



Josie Circle Duplex Development

Investment Opportunity | Oklahoma City, Oklahoma

A premier Class A multifamily investment in Oklahoma City's fastest-growing corridor

Executive Summary

Prime Investment Opportunity

The Josie Circle Duplex Development offers a rare opportunity to acquire newly built, income-producing duplexes just minutes from Tinker Air Force Base. Located in the highly desirable Choctaw–Nicoma Park School District, this investment provides immediate rental income, Class A construction quality, and substantial future expansion potential in one of Oklahoma City's most active growth corridors.

With delivery scheduled for 2025 and strong military-backed tenant demand, this portfolio represents a turnkey multifamily investment with institutional-quality construction and favorable market fundamentals.

Key Details

- **Location:** Choctaw / NE Oklahoma City
- **Offering:** 3 Duplexes (6 Doors)
- **Price:** \$1,649,000
- **Type:** New Construction Multifamily
- **Delivery:** 2025 Completion
- **School District:** Choctaw–Nicoma Park

Investment Highlights



Strategic Location

Minutes from Tinker Air Force Base with 1,000+ new jobs from ongoing 131-acre expansion



Class A Construction

Brand-new 2025 delivery with modern finishes, warranties, and minimal maintenance requirements



Immediate Income

Fully leased or pending leases at \$1,800–\$2,200 per side with strong tenant demand



Top-Rated Schools

Choctaw–Nicoma Park School District attracts quality long-term tenants and families



Expansion Potential

15 additional duplex lots available (30 doors) for portfolio growth and economies of scale



Portfolio Value

\$1,649,000 total for 6 income-producing doors with institutional-quality construction

Property Overview

Property Details

- **Location:** Josie Circle
Oklahoma City, OK 73130
- **Unit Configuration:** 4 Bed / 2
Bath / 2-Car Garage
- **Size Per Side:** 1,814 SF
- **Total Per Duplex:** 3,628 SF

Portfolio Specifications

- **Total Buildings:** 3 Duplexes
- **Total Units:** 6 Doors
- **Total GBA:** 14,088 SF
- **Construction:** 2025
- **Condition:** Rent-Ready at
Delivery



Financial Summary

\$1.65M

Total Investment

Acquisition price for 6 income-producing doors

\$13.2K

Peak Monthly Income

Maximum gross rental revenue potential

6.5%

Projected Cap Rate

Conservative stabilized return estimate

Revenue Performance

Monthly lease rates range from \$1,800 to \$2,200 per side, generating total monthly income between \$10,800 and \$13,200. With new construction warranties and minimal deferred maintenance, operating expenses remain exceptionally low during the critical first years of ownership.

Strong military employment from Tinker AFB provides consistent tenant demand and rent stability, reducing vacancy risk and supporting rent growth potential.

Operating Advantages

- New construction reduce maintenance costs
- Energy-efficient systems lower utility expenses
- Modern finishes minimize turnover costs
- Strong tenant demand reduces vacancy exposure
- Property tax advantages for new development



Location Overview



Tinker Air Force Base

Just 2 miles away with 131-acre expansion underway, adding 1,000+ high-quality jobs and increasing housing demand



Urban Connectivity

25 minutes to Downtown Oklahoma City with convenient I-40 access for commuters and commercial centers



Educational Access

1 mile from new elementary school in top-rated Choctaw–Nicoma Park district, attracting family-oriented tenants



Retail & Services

Immediate access to shopping, dining, healthcare, and major employers throughout the NE corridor

Market Fundamentals



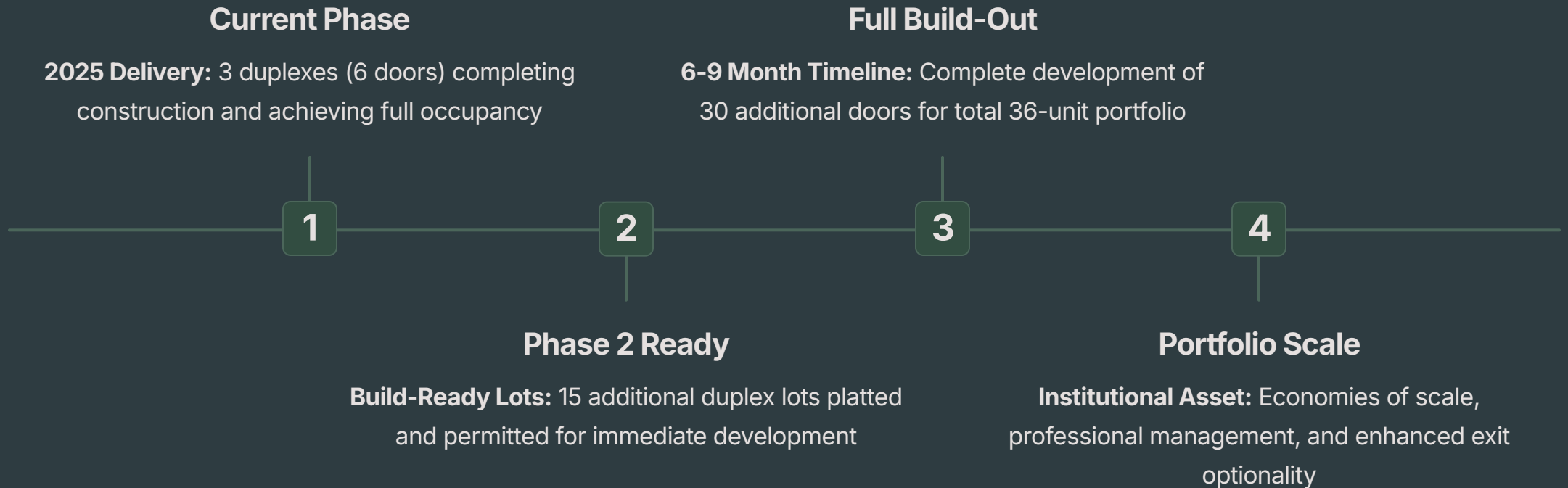
Northeast Oklahoma City Growth Corridor

The Choctaw and Northeast Oklahoma City submarket represents one of the metro's strongest growth stories, driven by military expansion, infrastructure investment, and population migration from urban cores.

Key Market Drivers:

- Tinker AFB economic impact: \$3.7B annually to state economy
- Limited new multifamily inventory in immediate area
- Strong household formation among military families
- Above-average median household incomes
- Consistent rental rate appreciation (4-6% annually)

Development Pipeline & Expansion



The development infrastructure is in place for rapid expansion. Additional lots feature identical zoning, utilities, and architectural plans, allowing investors to scale the portfolio efficiently while maintaining construction quality and design consistency. This provides a clear path to creating a 36-unit institutional-grade asset with significant economies of scale in management and operations.

Investment Advantages



Risk Mitigation

New construction eliminates deferred maintenance concerns, while military employment provides tenant stability and consistent demand regardless of economic cycles.



Value Appreciation

Strategic location in growth corridor with limited competing inventory positions the asset for strong rent growth and property value appreciation over the hold period.



Operational Efficiency

Identical floor plans, centralized location, and modern systems enable professional management with minimal overhead and maximum operational efficiency.



Exit Flexibility

Portfolio can be sold as stabilized asset to institutional buyers, divided into individual duplexes, or expanded for enhanced exit value and buyer optionality.

Investment Opportunity

Duplex Portfolio in a Rapid-Growth Corridor

The Josie Circle Duplex Development represents a compelling opportunity to acquire institutional-quality new construction in Oklahoma City's strongest growth submarket. With immediate rental income, military-backed tenant demand, Class A construction standards, and substantial expansion potential, this investment offers the stability of core real estate with the upside of a development-oriented strategy.

Total Investment: \$1,649,000 for 3 duplexes (6 doors) | **Projected Stabilized Cap Rate:** 6.5–7.0% | **Delivery:** 2025

Contact Information

Kevin King: President of SFR Portfolio Sales

Phone: (918) 853-9182

Email: Kking@mcgrawok.com

Taylor Cornelius: Vice President of Investment Sales

Phone: (806) 290-7591

Email: Tcornelius@mcgrawcp.com