

# Duplexes of Seminole Town Center

Seminole, OK



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# Confidentiality Agreement

Seminole, OK



Wiggin Properties, LLC (“WP”) is acting as the Owner’s exclusive single party real estate broker for the sale of the 201 S Main St, Owasso, OK 74055 (the “Property”). This Confidentiality and Conditions of Offering Agreement (the “Agreement”) will confirm the mutual understandings of Investor, WP, and Owner in connection with Investor’s review of any information (the “Offering Materials”) provided in connection with the potential sale of the Property.

**1. Use and Return of Offering Materials:** The Confidential Materials will be used by the Investor solely for the purpose of evaluating the possible acquisition of the Property. The Confidential Materials may not be copied without the Owner’s or WP’s consent, and must be destroyed immediately upon request or when the Investor declines to make an offer or terminates discussions or negotiations with respect to the Property.

**2. Confidentiality and Non-Disclosure of Offering Materials by**

**Investor:** Investor acknowledges that the Offering Materials are considered confidential and proprietary and will not disclose any of the contents thereof to any person without the Owner’s or WP’s prior written consent; provided, however, that the Offering Materials may be disclosed to the Investor’s partners, employees, legal counsel, advisors, and institutional lenders (collectively the “Related Parties”) as reasonably required for an evaluation of the Property. Such Related Parties shall be informed by Investor of the confidential nature of the Offering Materials and the terms of this Agreement and shall be directed by Investor to keep the Offering Materials and related information strictly confidential in accordance with this Agreement. Investor shall be responsible for any violation of this provision by any Related Party.

**3. Investor as Principal and Other Brokers or Agents:** Investor acknowledges that it is acting as a principal or an investment advisor in connection with the possible acquisition of the Property and agrees that it will not look to Owner or WP for any fees or commissions in connection with the sale of the Property. Additionally, Investor confirms that it has not dealt with any broker, other than WP, regarding the acquisition of the Property, and agrees to indemnify the Owner and WP from any claims

for compensation by, liabilities to or expenses related to any other broker with whom the Investor has had dealings in connection with the sale of the Property. Investor furthermore confirms its understanding that WP represents the Owner as a single party broker as defined by the Oklahoma Brokerage Relationships Act, the Oklahoma Real Estate License Code and all applicable statutes and rules.

**4. No Representations as to Offering Materials or Condition of Property:** Neither Owner or WP make any representation or warranty expressed or implied as to the accuracy or completeness of the Offering Materials or the condition of the Property. These Offering Materials are presented subject to error, omissions, changes or withdrawal without notice. Neither Owner nor WP shall have any liability to the undersigned with respect to the Offering Materials or the condition of the Property. Investor shall rely only on its own due diligence and investigation of the Property, including but not limited to any financial, title, environmental, physical, tenant or any other matters.

**5. Withdrawal of Property from Market or Termination of Discussions:** The Property is offered for sale subject to withdrawal from the market at any time, rejection of any offer for any reason without notice, and termination of discussions with any party at any time without notice for any reason whatsoever.

**6. Access to Property, Property’s Management, and Tenants:** Investor agrees not to enter any non-public area of the Property, nor communicate with the Property’s management employees or any tenant of the Property, without the prior consent of Owner or WP.

**7. Choice of Law:** The Agreement shall be governed and construed in accordance with the laws of the State of Oklahoma. This Agreement shall expire one year from execution date.

**8. Authorization:** The person receiving this Agreement is an officer of the Investor and has full authority to bind the Investor to this Agreement.

# Investment Offering Summary

Seminole, OK



## 8 Units in Seminole, OK

Wiggin Properties is pleased to bring to market four brand-new duplexes located in the growing Seminole Town Center development in Seminole, OK. Constructed in 2025, these modern rental properties offer strong tenant appeal and excellent functionality

Each unit features:

- 3 bedrooms and 2 bathrooms – spacious layouts designed for today's renters
- Attached garage – added convenience and value
- New construction (2025) – low-maintenance, energy-efficient builds

With a total of 8 rental units, investors can benefit from immediate cash flow potential, economies of scale in management, and long-term appreciation in a desirable Seminole location. This portfolio offers a turnkey investment opportunity with brand-new construction, strong rental demand, and modern design features. Whether you are a seasoned investor or looking to expand your portfolio with quality multifamily assets, these duplexes deliver a combination of stability and growth potential.

### Highlights

- Portfolio of Four Duplexes – Eight total residential rental units offered as a single package.
- Attractive Financial Metrics – \$1,450,000 purchase price, 6.69% cap rate, and \$181,250 per door.
- Immediate Cash Flow – Stabilized income-producing assets with strong rental demand.
- Brand-new construction offering modern design and updated building systems



**PURCHASE PRICE**  
**\$1,450,000**



**CAP RATE**  
**6.69%**



**PRICE/DOOR(8)**  
**\$181,250**



# Location

Seminole, OK

- 1 **3 Bed / 2 Bath (1,250 sf)**  
2662 Birch Lane,  
Seminole, OK 74868
- 3 Bed / 2 Bath (1,250 sf)**  
2664 Birch Lane,  
Seminole, OK74868
- 2 **3 Bed / 2 Bath (1,250 sf)**  
2670 Birch Lane, Seminole,  
OK 74868
- 3 Bed / 2 Bath (1,250 sf)**  
2672 Birch Lane, Seminole,  
OK, 74868
- 3 **3 Bed / 2 Bath (1,250 sf)**  
2678 Birch Lane, Seminole,  
OK 74868
- 3 Bed / 2 Bath (1,250 sf)**  
2688 Birch Lane, Seminole,  
OK 74868
- 4 **3 Bed / 2 Bath (1,250 sf)**  
2696 Birch Lane, Seminole,  
OK 74868
- 3 Bed / 2 Bath (1,250 sf)**  
2698 Birch Lane, Seminole,  
OK 74868



# Location

Seminole, OK

## About Seminole, OK

Seminole is a community with deep roots in Oklahoma's history and a reputation for resilience and growth. Originally established as part of Indian Territory, Seminole rose to national attention in the 1920s during Oklahoma's oil boom, earning the nickname "The Oil Capital of the World" for its remarkable production. While the city has evolved since then, it has maintained a strong sense of community and pride in its heritage.

Today, Seminole is home to Seminole State College, a cornerstone of the community that draws students and faculty from across the region. The duplexes benefit from being just minutes from the campus, making them especially attractive to students, staff, and local residents seeking convenient housing. Instead of being just another small town, Seminole combines history, education, and opportunity in a way that makes it both livable and investable.



# Financial Information

Seminole, OK



## Rent Roll

Property #	Address	Type	Rent (Mo.)	Beds	Bath	Sqaure Feet	Built	Lease Maturity Date
1	2662 Birch Lane, Seminole, OK 74868	Duplex	\$1,500.00	3	2	1,250	2025	Oct 31, 2026
1	2664 Birch Lane, Seminole, OK 74868	Duplex	\$1,500.00	3	2	1,250	2025	Oct 31, 2026
2	2670 Birch Lane, Seminole, OK 74868	Duplex	\$1,500.00	3	2	1,250	2025	Sep 30, 2026
2	2672 Birch Lane, Seminole, OK 74868	Duplex	\$1,500.00	3	2	1,250	2025	Sep 30, 2026
3	2678 Birch Lane, Seminole, OK 74868	Duplex	\$1,500.00	3	2	1,250	2025	Jul 31, 2026
3	2688 Birch Lane, Seminole, OK 74868	Duplex	\$1,500.00	3	2	1,250	2025	Jul 31, 2026
4	2696 Birch Lane, Seminole, OK 74868	Duplex	\$1,500.00	3	2	1,250	2025	Construction Finished by 11/1/25
4	2698 Birch Lane, Seminole, OK 74868	Duplex	\$1,500.00	3	2	1,250	2025	Construction Finished by 11/1/25
Totals			\$12,000.00			10,000		

# Financial Information

Seminole, OK



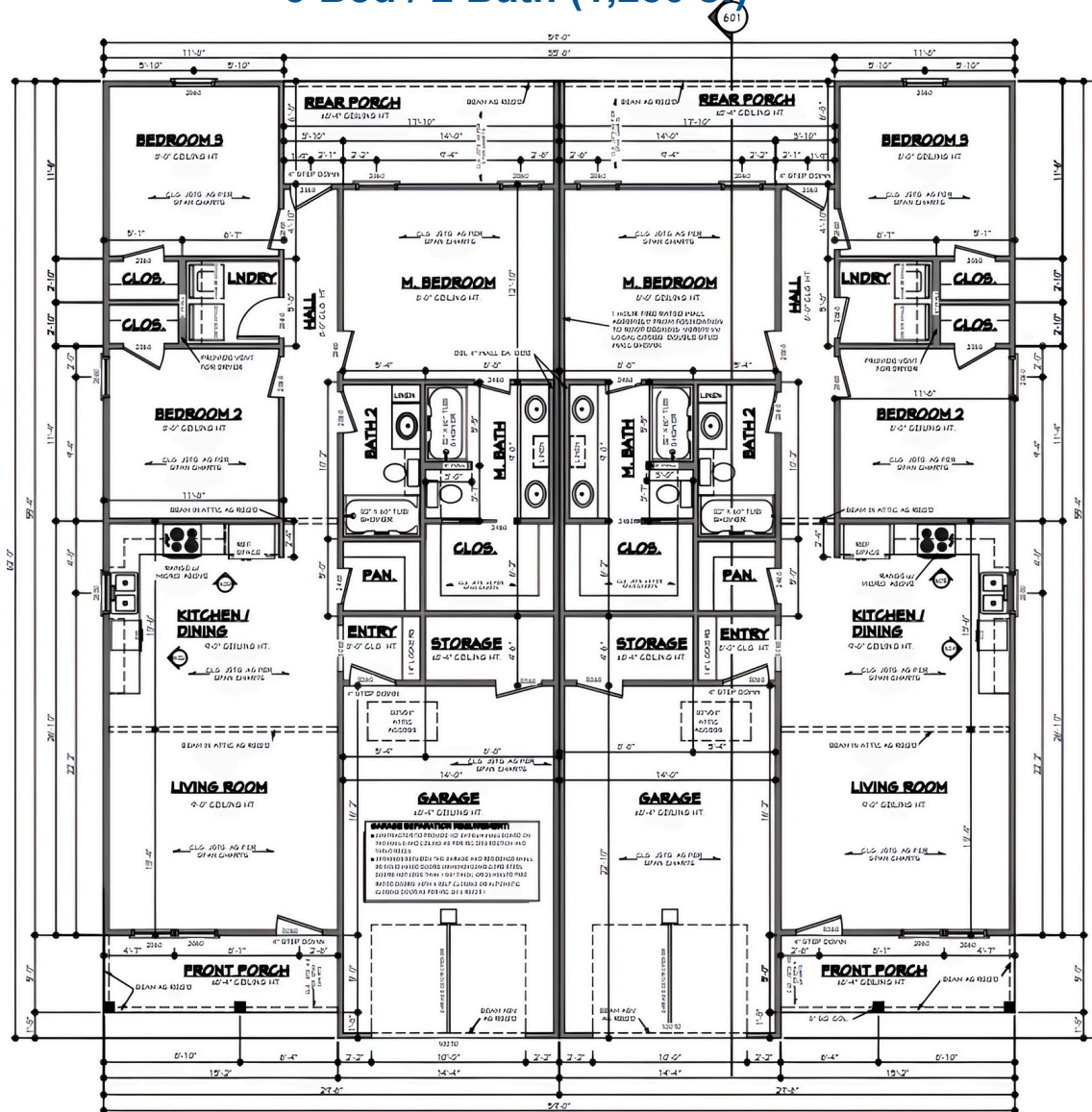
## Seminole Town Center

# of Doors 8

The following economic analysis is based on existing occupancy rates, rental rates and pro forma operating expenses. All information provided herein was obtained from sources deemed as reliable; however Wiggin Properties, LLC. is not responsible for mistakes, errors, or omissions.

	<u>Total</u>	<u>Per Door</u>
<b>INCOME:</b>		
Potential Rental Income	\$144,000	\$18,000
Other Income (Late Fees)	\$800	\$100
<b>POTENTIAL GROSS INCOME</b>	<b>\$144,800</b>	<b>\$18,100</b>
Vacancy/Credit Loss	-\$7,240	-5.00%
<b>EFFECTIVE GROSS INCOME</b>	<b>\$137,560</b>	<b>\$17,195.00</b>
LESS: Operating Expenses		
Property Taxes	\$17,579	\$2,197
Repairs & Maintenance	\$1,500	\$300
Utilities (CAM - Water, Electric, Security)	\$300	\$38
Landscaping	\$100	\$13
Management Fee	\$11,005	8.00%
Insurance	\$7,200	\$900
Other	\$1,500	\$188
Subtotal	\$39,184	\$4,898
Reserve	\$2,000	\$250
Total Operating Expenses	\$41,184	\$5,148
<b>NET OPERATING INCOME</b>	<b>\$96,376</b>	<b>\$12,047</b>
Total	\$1,450,000	
Cap Rate	6.65%	
Price Per Door	\$181,250	

## 3 Bed / 2 Bath (1,250 sf)



# Property Photos

Seminole, OK



# Property Photos

Seminole, OK

