INVESTMENT PROPERTY OPPORTUNITY

7.93% CAP RATE

Sales Price: $1,599,000

Proforma CAP RATE of 10.56%

- Stable investment with 100%occupancy
- 21,280 square feet under roof on 2.0 acres
- Septic system- Four tank system
- Highway frontage with 4 miles east of McAlester

14 TOWNHOME UNITS

7295 E HWY 270, McALESTER, OK

2026 Projected Financial Summary*

Calculations based on Current Rent Rolls and 12-31-2025 T-12 actual expenses

Gross Rental Income (Current)	$237,240.00
Gross Operating Expenses (Current)	-$110,445.00
Net Income	**$126,795.00**
SALES PRICE	**$1,599,000.00**
CAP RATE	**7.93%**

2026 Proforma Financial Summary

Calculations based on Current Rent Rolls and after transferring the electricity and internet/cable to the Tenant Expense

Gross Rental Income (Current)	$237,240.00
Gross Operating Expenses (Current)	$68,405.00
Net Income	$168,835.00
SALES PRICE	**$1,599,000.00**
CAP RATE	**10.56%**

Cap Rate: With a robust Upside Proforma 10.56% Cap Rate, this well-maintained property provides potential buyers with a solid return on investment.

Stable Occupancy: The complex has maintained 100% occupancy with a vacancy rate of less than 2% throughout its life, showcasing long-term tenant stability and minimizing investor risk.

Upside Potential: Each unit is separately metered for electricity, allowing the new owner to shift electricity costs to tenants, which can significantly increase the net operating income (NOI).

Owner Financing: The seller is willing to consider owner financing, a portion of this sales price, offering flexibility for potential buyers.

Property Manager: If the buyer needs a property manager he would continue to manage the property for $14,400.00 per year.

Building: 21,280 square feet	**Land:** 2.0 acres

County: Pittsburg	**Township:** Alderson	**School District:** Haileyville (E4)

UTILITIES

Electricity: All units are separately metered. (Currently, the landlord pays this expense)
Water: All units are metered together. (landlord pays this expense)
Sewer: Septic system; each building has a septic system to service the units in that building
Internet & Cable TV: Each unit has access to Internet & Cable TV service. (Currently, the landlord pays this expense)

Building Details				Unit Mix	
Building #	Units	Living Sq. Ft.	Year Built	# of	Bed-Bath-Car
1	4	5,800	2008	5	1 - 1 - 1
2	4	5,800	2009	1	2 - 2 - 1
3	3	2,430	2017	4	2 - 2.5 - 2
4	3	2,850	2018	4	3 - 2.5 - 2
Totals	**14**	**16,880**		**14**	

Financial Summary	Description	31 Dec 2025	Upside Proforma
	Gross rental income	$237,240.00	$237,240.00
	Gross Operating Expenses	-$110,445.00	-$68,405.00
	Net Income	$126,795.00	$168,835.00
	Sales Price:	$1,599,000.00	$1,599,000.00
	CAP Rate	**7.93%**	**10.56%**

Income Summary	Description	31 Dec 2025	Upside Proforma
	Monthly	$19,770.00	$19,770.00
	Rental Income (12 months)	**$237,240.00**	**$237,240.00**

Expenses	Description	31 Dec 2025	Upside Proforma
	Taxes	-$13,654.00	-$13,654.00
	Insurance	-$18,096.00	-$18,096.00
	Electricity	-$33,652.00	Tenant Pays
	Water	-$16,479.00	-$16,479.00
	Internet/Cable	-$8,388.00	Tenant Pays
	Landscaping	-$2,400.00	-$2,400.00
	Repairs & Maintenance	-$2,126.00	-$2,126.00
	Septic system maintenance	-$1,250.00	-$1,250.00
	Property Management	-$14,400.00	-$14,400.00
	Operating Expenses	**-$110,445.00**	**-$68,405.00**

Rent Roll

Sl. No.	Property Tenant	Monthly Rate	Lease Term	Unit Mix
1	Leased	$1,600.00	2/1/25-1/31/26	3 - 2 ½ - 2
2	Leased	$1,450.00	6/30/25-7/1/26	2 - 2 ½ - 2
3	Leased	$1,425.00	1/5/25-4/30/26	2 - 2 1/2 - 2
4	Leased	$1,600.00	Month to Month	3 - 2 ½ - 2
5	Leased	$1,600.00	8/1/24-7/31/25	3 - 2 ½ - 2
6	Leased	$1,500.00	2/1/26-1/31/27	2 - 2 1/2 - 2
7	Leased	$1,450.00	9/1/24-2/28/25	2 - 2 ½ - 2
8	Leased	$1,675.00	10/1/25-9/30/26	3 - 2 1/2 - 2
9	Leased	$1,250.00	Month to Month	1 - 1 - 1
10	Leased	$1,200.00	Month to Month	1 - 1 - 1
11	Leased	$1,225.00	Month to Month	1 - 1 - 1
12	Leased	$1,225.00	3/1/24-2/28/25	1 - 1 - 1
13	Leased	$1,220.00	Month to Month	1 - 1 - 1
14	Leased	$1,350.00	Month to Month	2 - 1 - 1
	Total CP	**$19,770.00**		

Representations & Warranties:

Invest in DFW Commercial Real Estate has compiled the information provided in this memorandum from sources deemed reliable. However, no representations or warranties, express or implied, are made as to the accuracy or completeness of the information contained herein. Prospective buyers are encouraged to conduct their own independent verification of all details related to the property. Upon entering into a contract, buyers will be provided with all pertinent information by the broker and seller. Any reliance on the information presented in this memorandum is at the sole risk of the buyer. Invest in DFW Commercial Real Estate expressly disclaims any and all liability for inaccuracies, omissions, or any other discrepancies contained herein.

SITE PLAN

OVERVIEW

7295 E HWY 270, McALESTER, OK

Kevin Beaty (918) 916-5067 | Cameron Pope (682) 554-4598

PROPERTY
FEATURES

Prime Location: Located less than four miles east of McAlester, Oklahoma, this complex sits directly on Highway 270, offering easy access to local amenities, shopping, and employment centers in Alderson.

No Competition: As the only multifamily property in the area, it faces no competition, making it a unique opportunity. The complex is equipped with an extensive four-tank septic system to support its multifamily structure, as the region lacks city sewer services, ensuring reliable waste management for tenants.

Well-Maintained: This property is in excellent condition, with no immediate capital expenditures needed, making it an attractive turnkey investment for buyers. The well-maintained units offer peace of mind, allowing new owners to focus on maximizing rental income without the stress of urgent repairs or renovations.

Garage Parking: Each unit features either one or two-car garages, significantly enhancing tenant satisfaction and convenience. This amenity not only attracts residents but also contributes to the complex's continued high occupancy rates, as secure parking is often a top priority for renters.

Long-Term Growth Potential: The area benefits from a combination of local, county, and state incentives that encourage business development and job creation. As McAlester continues to attract new businesses, residents can enjoy greater job stability and career growth opportunities. Additionally, ongoing infrastructure improvements and industrial expansion projects are expected to elevate living standards and economic prospects in the region.

Strong Rental Demand: McAlester serves as a regional hub for industry and healthcare, resulting in a consistently high demand for rental housing. Many professionals, families, and retirees are actively seeking quality rental properties in the area. This robust demand significantly contributes to the townhome community’s historically low vacancy rates, ensuring a steady income stream for property owners.

AERIAL
OVERVIEW

7295 E HWY 270, McALESTER, OK

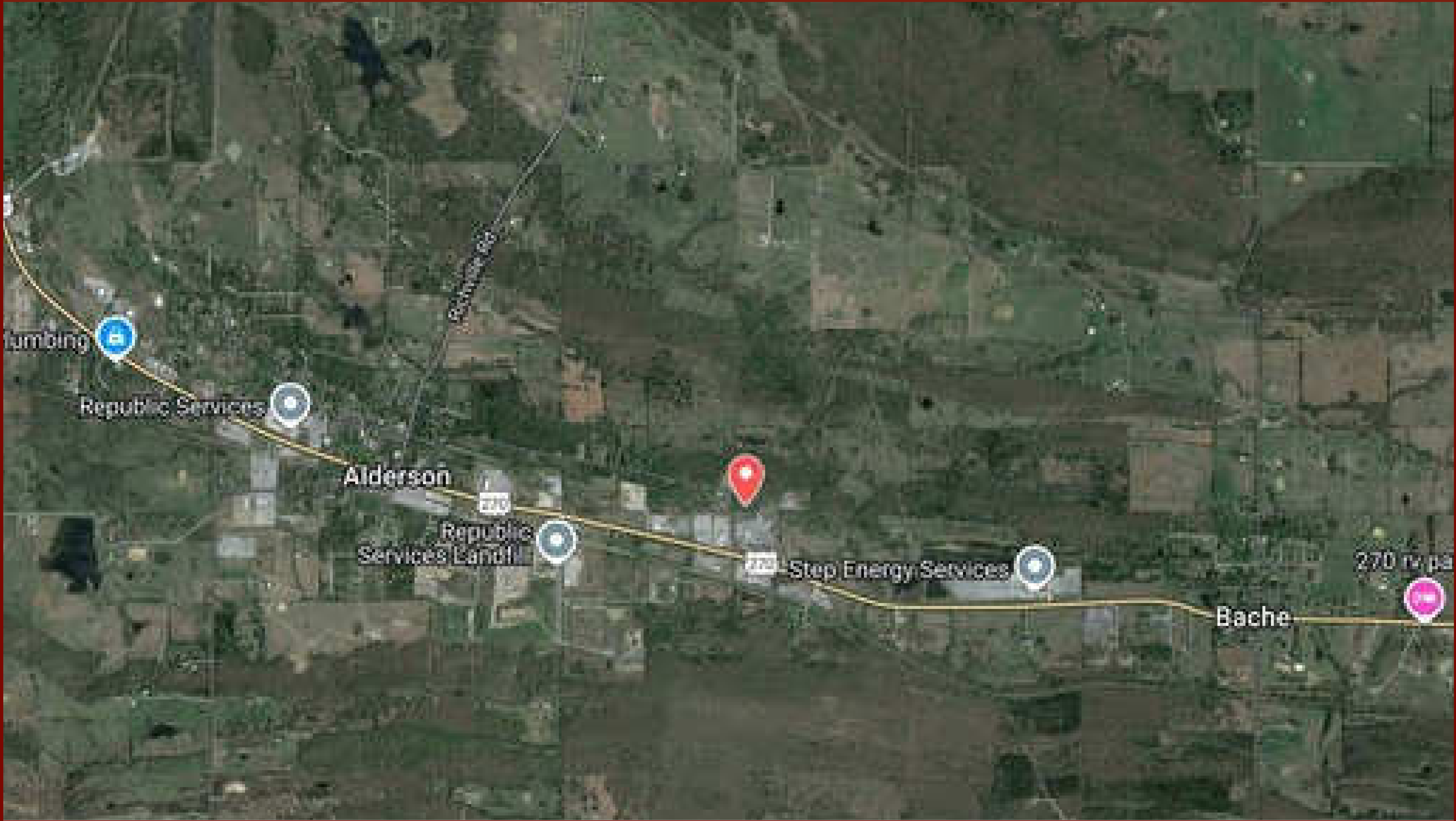
Kevin Beaty (918) 916-5067 | Cameron Pope (682) 554-4598

LOCATION
OVERVIEW

7295 E HWY 270, McALESTER, OK

Kevin Beaty (918) 916-5067 | Cameron Pope (682) 554-4598

AERIAL
MAP



Kevin Beaty (918) 916-5067 | Cameron Pope (682) 554-4598

PHOTO
GALLERY

7295 E HWY 270, McALESTER, OK

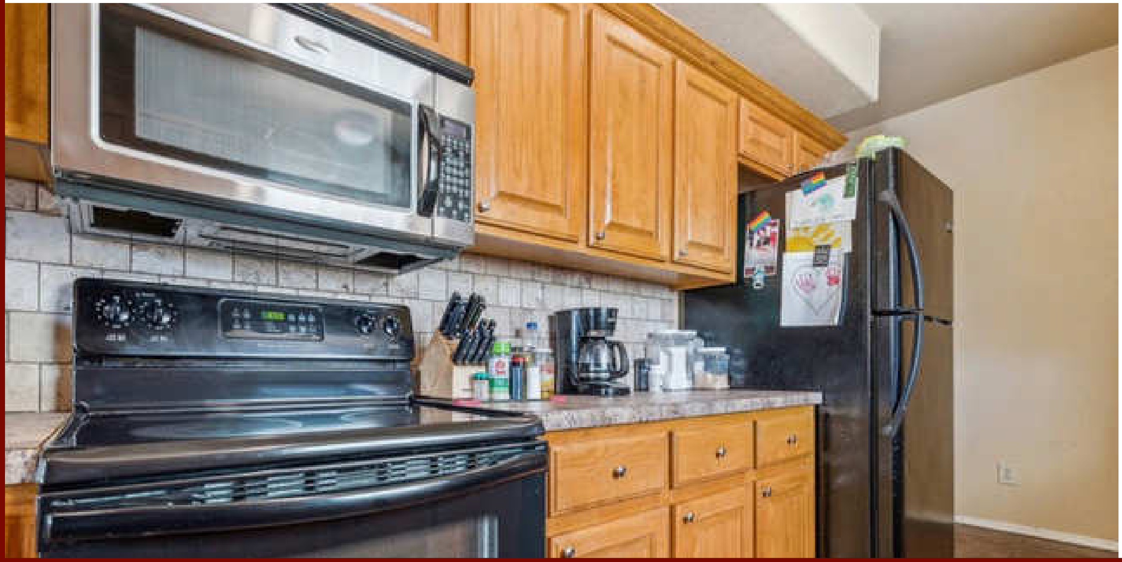
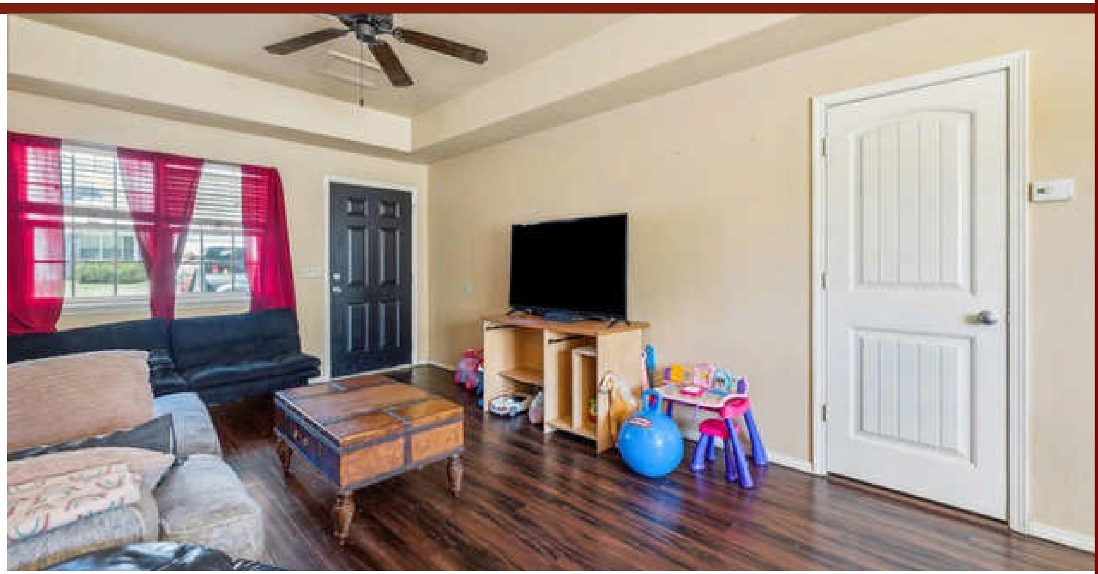


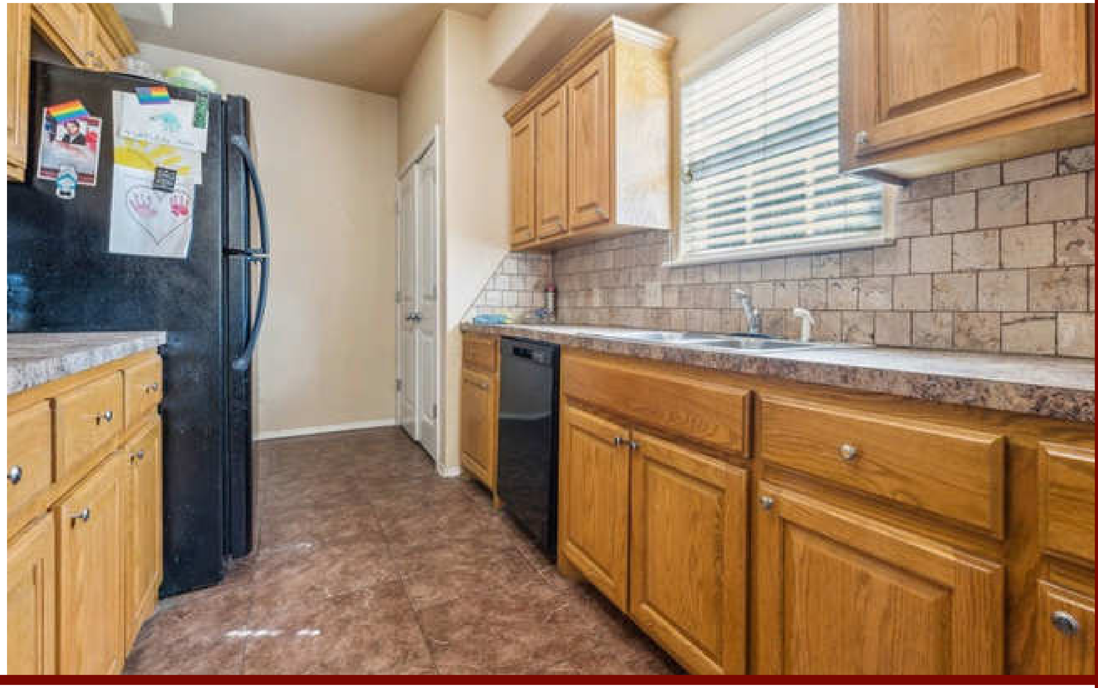
PHOTO
GALLERY

7295 E HWY 270, McALESTER, OK

PHOTO
GALLERY

7295 E HWY 270, McALESTER, OK





Kevin Beaty (Primary Broker)
Realtor | Keller Williams SEOK
McAlester, Oklahoma
(918) 916-5067 | kevinbeaty@kw.com | https://kw.com

Kevin Beaty serves as Principal Broker at Keller Williams SEOK in McAlester, Oklahoma, bringing comprehensive real estate expertise to buyers, sellers, and investors throughout Southeast Oklahoma. As a full-service real estate professional, Kevin works closely with clients across residential, commercial, land, farm & ranch, investment, and relocation transactions. His client-centered approach emphasizes responsiveness, integrity, and strategic guidance to ensure successful outcomes in every phase of the transaction.

Under Kevin's leadership, Keller Williams SEOK operates as a full-service brokerage representing both buyers and sellers with tailored solutions designed to meet each client's specific goals. The firm includes specialized agents focused on residential, commercial, and land transactions, providing market insight and dedicated expertise across multiple property types.

As part of the global Keller Williams network — a company that closed over $230 billion in sales volume in 2020 — Kevin and his team leverage extensive resources, marketing reach, and referral connections to serve clients locally and beyond. Whether assisting first-time buyers, seasoned investors, relocating families, or land and farm owners, Kevin Beaty delivers professional representation backed by the strength of a worldwide brokerage platform.

Representations & Warranties:

Invest in DFW Commercial Real Estate and Kevin Beaty has compiled the information provided in this memorandum from sources deemed reliable. However, no representations or warranties, express or implied, are made as to the accuracy or completeness of the information contained herein. Prospective buyers are encouraged to conduct their own independent verification of all details related to the property. Upon entering into a contract, buyers will be provided with all pertinent information by the broker and seller. Any reliance on the information presented in this memorandum is at the sole risk of the buyer. Invest in DFW Commercial Real Estate and Kevin Beaty expressly disclaims any and all liability for inaccuracies, omissions, or any other discrepancies contained herein.

Cameron Pope (Co-Broker)
President | Invest in DFW Commercial Real Estate
Fort-Worth, Texas
(862) 554 - 4598 | cameron@idfw.net | https://idfw.net

Cameron brings over two decades of commercial real estate experience, specializing in ethical, client-focused brokerage in the Dallas-Fort Worth Metroplex. He began his career at Sperry Van Ness Arlington, Texas (2004-2008), gaining expertise in leasing and selling large industrial warehouses in the Great Southwest Industrial District. In 2008, he transitioned to SVN Fort Worth, where he worked under James Blake's mentorship until 2014, honing his expertise in the Fort Worth and Tarrant County markets while building valuable relationships.

Cameron founded Invest in DFW Commercial Real Estate in 2014, offering full-service brokerage focusing on collaboration and tailored solutions. He ensures exceptional representation and optimal client outcomes by partnering with professional service providers and other brokerages. Cameron's extensive market knowledge, proven track record, and unwavering dedication make him a trusted advisor for buyers, sellers, and investors throughout the region.

Invest in DFW Commercial Real Estate:

IDFW Commercial Real Estate provides a full suite of commercial real estate services designed to deliver exceptional results. We excel at listing properties to help sellers achieve maximum value while representing buyers and tenants with strategic negotiation expertise. Our brokerage and development services are customized to align with each client's unique objectives. Committed to transparency and honesty, we offer end-to-end solutions backed by decades of experience in the DFW Metroplex. At Invest in DFW, your success is our mission.

Representations & Warranties:

Invest in DFW Commercial Real Estate and Kevin Beaty has compiled the information provided in this memorandum from sources deemed reliable. However, no representations or warranties, express or implied, are made as to the accuracy or completeness of the information contained herein. Prospective buyers are encouraged to conduct their own independent verification of all details related to the property. Upon entering into a contract, buyers will be provided with all pertinent information by the broker and seller. Any reliance on the information presented in this memorandum is at the sole risk of the buyer. Invest in DFW Commercial Real Estate and Kevin Beaty expressly disclaims any and all liability for inaccuracies, omissions, or any other discrepancies contained herein.

2-10-2025

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Invest in DFW Commercial Real Estate, DBA		cameron@idfw.net	682-554-4598
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Susan E. Smith	0477944	susan@onthemove.homes	682-551-9968
Designated Broker of Firm	License No.	Email	Phone
Thomas Cameron Pope	0549162	cameron@idfw.net	(682) 554-4598
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Thomas Cameron Pope	0549162	cameron@idfw.net	(682) 554-4598
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials ____ ____ Date ____