



118 E Blake
Hinton, OK 73047
OFFERING MEMORANDUM

118 E BLAKE
HINTON, OK 73047

EXCLUSIVELY PRESENTED BY:

SUE JONES

Broker

Mobile: 405-204-4470

allphase50@gmail.com

License #: 047514

ALLPHASE REAL ESTATE

4501 S.E. 29th
Del, OK 73115

Office: 405-270-6450

Built By: www.crebuilder.com



INVESTMENT SUMMARY

Allphase Real Estate is pleased to present the exclusive opportunity to acquire Hinton Townhomes, a multi-family building comprised of 6 Townhomes 2 BD/1-1/2BA units ideally located in the heart of Hinton, OK. With excellent proximity to interstate 40 with some shopping, and entertainment this community has stackable WD in each unit, fenced patios, and two space carports for each unit. This unique opportunity in a growing community with a limited amount of competition. This rare find has maintained good occupancy and increased rents. Individually metered for Electric and water.

PROPERTY SUMMARY

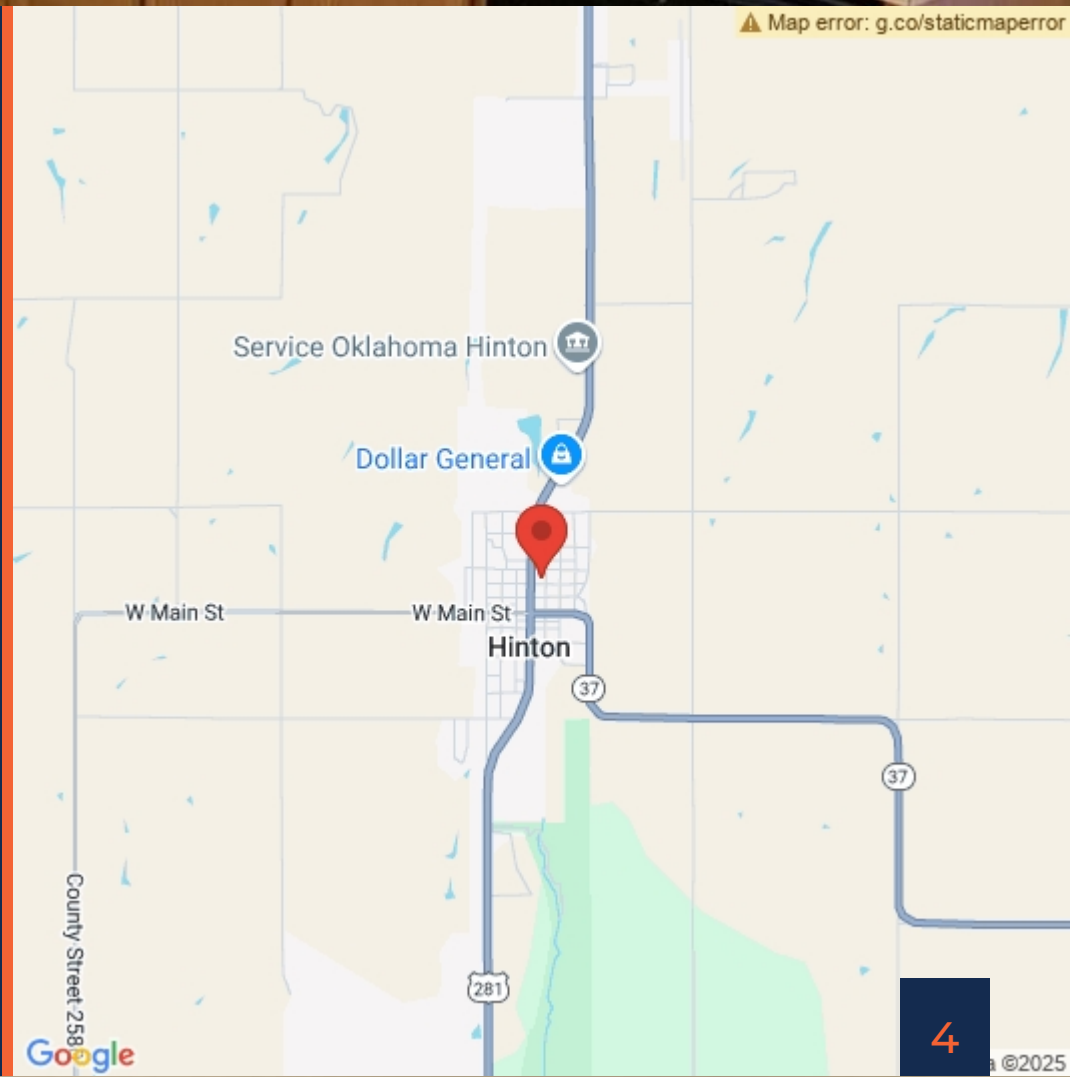
Offering Price	\$599,000.00
Building SqFt	2,768 SqFt
Lot Size (acres)	0.43
Levels	1
Year Built	2009
Subdivision Name	HINTON OT
County	Caddo
Parcel ID / APN	1500-34-010-000-2-165-00





INVESTMENT HIGHLIGHTS

- Amenity upgrades include 2 parking spaces for each
- Amenities such as in-unit laundry, Vynal flooring,
- Fire suppression system
- All units include central heat and air conditioning, spacious floor plans.
- Priced below appraised value, this property offers great value for the savvy investor looking to scale.
- This trophy property provides investors with the rare opportunity to acquire an asset with tremendous presence, character, and scale in the city's most dynamic location.
- Investors seeking a product and location that is irreplaceable, with value-add potential, will strongly consider this once in a lifetime investment.





LOCATION HIGHLIGHTS

- Centralize 1 hour from OKC location is ideal for commuters, students and work-from-home residents.
- Offers the welcoming residential atmosphere of a home while being right in the heart of Hinton .
- Highly walkable and accessible location , this building is close to everyday shopping, casual restaurants, fitness and medical centers, and an easy commute to downtown Hinton, making it attractive to high-income, long-term tenants.





RENT ROLL

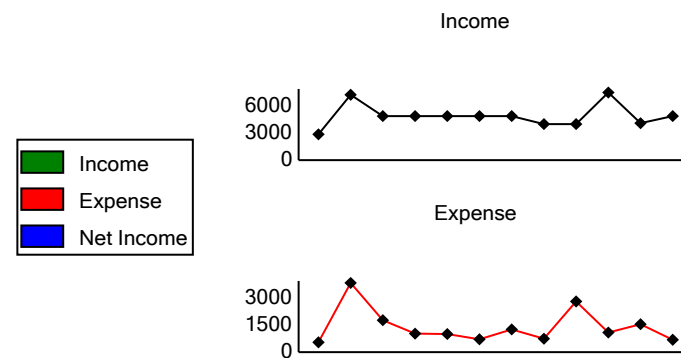
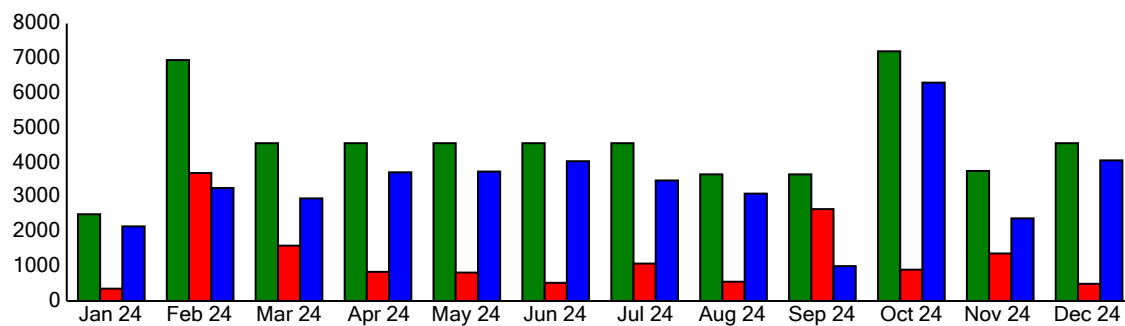
Tenant Name	Unit	Sq Ft	Deposit Held	100% Rented	Vacancy Loss	Loss to Lease	Rent Charges	Misc Charges	Credits	Prior Balance	Total Charged	Total Paid	Credit Balances	Debit Balances
Hinton Townhomes														
Smith, Casey	108	1,300	300.00	900.00	0.00	100.00	800.00	0.00	0.00	0.00	800.00	800.00		0.00
Iraheta, Jose	110	1,300	800.00	900.00	0.00	100.00	800.00	50.00	0.00	0.00	850.00	800.00		50.00
Askins, Elisabeth	112	1,300	0.00	950.00	0.00	0.00	950.00	0.00	0.00	-17.52	950.00	950.00	-17.52	
Kruckner, Douglas	114	1,300	500.00	900.00	0.00	0.00	900.00	0.00	0.00	0.00	900.00	900.00		0.00
Cundiff, Kinlee	116	1,300	450.00	900.00	0.00	0.00	900.00	0.00	0.00	0.00	900.00	900.00		0.00
VACANT	118	1,300	0.00	1,000.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00
		7,800	2,050.00	5,550.00	1,000.00	200.00	4,350.00	50.00	0.00	-17.52	4,400.00	4,350.00	-17.52	50.00
Totals for Hinton Townhomes			Total Units: 6		Vacant Units: 1		Vacant Rent: 1,000.00		Credit Balances: 1		Overall Balance: 32.48			
Totals for report		Sq Ft	Deposit Held	100% Rented	Vacancy Loss	Loss to Lease	Rent Charges	Misc Charges	Credits	Prior Balance	Total Charged	Total Paid	Credit Balances	Debit Balances
		7,800	2,050.00	5,550.00	1,000.00	200.00	4,350.00	50.00	0.00	-17.52	4,400.00	4,350.00	-17.52	50.00
			Total Units: 6		Vacant Units: 1		Vacant Rent: 1,000.00		Credit Balances: 1		Overall Balance: 32.48			

PROFIT & LOSS 12 MONTH RECAP

	JAN 24	FEB 24	MAR 24	APR 24	MAY 24	JUN 24	JUL 24	AUG 24	SEP 24	OCT 24	NOV 24	DEC 24	TOTAL
INCOME													
4100 Rental Income													
4101 Rental Income	2,500.00	6,996.00	4,617.52	4,482.48	4,567.52	4,532.48	4,550.00	3,650.00	3,667.52	7,132.48	3,750.00	4,550.00	54,996.00
4110 Late Fees	0.00	150.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00	250.00
4100 Total Rental Inco	2,500.00	7,146.00	4,617.52	4,532.48	4,567.52	4,532.48	4,550.00	3,650.00	3,667.52	7,182.48	3,750.00	4,550.00	55,246.00
4130 Concession Credits													
4131 Move in Specials	0.00	-200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-200.00
4130 Total Concession	0.00	-200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-200.00
4700 Unallocated Prepay	0.00	0.00	-67.52	17.52	-17.52	17.52	0.00	0.00	-17.52	17.52	0.00	0.00	-50.00
TOTAL INCOME	2,500.00	6,946.00	4,550.00	4,550.00	4,550.00	4,550.00	4,550.00	3,650.00	3,650.00	7,200.00	3,750.00	4,550.00	54,996.00
EXPENSE													
5000 Management Fees E	200.00	555.68	364.00	364.00	364.00	364.00	364.00	292.00	292.00	512.00	300.00	428.00	4,399.68
5001 Operating Expenses													
5003 Leasing Fees	0.00	300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00
5006 Maintenance Sala													
6150 Make Ready	0.00	425.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	425.00
6151 Grounds Keepi	0.00	160.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	160.00
5006 Other Maintena	0.00	190.00	325.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	565.00
5006 Total Maintena	0.00	775.00	325.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	1,150.00
5001 Total Operating E	0.00	1,075.00	325.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	1,450.00
5020 Maintence & Repair													
5021 Appliances	0.00	433.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	433.43
5024 Fence Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,040.00	0.00	0.00	0.00	1,040.00
5025 General Maintena	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
5028 Plumbing													
5709 Plumbing Supp	0.00	123.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	123.03
5028 Other Plumbing	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00
5028 Total Plumbing	0.00	323.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	323.03
5033 Landscaping													
6109 Mowing	0.00	0.00	0.00	175.00	350.00	0.00	600.00	175.00	175.00	175.00	175.00	0.00	1,825.00
5033 Total Landscap	0.00	0.00	0.00	175.00	350.00	0.00	600.00	175.00	175.00	175.00	175.00	0.00	1,825.00
5020 Total Maintence &	0.00	856.46	0.00	175.00	350.00	0.00	600.00	175.00	1,215.00	175.00	175.00	0.00	3,721.46
5035 Make Ready (non pr													
5036 Carpet Cleaning	0.00	256.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	256.00
5042 Cleaning	0.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00

	JAN 24	FEB 24	MAR 24	APR 24	MAY 24	JUN 24	JUL 24	AUG 24	SEP 24	OCT 24	NOV 24	DEC 24	TOTAL
5044 Painting Interior (l													
6065 Door and Trim	0.00	0.00	220.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	220.00
5044 Other Painting	0.00	0.00	580.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	580.00
5044 Total Painting	0.00	0.00	800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	800.00
5048 Building Supplies	0.00	523.04	0.00	0.00	0.00	41.47	0.00	0.00	753.87	0.00	120.75	0.00	1,439.13
5035 Total Make Ready	0.00	779.04	800.00	200.00	0.00	41.47	0.00	0.00	753.87	0.00	120.75	0.00	2,695.13
5056 Web Advertising	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	100.00
5060 Legal and Other Pro													
5061 Professional Fees	0.00	17.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.16
5060 Total Legal and O	0.00	17.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.16
5100 General & Administr													
5101 Bank Fees	8.95	11.24	8.73	7.61	9.62	8.11	6.80	8.74	9.25	37.74	8.22	0.00	125.01
5100 Total General & A	8.95	11.24	8.73	7.61	9.62	8.11	6.80	8.74	9.25	37.74	8.22	0.00	125.01
5400 Utilities Expense (nc													
5402 Water													
5407 DC Processing	1.85	1.85	4.35	4.35	4.35	2.50	1.85	4.35	4.35	4.35	0.00	4.35	38.50
5402 Other Water	0.00	0.00	55.51	55.51	55.51	55.51	44.89	44.63	42.89	42.89	45.39	42.89	485.62
5402 Total Water	1.85	1.85	59.86	59.86	59.86	58.01	46.74	48.98	47.24	47.24	45.39	47.24	524.12
5404 Electric	141.21	374.44	36.18	33.02	34.51	0.00	59.56	30.21	30.37	30.63	30.21	19.89	820.23
5400 Total Utilities Expr	143.06	376.29	96.04	92.88	94.37	58.01	106.30	79.19	77.61	77.87	75.60	67.13	1,344.35
5600 Office Expense (non													
5605 Postage	0.00	17.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.46
5600 Total Office Exper	0.00	17.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.46
6115 Fire Extingishers													
6204 Fire Protections s	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	0.00	690.00	0.00	990.00
6115 Total Fire Extingis	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	0.00	690.00	0.00	990.00
TOTAL EXPENSE	352.01	3,688.33	1,593.77	839.49	817.99	521.59	1,077.10	554.93	2,647.73	902.61	1,369.57	495.13	14,860.25
NET INCOME	2,147.99	3,257.67	2,956.23	3,710.51	3,732.01	4,028.41	3,472.90	3,095.07	1,002.27	6,297.39	2,380.43	4,054.87	40,135.75

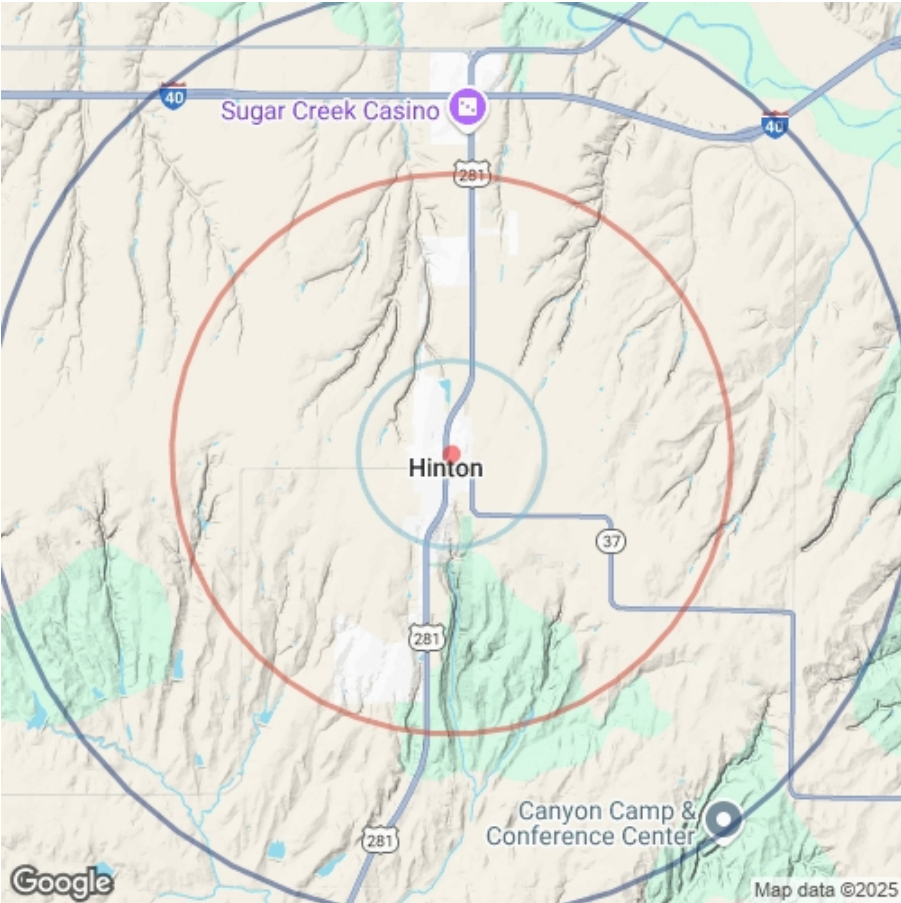
	JAN 24	FEB 24	MAR 24	APR 24	MAY 24	JUN 24	JUL 24	AUG 24	SEP 24	OCT 24	NOV 24	DEC 24	TOTAL
NET INCOME SUMMARY													
Income	2,500.00	6,946.00	4,550.00	4,550.00	4,550.00	4,550.00	4,550.00	3,650.00	3,650.00	7,200.00	3,750.00	4,550.00	54,996.00
Expense	-352.01	-3,688.33	-1,593.77	-839.49	-817.99	-521.59	-1,077.10	-554.93	-2,647.73	-902.61	-1,369.57	-495.13	-14,860.25
NET INCOME	2,147.99	3,257.67	2,956.23	3,710.51	3,732.01	4,028.41	3,472.90	3,095.07	1,002.27	6,297.39	2,380.43	4,054.87	40,135.75



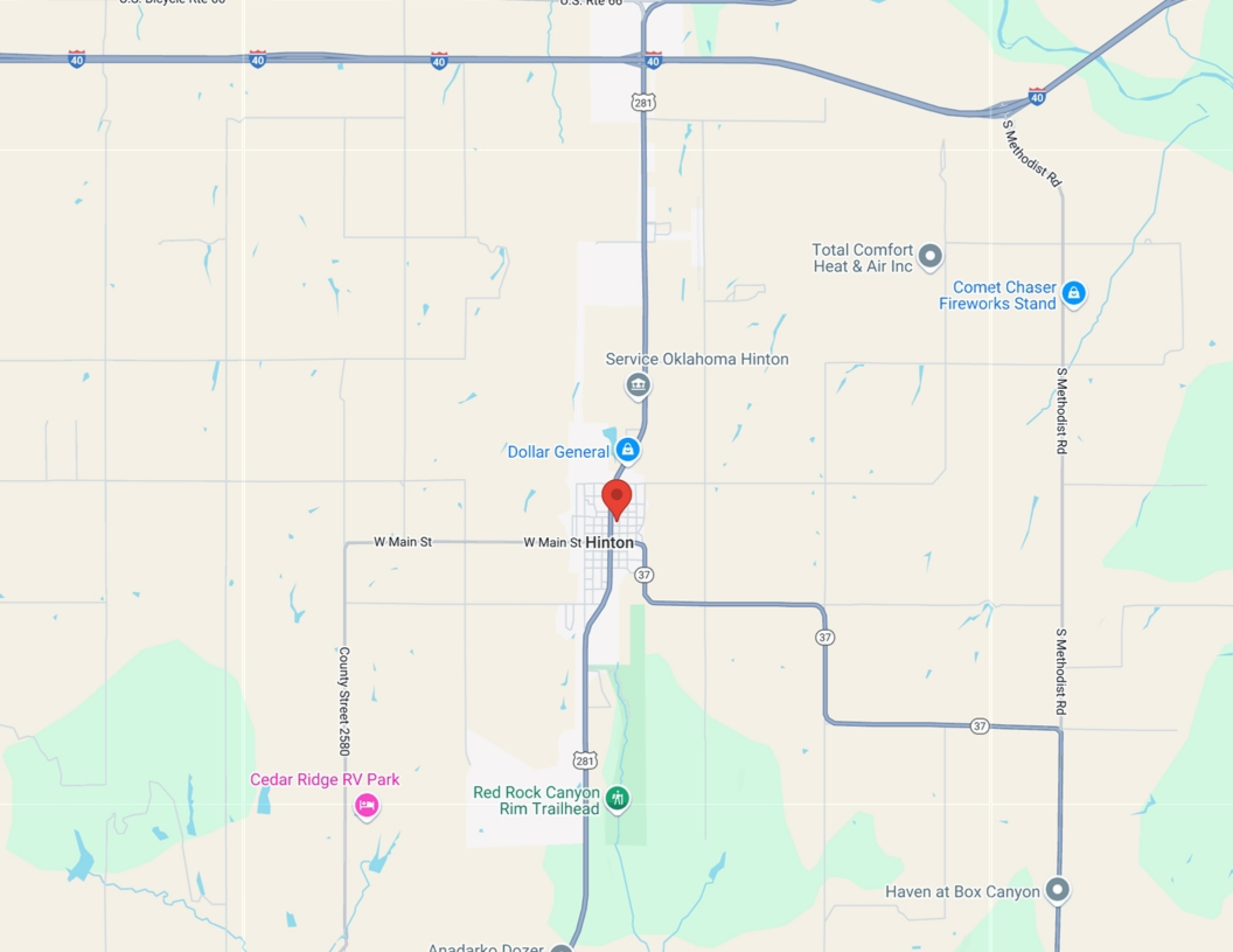
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	702	2,520	2,917
2010 Population	1,004	3,589	4,019
2024 Population	1,348	5,120	5,559
2029 Population	1,315	4,993	5,445
2024-2029 Growth Rate	-0.49 %	-0.5 %	-0.41 %
2024 Daytime Population	1,428	2,293	2,947

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	39	51	73
\$15000-24999	41	54	73
\$25000-34999	30	39	50
\$35000-49999	82	107	129
\$50000-74999	102	133	158
\$75000-99999	90	117	136
\$100000-149999	97	127	148
\$150000-199999	27	35	44
\$200000 or greater	12	16	27
Median HH Income	\$ 64,388	\$ 64,355	\$ 62,486
Average HH Income	\$ 77,907	\$ 78,117	\$ 78,716



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	537	702	846
2010 Total Households	580	756	910
2024 Total Households	520	680	838
2029 Total Households	501	656	821
2024 Average Household Size	1	2.66	2.62
2024 Owner Occupied Housing	357	468	595
2029 Owner Occupied Housing	351	461	596
2024 Renter Occupied Housing	163	212	243
2029 Renter Occupied Housing	150	195	226
2024 Vacant Housing	111	143	157
2024 Total Housing	631	823	995



281

40

37

37

37

281

Dollar General

Service Oklahoma Hinton

Total Comfort
Heat & Air Inc

Comet Chaser
Fireworks Stand

W Main St

W Main St Hinton

S Methodist Rd

S Methodist Rd

County Street 2580

Cedar Ridge RV Park

Red Rock Canyon
Rim Trailhead

Haven at Box Canyon

Anadarko Dozer

CITY OF HINTON

COUNTY CADDO

AREA

CITY 4.8 SQ MI

LAND 4.7 SQ MI

WATER 0.1 SQ MI

ELEVATION 1676 FT

POPULATION

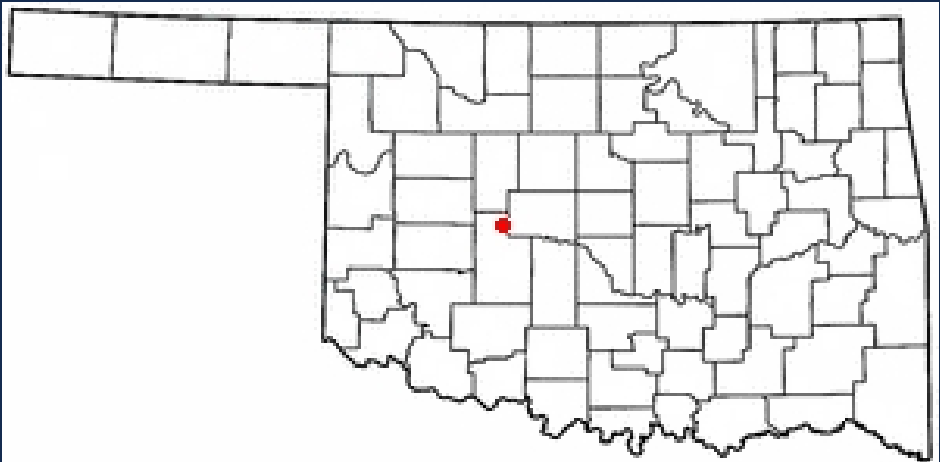
POPULATION 4,917

DENSITY 1,037.34 SQ MI



ABOUT HINTON

Hinton is a town in Caddo County, Oklahoma, United States. The population was 3,196 as of the 2010 census, up from 2,175 in 2000. It is approximately 50 miles (80 km) west of Oklahoma City.



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from ALLPHASE REAL ESTATE and it should not be made available to any other person or entity without the written consent of ALLPHASE REAL ESTATE.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to ALLPHASE REAL ESTATE. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. ALLPHASE REAL ESTATE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, ALLPHASE REAL ESTATE has not verified, and will not verify, any of the information contained herein, nor has ALLPHASE REAL ESTATE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE ALLPHASE REAL ESTATE ADVISOR FOR MORE
DETAILS.**

EXCLUSIVELY PRESENTED BY:

SUE JONES

Broker

Mobile: 405-204-4470

allphase50@gmail.com

License #: 047514

ALLPHASE REAL ESTATE

4501 S.E. 29th

Del, OK 73115

Office: 405-270-6450