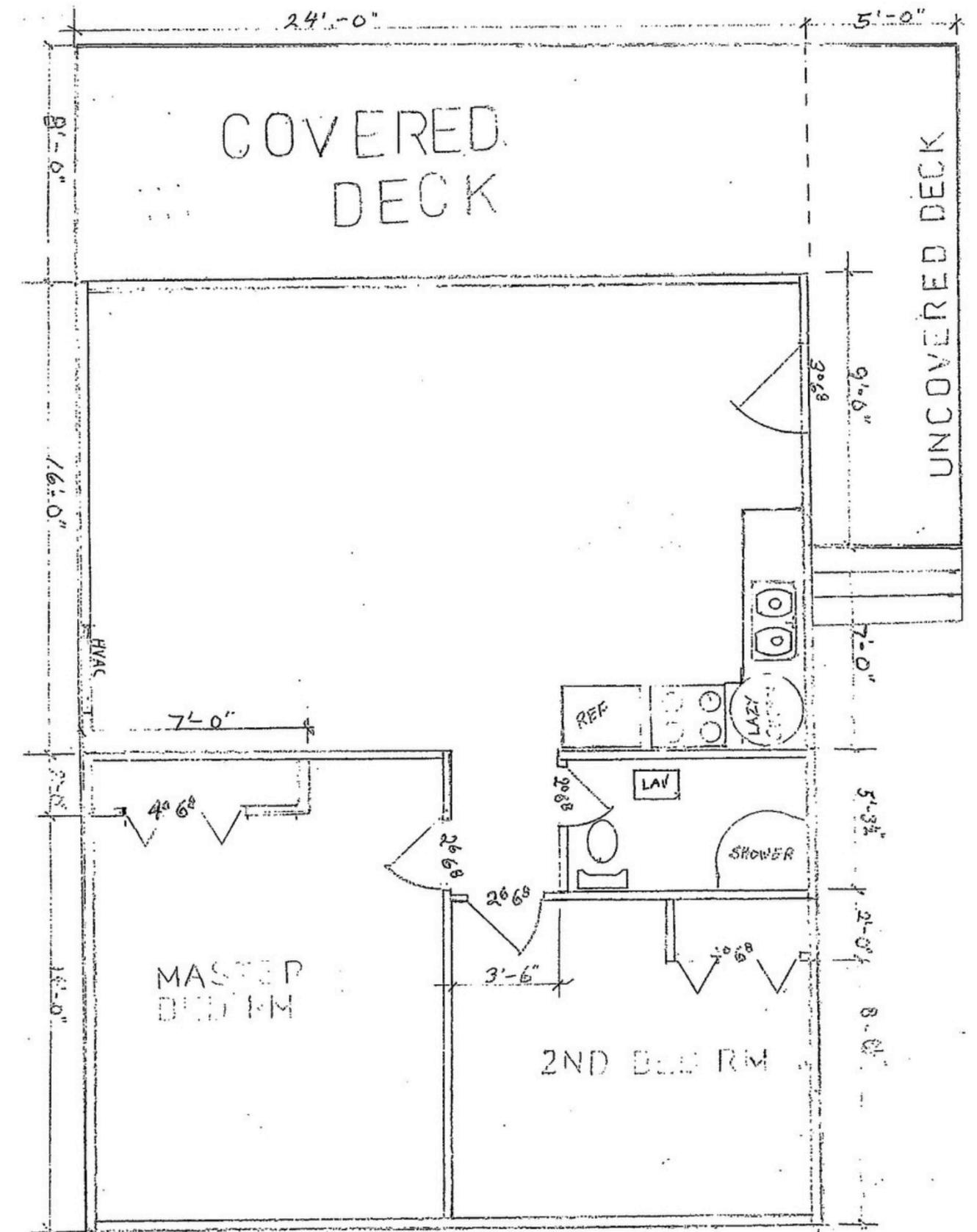
PLUMBING/ELECTRIC

\$6,000

FLOOR PLAN

UNIT MIX

UNIT TYPE	NO OF UNITS	SQ FT.	MARKET RENT
2 BED / 1 BATH	37	763	\$1,500
1 BED / 1 BATH	1	600	\$1,200



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THE
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