

INVESTMENT PROPERTY OPPORTUNITY

7.80% CAP RATE

7295 E US HWY 270 McALESTER, OK 74501



\$1,750,000.00

14 TOWNHOME UNITS

- Strong 7.8% cap rate for solid ROI
- Stable investment with 100% occupancy
- 21,280 square feet under roof on 2.0 acres
- Septic system- Four tank system
- Highway frontage with 4 miles east of McAlester

INVESTMENT

ANALYSIS



Current Actual Financials (trailing 12 months)

Gross rental income	\$230,240.00
Gross Operating Expenses	-\$93,903.00
Net Income	\$136,337.00

Sales Price:	\$1,750,000.00
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CAP RATE at LIST PRICE	7.80%
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Updated September 30, 2024

- **Cap Rate:** With a robust 7.8% cap rate, this well-maintained property provides potential buyers with a solid return on investment.
- **Stable Occupancy:** The complex has maintained 100% occupancy with a vacancy rate of less than 2% throughout its life, showcasing long-term tenant stability and minimizing investor risk.
- **Upside Potential:** Each unit is separately metered for electricity, allowing the new owner to shift electricity costs to tenants, which can significantly increase the net operating income (NOI).
- **Owner Financing:** The seller is willing to consider owner financing, a portion of this sales price, offering flexibility for potential buyers.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

**INVESTMENT
OPPORTUNITY**

SITE PLAN

OVERVIEW

BUILDING	UNITS	TOTAL SFT	GARAGE PER UNIT	YEAR BUILT
1	4	5,800	2- Car	2008
2	4	5,800	2- Car	2009
3	3	2,430	1- Car	2017
4	3	2,850	1- Car	2018
TOTALS	14	16,880		

BUILDING #3

BUILDING #1

BUILDING #2

BUILDING #4



PROPERTY

FEATURES



- **Prime Location:** Located less than four miles east of McAlester, Oklahoma, this complex sits directly on Highway 270, offering easy access to local amenities, shopping, and employment centers in Alderson.
- **No competition:** As the only multifamily property in the area, it faces no competition, making it a unique opportunity. The complex is equipped with an extensive four-tank septic system to support its multifamily structure, as the region lacks city sewer services, ensuring reliable waste management for tenants.
- **Well-Maintained:** This property is in excellent condition, with no immediate capital expenditures needed, making it an attractive turnkey investment for buyers. The well-maintained units offer peace of mind, allowing new owners to focus on maximizing rental income without the stress of urgent repairs or renovations.
- **Garage Parking:** Each unit features either one or two-car garages, significantly enhancing tenant satisfaction and convenience. This amenity not only attracts residents but also contributes to the complex's continued high occupancy rates, as secure parking is often a top priority for renters.
- **Long-Term Growth Potential:** The area benefits from a combination of local, county, and state incentives that encourage business development and job creation. As McAlester continues to attract new businesses, residents can enjoy greater job stability and career growth opportunities. Additionally, ongoing infrastructure improvements and industrial expansion projects are expected to elevate living standards and economic prospects in the region.
- **Strong Rental Demand:** McAlester serves as a regional hub for industry and healthcare, resulting in a consistently high demand for rental housing. Many professionals, families, and retirees are actively seeking quality rental properties in the area. This robust demand significantly contributes to the townhome community's historically low vacancy rates, ensuring a steady income stream for property owners.

AERIAL OVERVIEW



LOCATION

OVERVIEW



AERIAL

M A P

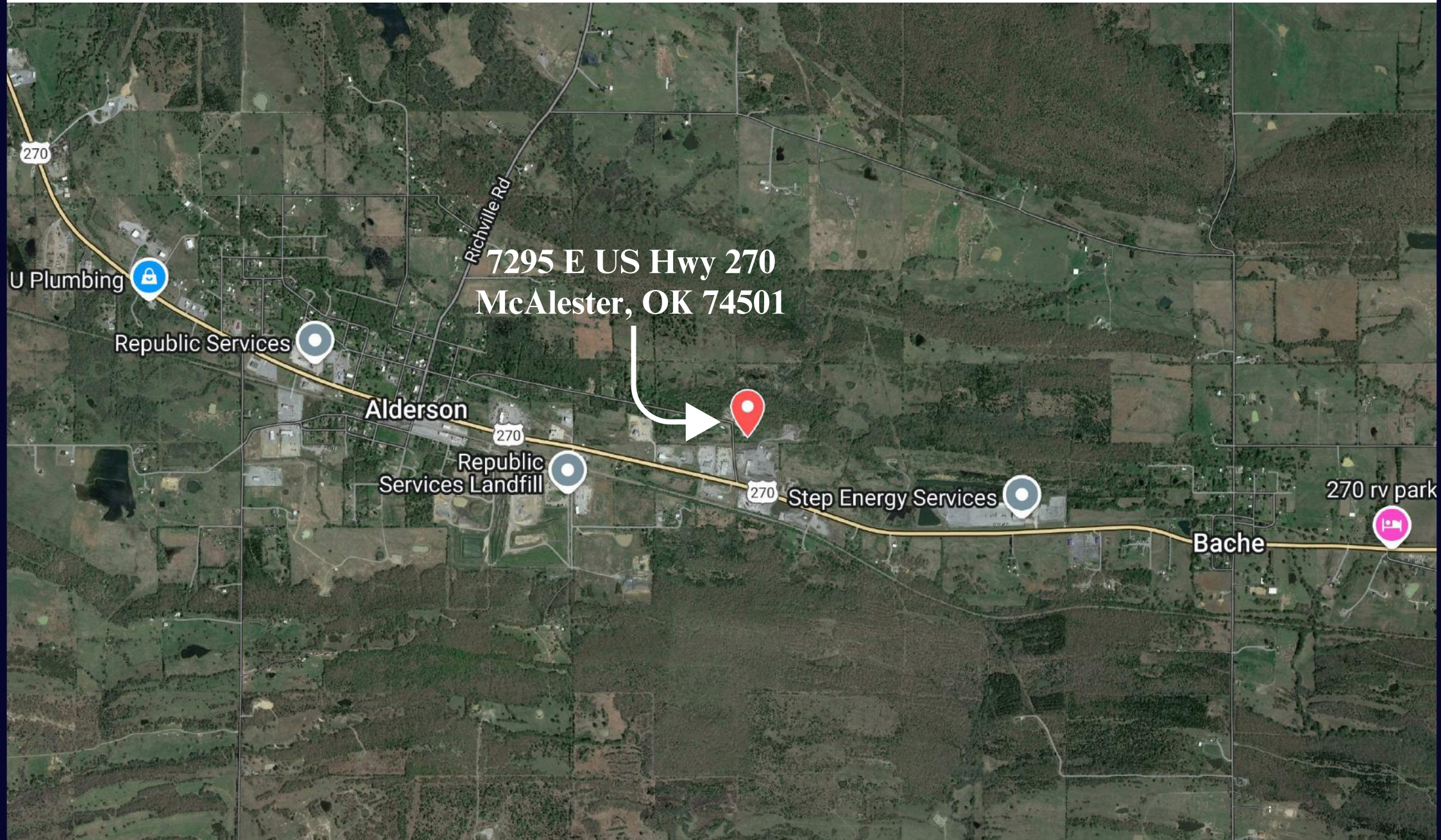


PHOTO GALLERY



PHOTO GALLERY



PHOTO GALLERY





CALL FOR ADDITIONAL INFORMATION



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KEVIN BEATY

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We look forward to working with you. Please contact us for a meeting



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date