

# COMPANION PARK

**PERKINS, OK**

A thriving, newly constructed built-to-rent community offering stable income, expansion potential, and proximity to booming economic growth in Stillwater, Oklahoma.

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## Project Overview

Companion Park is a modern, built-to-rent duplex community located at 1010 Lovers Lane in Perkins, Oklahoma. This turnkey investment features 8 newly constructed duplex homes (providing 16 rental units) and one single-family home, totaling 17 units. Each duplex side offers 1,353 square feet of living space, while the single-family home provides 1,706 square feet. All units are designed for comfortable, low-maintenance living with contemporary finishes, making them highly appealing to renters in the area.

The property also includes 3 remaining lots primed for expansion, allowing the buyer to construct 3 additional duplex homes. These would add 6 more units, each at 727 square feet, further enhancing revenue potential. Community amenities include fencing, a pavilion, dedicated parking, and well-maintained green spaces, creating a cohesive and attractive rental environment. With strong local demand driven by nearby educational institutions and emerging industries, Companion Park is positioned for immediate cash flow and long-term appreciation.

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## Key Project Details

- **Location:** 1010 Lovers Lane, Perkins, Oklahoma
- **Size:** 17 current units (8 duplexes + 1 single-family home), with potential for 6 additional units (3 duplexes on 3 remaining lots in the middle of the community)
- **Completion Date:** Fully constructed and operational as of 2025
- **Type:** Built-to-rent residential (duplexes and single-family)
- **Unit Sizes:**
  - 2Bed 2Bath Duplex sides 1,353 sq. ft.
  - 3Bed 2Bath Single-family: 1,706 sq. ft.
  - 1Bed 1.5Bath Future Duplex sides: 727 sq. ft.
- **Key Features:**
  - Newly built with remaining warranties on the 3 most recently completed duplexes
  - Community pavilion, fencing, and additional parking areas
  - Low-maintenance landscaping and full sprinkler system throughout the community. Sprinklers are automated with rain and temperature sensors
  - The community was designed and developed by Punnett Construction with a long-term investment mindset and value engineered focus on all materials and function. All current operations and maintenance are managed by Punnett Construction who will remain on board and continue to manage the property. The expertise and vast knowledge of the property they bring to the table is unmatched. A copy of their agreement can be provided up request. The purchase of this property does not permit the additional use of any of these plans attached unless agreed to in writing by Punnett Construction.

## Development Highlights

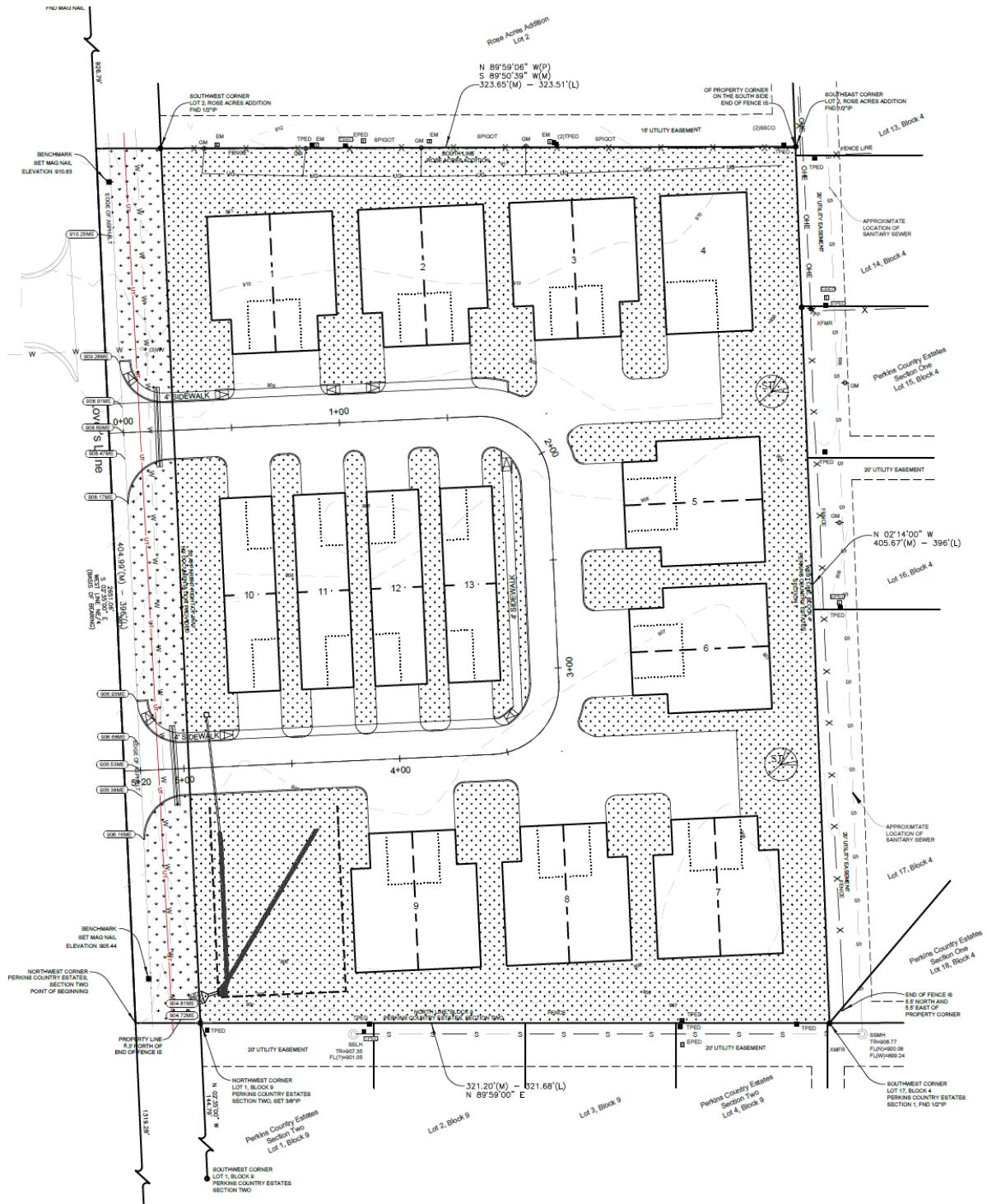
Companion Park stands out as a stabilized, income-producing asset in a high-demand rental market. The community is fully leased, providing Day 1 cash flow without the risks of lease-up periods. Ongoing property management setup ensures efficient operations, including timely rent collection, minimized vacancies, and established maintenance vendors. Additionally, the opportunity to expand with 3 more duplexes allows for quick value creation through additional rental income.

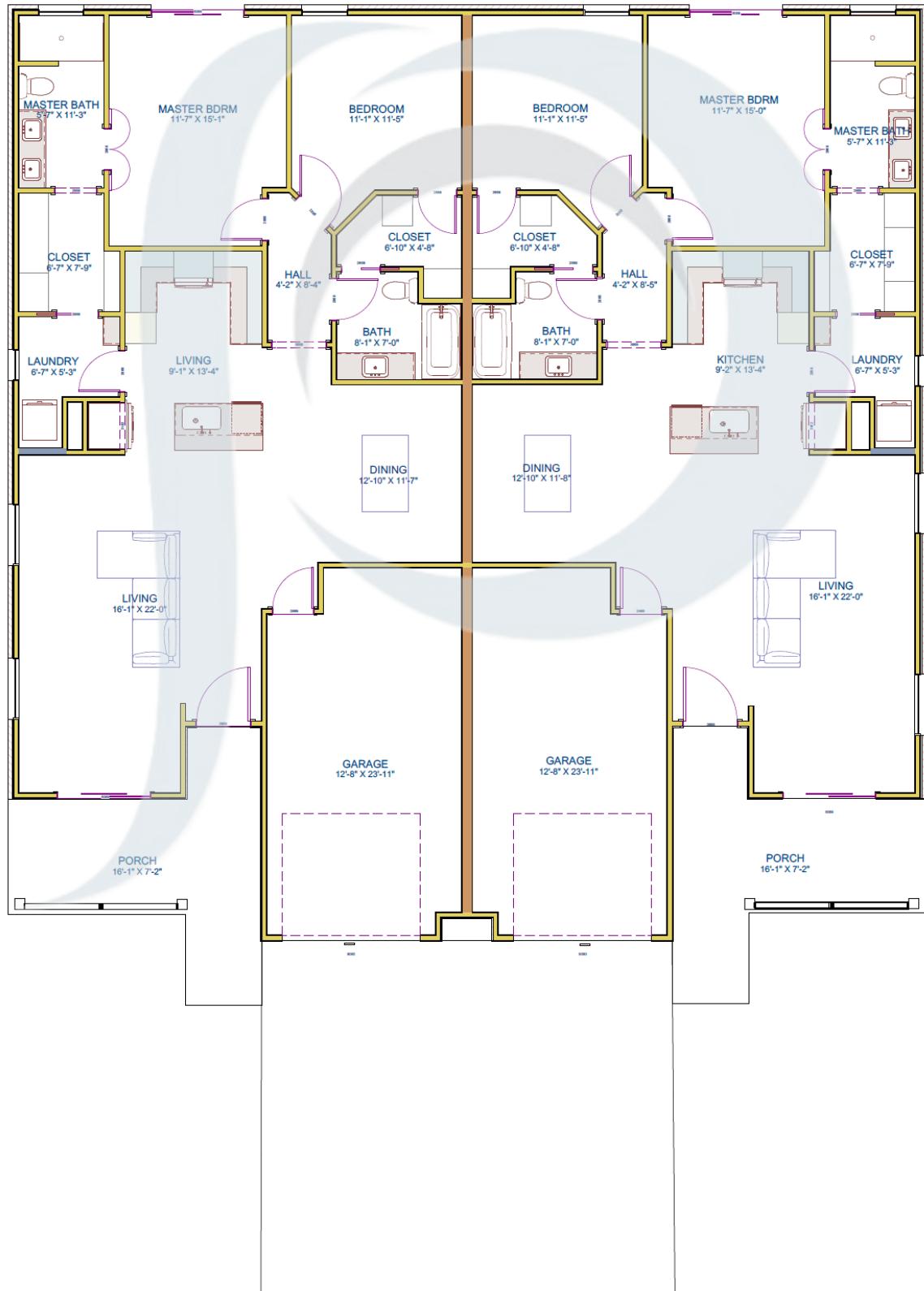
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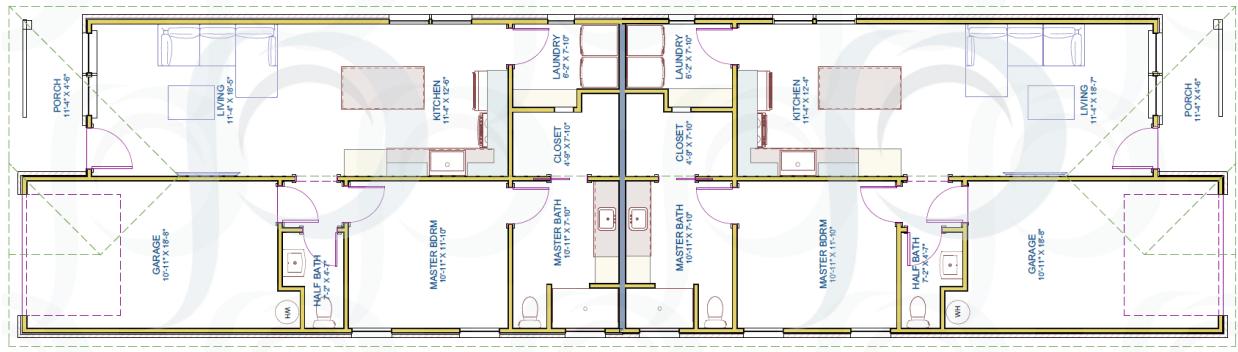
## Financial Snapshot

- **Current Annual Rental Income:** \$307,200 (from 17 units)
- **Annual Operating Costs:** \$38,500 (including insurance at \$6,996, maintenance at \$5,000, lawn care at \$8,000, property taxes at \$15,000, and miscellaneous)
- **Net Operating Income (NOI):** \$268,700
- **Projected with 10% Rental Income Increase (Over Next 3 Years):** Annual income rises to \$337,920; NOI to \$299,420
- **Expansion Potential:** Adding 3 duplexes (6 more units) will increase the annual income ~\$90000; estimated additional annual insurance ~\$3,500; estimated additional annual property taxes ~\$3,000
- **Price:** Based on strong rental demand with upside from rent growth and expansion, newly built value engineered/designed construction, reflecting stabilized yield, time-to-cash-flow premium, and regional economic momentum, we have priced this development at \$5.5 million

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## Community and Lifestyle

Residents of Companion Park enjoy a peaceful, connected lifestyle in Perkins, Oklahoma, with easy access to top-rated education and employment hubs. The nearby Perkins-Tryon Public Schools boast strong performance, with the high school rated above average among Oklahoma public schools and the elementary school ranking in the top tier for teacher quality (17th out of 768). The community is just 15 minutes from Oklahoma State University in Stillwater, 20 minutes from Cushing, and 15 minutes from Langston University, making it ideal for students, faculty, and families.

The area is experiencing rapid economic growth, enhancing rental demand and property values. Google has acquired land in nearby Stillwater for a massive data center campus, potentially investing up to \$3 billion across up to six facilities. Construction on the first 300,000 sq. ft. phase is set to begin in early 2025, with completion targeted for 2027, promising significant job creation and revenue for the region. Kingspan Roofing + Waterproofing has opened a new manufacturing facility at 4115 North Perkins Road in Stillwater, creating over 100 jobs and contributing to a \$1 billion U.S. investment ramp-up, with production starting in 2026. Additionally, Southern Rock Energy Partners planned \$5.6 billion "next-generation" refinery in Cushing—focusing on green technologies like hydrogen, solar, and carbon capture—aims for 250,000 barrels per day capacity and over 400 jobs, though delayed from its original 2024 start. These developments position Companion Park as a prime investment in a growing market.

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## Contact Information

For more details, financials, or to schedule a viewing:

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