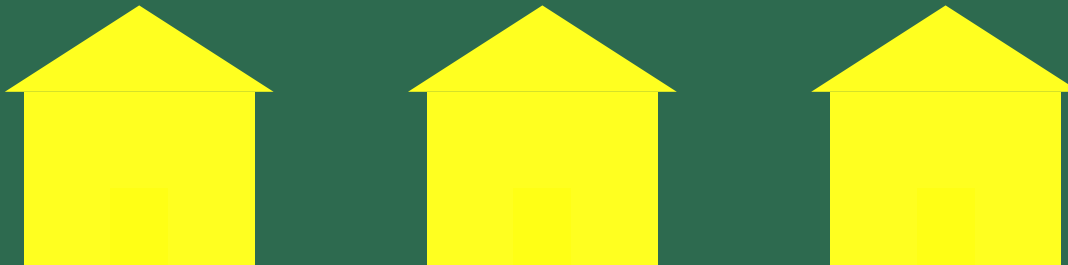


Okie Mountain Properties

\$254,900



3 CABIN UNITS | 2131 SIOUX DR, SULPHUR, OK 73086

Unit 1 Available for Lease | Units 2 & 3 Occupied on 12-Month Leases thru Feb 2027

3
UNITS\$2,150
CURRENT MO. INCOME8.76%
PRO FORMA CAP6.44x
GRM\$22,330
PRO FORMA NOI\$583
EST. MO. CASH FLOW

PROPERTY OVERVIEW

Address	2131 Sioux Dr, Sulphur OK 73086
Property Type	Multifamily — 3 Cabin Units
Year Built	2011
Building Size	1,008 SF (336 SF/unit)
Lot Size	0.84 Acres
Unit Mix	3 x 1BR/1BA with Kitchenette
Market Rent	\$1,100/unit (utilities included)
Unit 1	Available — Taking Applications
Units 2 & 3	Leased thru Feb 28, 2027

PRO FORMA FINANCIALS (FULL OCCUPANCY)

Gross Annual Rent (3x\$1,100x12)	\$39,600
Less: Property Mgmt (10%)	(\$3,960)
Less: Insurance	(\$3,593)
Less: Property Tax	(\$1,444)
Less: Utilities (recent avg)	(\$5,273)
Less: Maintenance	(\$3,000)
Pro Forma NOI	\$22,330
Cap Rate (at \$254,900)	8.76%
GRM	6.44x

INVESTMENT HIGHLIGHTS

• 8.76% Pro Forma Cap Rate

At full occupancy with current utility run rates. Unit 1 actively leased — immediate upside for buyer.

• Two Leases in Place

Units 2 & 3 on 12-month leases through Feb 28, 2027 generating \$2,150/mo guaranteed income today.

• Unit 1 Upside

Unit 1 re-leasing now — buyer walks in with immediate value-add opportunity at a discounted price.

• All-Utilities Included

Utilities included in rent — proven tenant preference. Avg \$439/mo total across all 3 units.

• Lake Country Location

Minutes from Lake of the Arbuckles & Chickasaw NRA. Proven year-round rental demand.

• Professionally Managed

Baca Realty Group at 10%. Fully passive structure already in place.

CURRENT RENT ROLL

Unit 1	Taking Apps	■ VACANT
Unit 2	\$1,050/mo	Leased thru 2/28/27
Unit 3	\$1,100/mo	Leased thru 2/28/27

AMENITIES

Unit Amenities:

- ✓ Air Conditioning/Heating
- ✓ High Speed Internet
- ✓ Refrigerator & Microwave
- ✓ Ceiling Fans
- ✓ Private Covered Porch

Site Amenities:

- ✓ 0.84 Acre Private Lot
- ✓ Picnic Area
- ✓ Pond on Property
- ✓ Ample Parking