

**2009 NW Hoover Ave.
Lawton, OK 73507**

**MULTIFAMILY INVESTMENT
PROPERTY FOR SALE**



OFFERING SUMMARY

Sale Price:	\$800,000.00
Number Of Units:	27
Cap Rate:	8.61%
NOI:	\$68,880
Lot Size:	1.84 Acres
Year Built:	1946
Building Size:	12,960 SF
Zoning:	R-4
Price / SF:	\$61.73

PROPERTY OVERVIEW

Multifamily investment portfolio for sale in Lawton, Oklahoma. This multifamily property consists of 19 individual units and 4 duplexes. 12 of the units are currently occupied, 1 of the units are vacant, and 4 units are currently being used as Air BNB's. 1 unit is used as an office and 1 unit is used as a laundry room with 2 washers and 2 dryers. All 19 units have been completely remodeled. Roofs were replaced on all units in 2019. All windows have been replaced. The 4 duplexes are ready to remodel. Property is conveniently located near Fort Sill and I-44. Nearby businesses include Dollar General, Family Dollar, Sonic Drive-Inn, Doggie Funhouse 2, Papa Louie's Pizzeria, and Hero's Billiards and Sports Bar.

PROPERTY HIGHLIGHTS

- 19 fully remodeled units and 8 ready-to-remodel units.

MELISSA BUSSE

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Measurements and other information are obtained from Owner and/or other reliable sources and are offered as an aid for investment analysis. Although deemed reliable, information is not guaranteed and is provided subject to errors, omissions, prior sale or withdrawal.

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Insight Commercial Real Estate Brokerage, LLC

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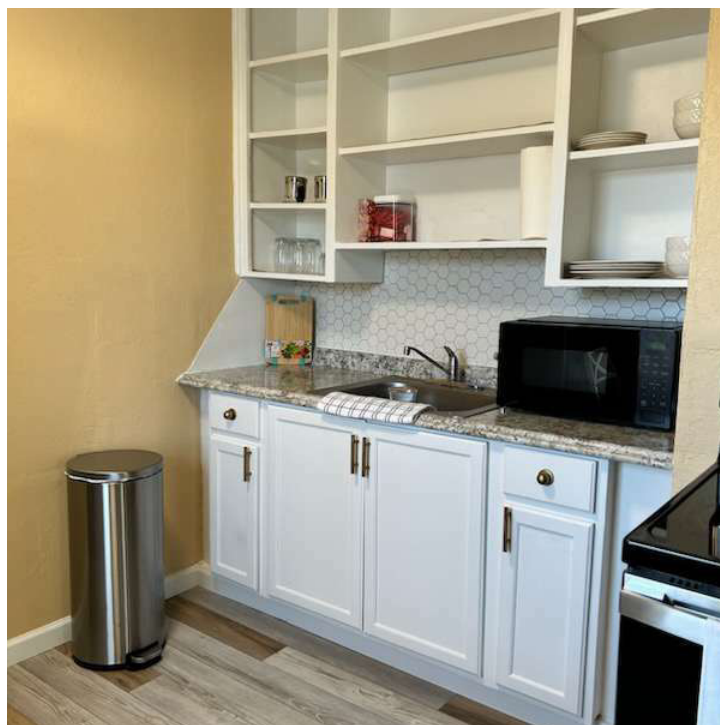
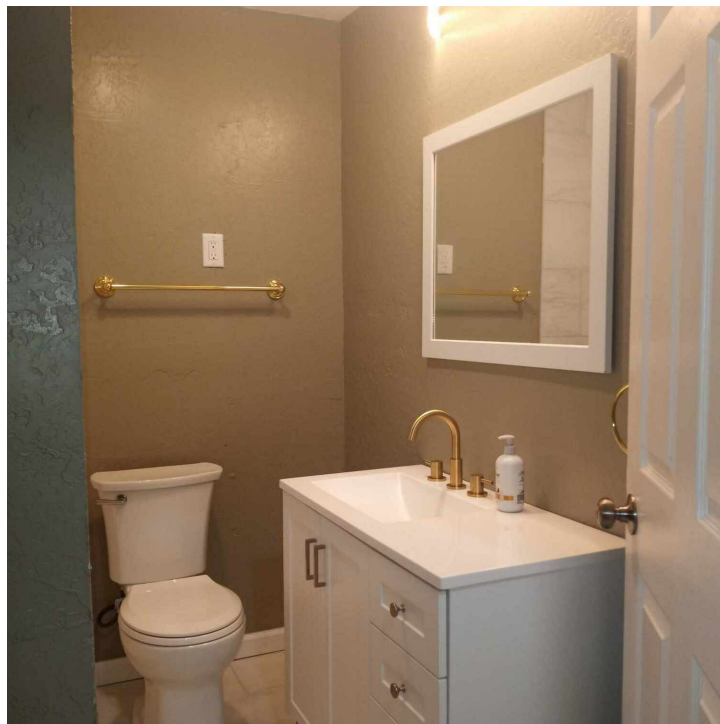
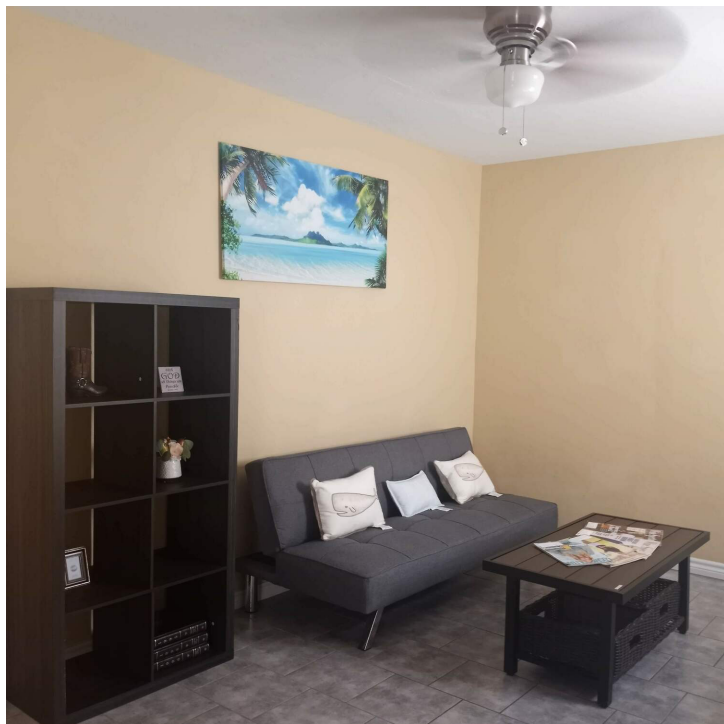


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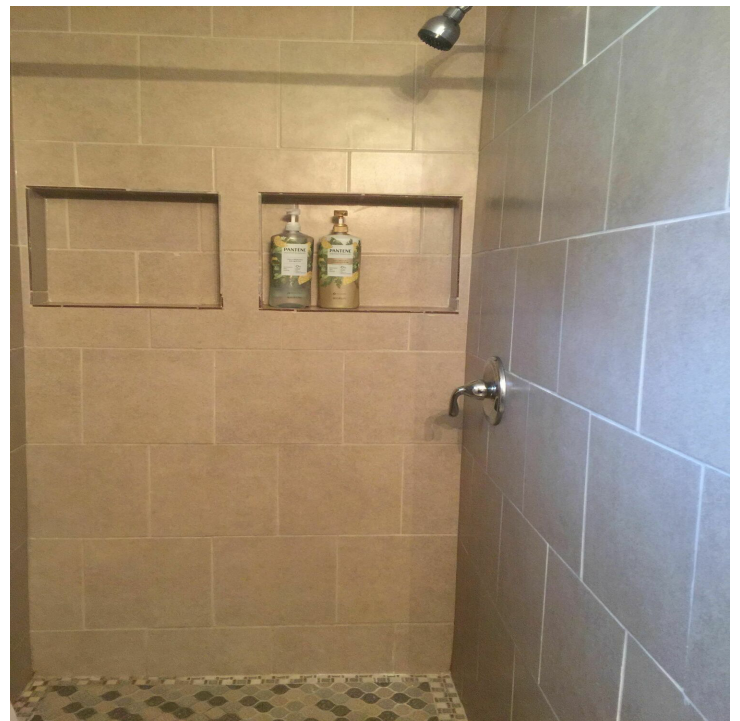
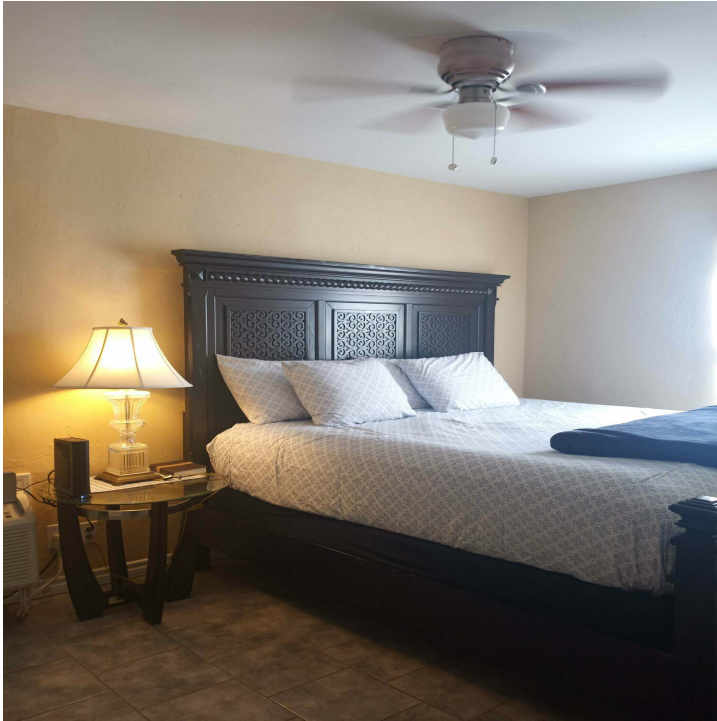


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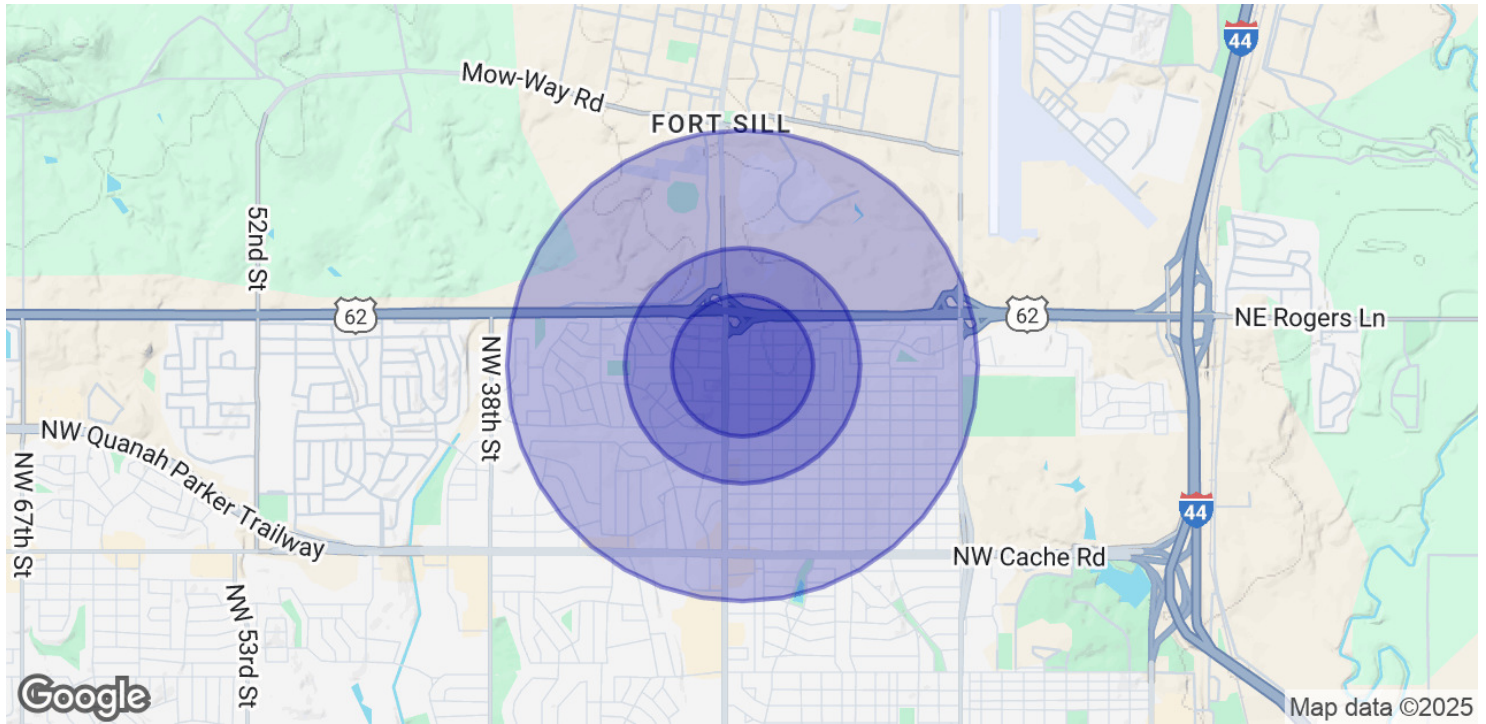
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MULTIFAMILY INVESTMENT PROPERTY FOR SALE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	709	2,701	9,817
Average Age	36	36	35
Average Age (Male)	36	35	34
Average Age (Female)	36	37	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	301	1,111	3,647
# of Persons per HH	2.4	2.4	2.7
Average HH Income	\$50,500	\$50,864	\$50,772
Average House Value	\$101,271	\$109,306	\$131,861

Demographics data derived from AlphaMap

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