

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$695,000
Building Size:	6,048 SF
Lot Size:	3.00 AC
Number of Units:	8
Price / SF:	\$114.91
Cap Rate:	7.47%
NOI:	\$51,900
Year Built:	1984
Renovated:	2022

PROPERTY OVERVIEW

8-Plex - Minco, OK
Fully Leased
2 Buildings, 4 Units Each
1 AC Lot Included
Updated in 2022
Financials upon request

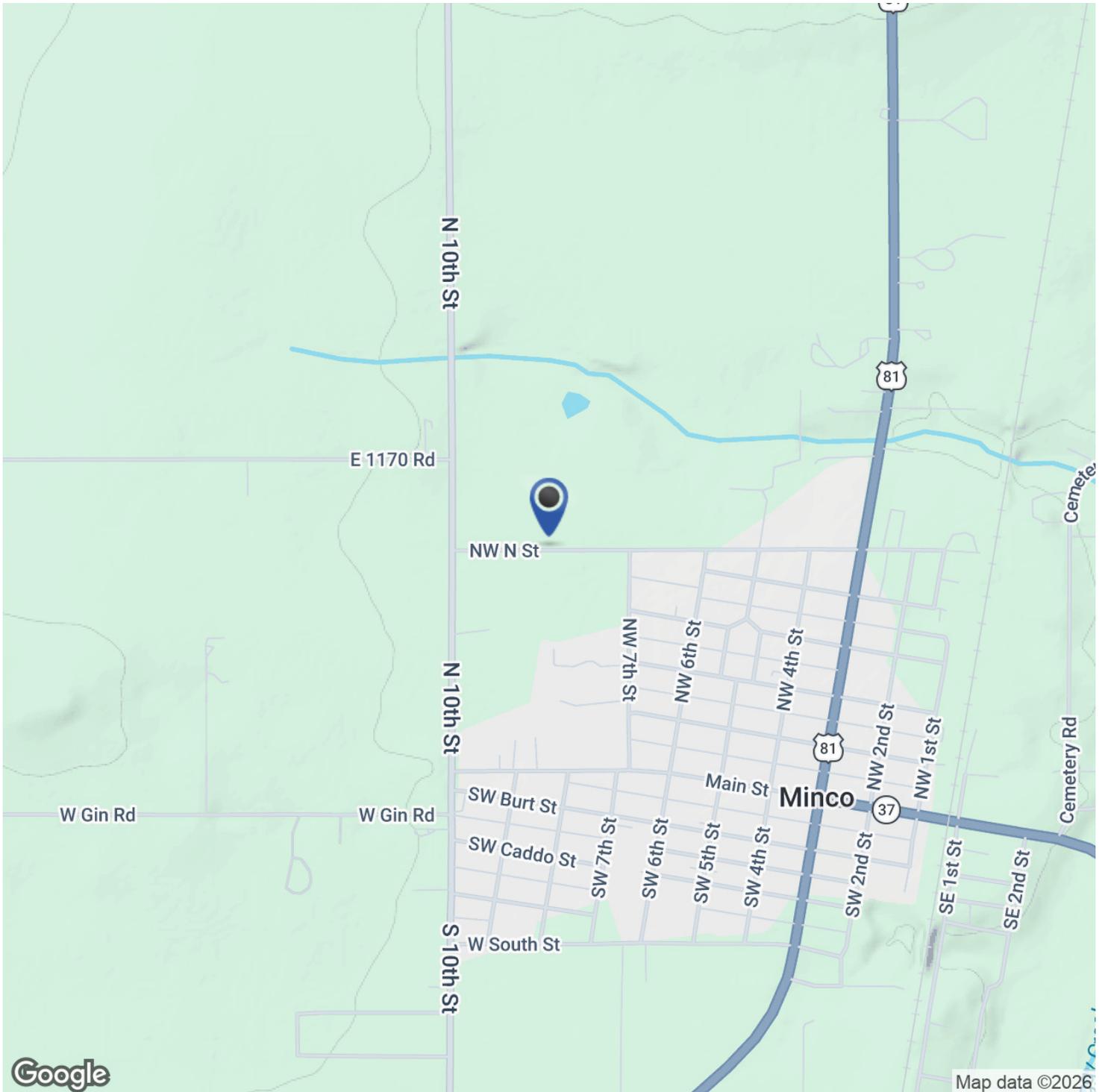
jason@creekcre.com
405.919.5658
JASON HOGSETT

ADDITIONAL PHOTOS



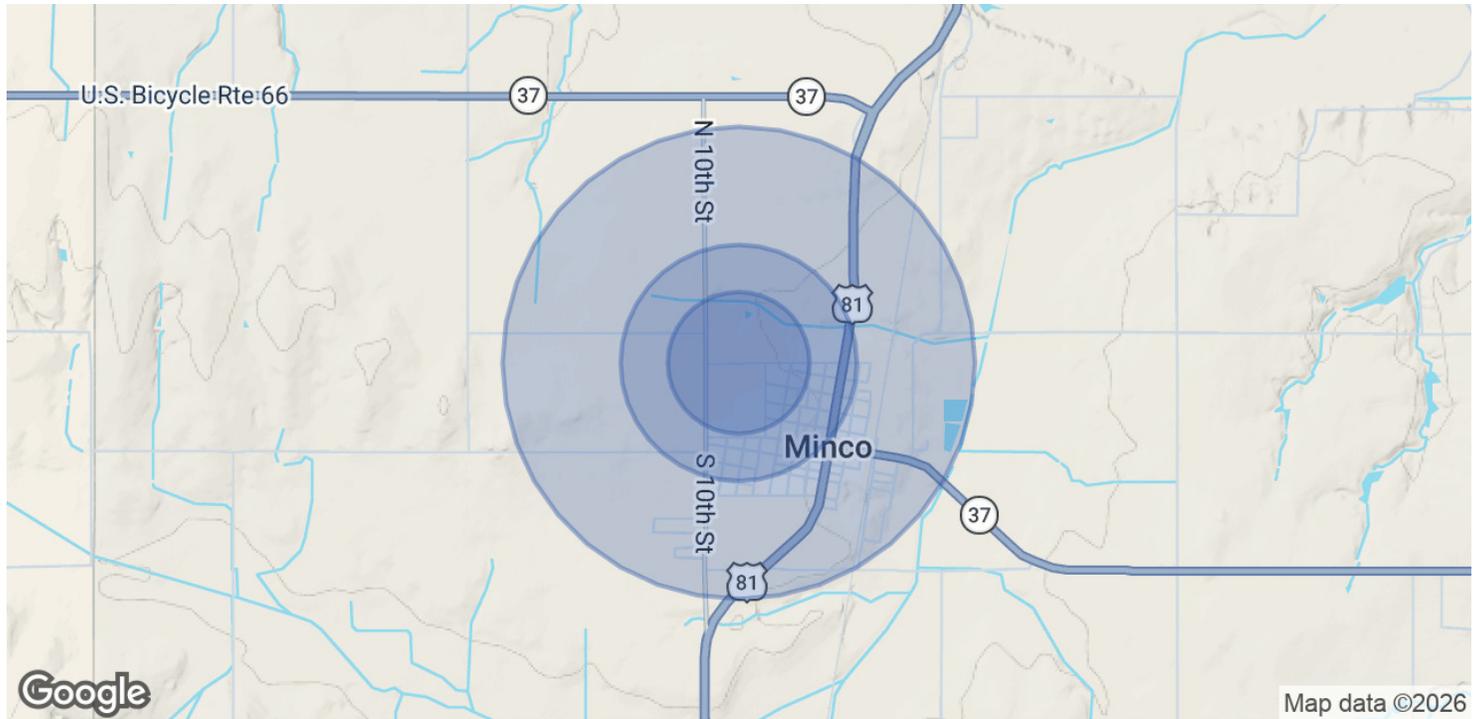
jason@creekcre.com
405.919.5658
JASON HOGSETT

LOCATION MAP



jason@creekcre.com
405.919.5658
JASON HOGSETT

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	188	581	1,204
Average Age	37	38	39
Average Age (Male)	36	36	37
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	80	247	501
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$71,774	\$72,998	\$77,450
Average House Value	\$172,493	\$163,123	\$159,382

Demographics data derived from AlphaMap

jason@creekcre.com
405.919.5658
JASON HOGSETT