

# 200 NE 14th St

200 NE 14th St, Oklahoma City, OK 73104

## 9.6% CapRate



Presented By:  
Salt Real Estate



# 14 Units      \$999,000

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## Property Details

**Price: \$999,000**

View the full listing here: <https://www.loopnet.com/Listing/200-NE-14th-St-Oklahoma-City-OK/40214681/>

The Walnut Apartments offer a fully renovated, stabilized multifamily asset in one of Oklahoma City's most compelling infill locations.

### Property Features

- Dura-Roof rubber roofing system
- Energy-efficient vinyl windows
- Keypad-controlled access
- All-electric mechanical systems
- On-site laundry facility
- Ample on-site parking

### Location Advantage

Located within walking distance of the OU Health & Sciences Center, employing over 20,000 professionals, the property benefits from strong and consistent rental demand.

### Unique Market Position

The property is the only multifamily asset within a surrounding neighborhood of single-family homes ranging from \$700,000 to over \$1.3 million, creating a strong barrier to entry and long-term appreciation potential.

### Investment Profile

The property is in excellent condition with no immediate capital improvements required, offering a true turnkey investment opportunity without the typical repositioning risk

Price:	\$999,000
No. Units:	14
Property Type:	Multifamily
Property Subtype:	Apartment
Apartment Style:	Low Rise
Building Class:	C
Sale Type:	Investment
Cap Rate:	9.60%
Lot Size:	0.27 AC
Gross Building Area:	9,972 SF
No. Stories:	3
Year Built:	1923
Parking Ratio:	1.3/1,000 SF
Zoning Description:	R-1
APN / Parcel ID:	034271365

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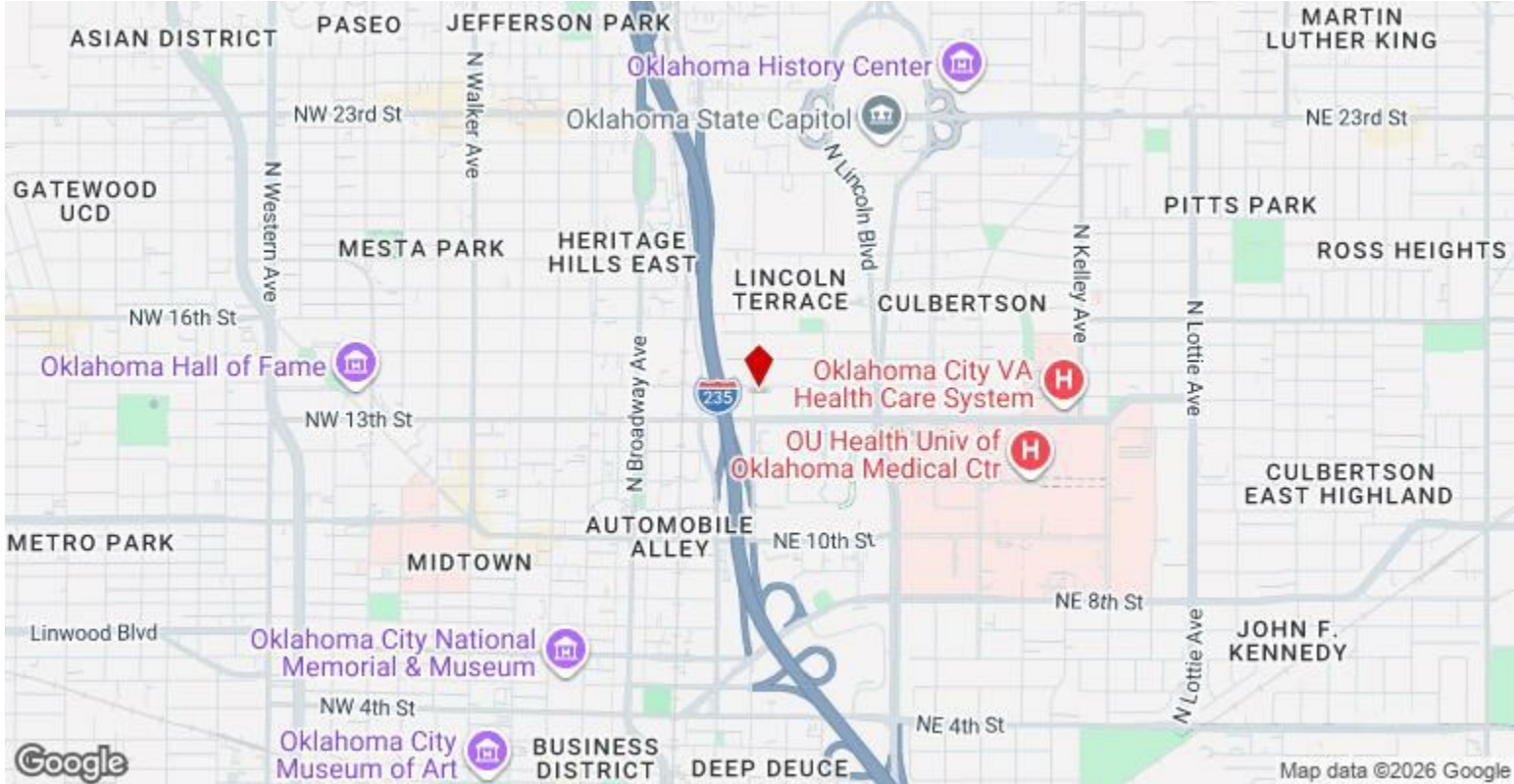
## Unit/Room Mix Information

Description	No. Units	Avg. Rent/Mo	Sq. Ft
1+1	6	\$795.00	600
2+1	8	\$895.00	900

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## Location



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## Property Photos



Great Curb Appeal



Homes adjacent to

# 200 NE 14th St

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## Property Photos



Homes on block



Homes on Block

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## Property Photos



West Side



Rear Parking Area

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## Property Photos



Fantastic Parking



1Bed Diningroom

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## Property Photos



1Bed Kitchen



2 Bed 2

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## Property Photos



2Bed Kitchen3



2Bed Livingroom4

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## Property Photos



2Bed Livingroom5



IMG\_5181

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## Property Photos



IMG\_5183



IMG\_5184

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## Property Photos



All Electric Mechanicals



IMG\_5188

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## Property Photos



IMG\_5191



IMG\_5192

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## Property Photos



IMG\_5195



Laundry Room

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Salt Real Estate				Apartment Investment Analysis			
<b>Walnut Apts</b>				<b>Listed</b>		<b>\$999,000</b>	
<b>200 NE 14th</b>				per unit		\$71,357	
				per ft.		\$110.12	
Units	ave rent	total sq.ft.	Current Rent Rates		potential rent		
			monthly	annual	monthly	annual	
6	1bed/1bath \$ 719	9072	4,314	\$ 51,768	795	\$ 57,240	
8	2bed/1bath \$ 830	9072	6,640	\$ 79,680	895	\$ 85,920	
<b>14</b>		<b>9,072</b>	<b>10,954</b>	<b>131,448</b>		<b>143,160</b>	
		vacancy	actuals	n/a	5%	\$ (7,158)	
<b>Annualized Income</b>			2025 Yr End	<b>111,075</b>		<b>136,002</b>	
<b>Annual Expenses</b>			ACTUALS 2025		Annual		
Utilities water/trash/house meter			905.5	10,866		10,866	
Elect			tenants				
Maintenance				15,451		15,451	
Property Tax			2025	3,449		3,449	
Insurance				10,038		10,038	
<b>Total Expenses</b>			2,843	36%	39,804	2,843	
			per unit			per unit	
<b>Net Income after Expenses</b>				<b>71,271</b>		<b>96,198</b>	
			purchase price				
<b>CAP Rate (net income divided purchase price)</b>			\$999,000	<b>7.1% return</b>		<b>9.6% return</b>	
<b>Typical Commercial Financing Estimate</b>							
Purchase Price				999,000		999,000	
<b>25% Down Payment</b>				249,750		249,750	
Amount Financed				749,250		749,250	
Monthly Payment (P&I)			Monthly	4,736	Monthly	4,736	
Less Debt Service			rate	term	rate	term	
			749,250	6.5% x 30	749,250	6.5% x 30	
			yr / 5yr arm	Annually	56,829	Annually	
<b>Net Income after Expenses and Debt Service</b>				<b>14,442</b>		<b>39,369</b>	
<b>Cash on Cash (net income incl. debt divided by down pymt)</b>				<b>5.8% return</b>		<b>15.8% return</b>	
<b>Contact: Robert Williams</b>			<b>Salt Real Estate</b>		<b>(405) 822-2877</b>		

Disclaimer: All information contained in the above Proforma was provided from other sources deemed reliable. Salt Real Estate nor Robert Williams can warrant or guarantee the accuracy and/or the overall performance of the property. Actual performance may vary based upon their ability to obtain financing and their method and success of operation after purchase.



**Robert Williams**

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**Salt Real Estate**

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