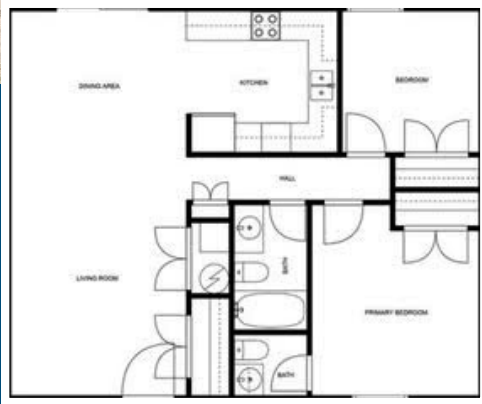


806 N Washington

Ardmore, OK 73401



Investment Summary:

Price - \$648k

Cap Rate -10.57%

Terms - Free & Clear or Loan Assumption

Year Built - 1975

Total Units - 6 doors , *all doors 2 bed 2 bath, 4 long term lease, 2 units AirBNB*

Net Rentable Sq Ft - 5400

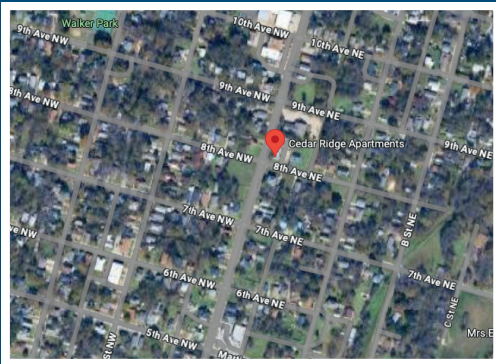
Average Unit Size - 900 Sq ft.

Occupancy Rate - May 2025 100%

NOI - 68,529.56

Investment Highlight:

- Fully Occupied, cash flowing asset with solid financials
- Value-add Opportunities, Convert to Airbnb or corporate housing
- Low expenses, Owner pays water & trash, tenant pays electric
- Located near downtown Ardmore near key employers
- Simple operations and maintenance in place & can transfer w/new ownership
- Stable tenant base w/an upside potential



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