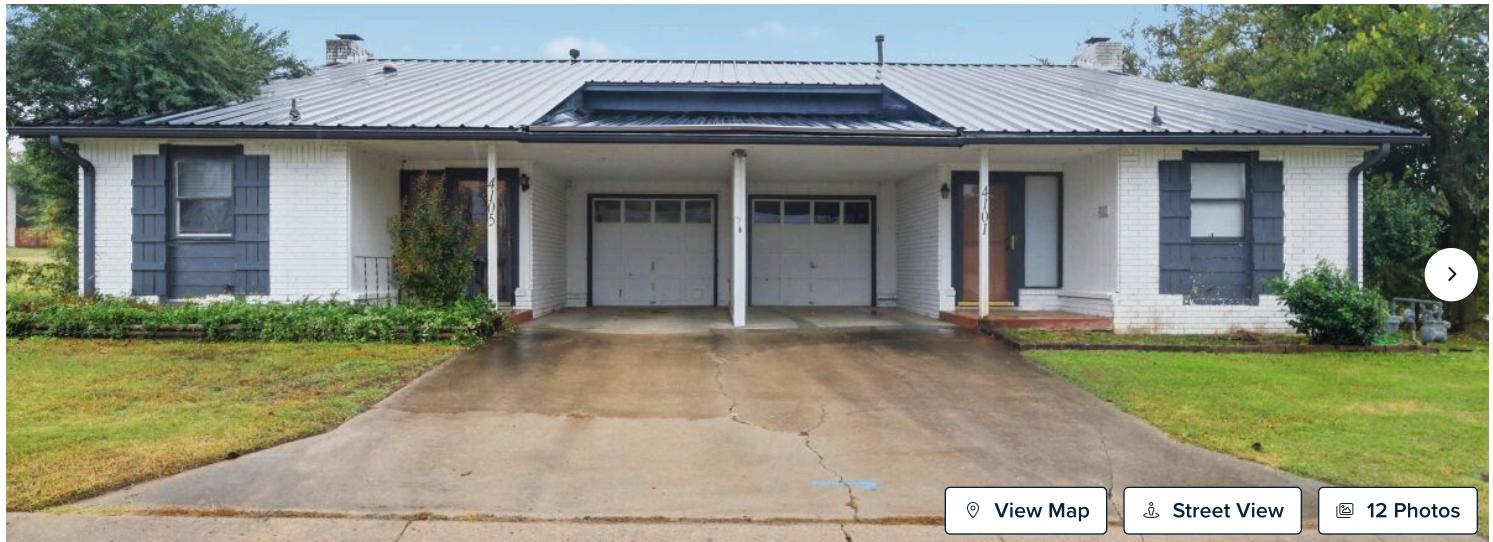


14 Locations [View on map](#)

Multi Asset Rental Portfolio - Bartlesville, OK



\$900,000 | 33 days on market | Updated 0 days ago

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At A Glance

Property Type	Multifamily	Sub Type	Single Family Rental Portfolio
Square Footage	12,092	Net Rentable (SqFt)	12,092
Units	12	Cap Rate	7.67%
NOI	\$69,019	Occupancy	83%

Listing Contacts



Jeremy DeJournett 

LIC: Oklahoma 176129

....9010 

user@.....com 

Contact [View Profile](#)

Details

Date Listed	Nov 7, 2025	Days On Market	33 Days
Last Updated	Dec 10, 2025	Asking Price	\$900,000
Property Type	Multifamily	Sub Type	Single Family Rental Portfolio
Investment Type	Value Add	Class	B
Square Footage	12,092	Net Rentable (SqFt)	12,092

Price per SqFt	\$74.43	Cap Rate	7.67%
Pro-Forma Cap Rate	12.21%	Occupancy	83%
NOI	\$69,019	Pro-Forma NOI	\$109,931
Units	12	Pads	3
Buildings	11	Broker Co-Op	No
Price/Unit	\$75,000	Ground Lease	No
Sale Condition	1031 exchange		

About This Property

Marketing description	Sold only as part of a MULTI ASSET REAL ESTATE PORTFOLIO including (10) Single Family Residential rent houses, (1) Duplex, and (3) Vacant/Connected Lots, all located within minutes of each other in Bartlesville, Oklahoma. This portfolio offers stable cash flow, value-add opportunity, appreciation potential, and is positioned in high-demand rental markets.
Investment highlights	ACTUAL Cap Rate: 7.67% PRO-FORMA Cap Rate: 12.21%

Map

14 Locations

This is a portfolio listing with 14 addresses.

4105 Starboard Ct, Bartlesville, OK, 74006

1605 S Armstrong Ave, Bartlesville, OK, 74003

222 N Santa Fe Ave, Bartlesville, OK, 74003

1112 S Maple Ave, Bartlesville, OK, 74003

1413 S Penn Ave, Bartlesville, OK, 74003

1512 S Penn Ave, Bartlesville, OK, 74003

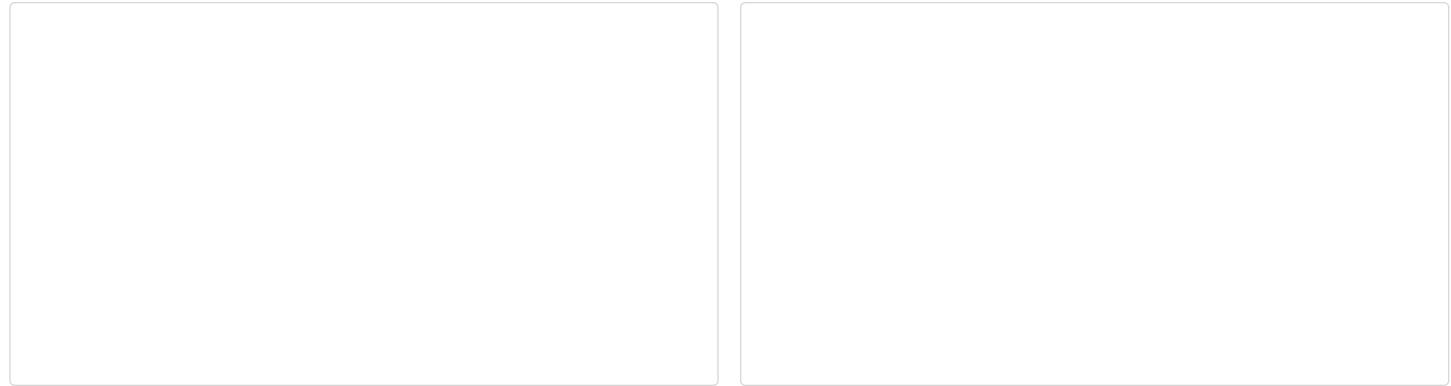
1601 SW Jennings Ave, Bartlesville, OK, 74003

1317 S Osage Ave, Bartlesville, OK, 74003

1554 S Osage Ave, Bartlesville, OK, 74003

2074 S Johnstone Ave, Bartlesville, OK, 74003

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Tax History

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View advanced property and tax history data!

Access historical property and tax details including tax amounts, land value, and more to inform your next opportunity.

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Valuation Calculator

Purchase Price *

\$900,000

Net Operating Income *

\$69,019

Loan Amount ⓘ
\$0.00

Down Payment

\$900,000

100%

Annual Debt Service ⓘ
\$--
\$--

Interest Rate *

0% - 100%

Term (years) *

Enter a Value

Annual Cash Flow ⓘ
\$69,019.00
\$5,751.58/mo

Valuation Metrics

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DSCR ⓘ

Cap Rate ⓘ

ROI ⓘ

Demographics



1 mile

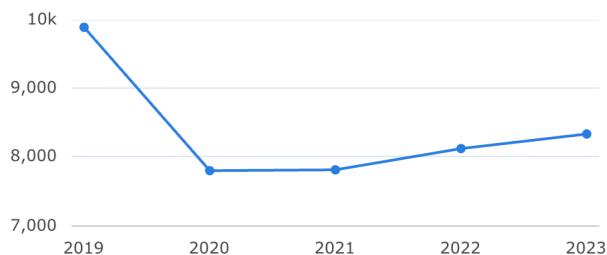
3 miles

5 miles

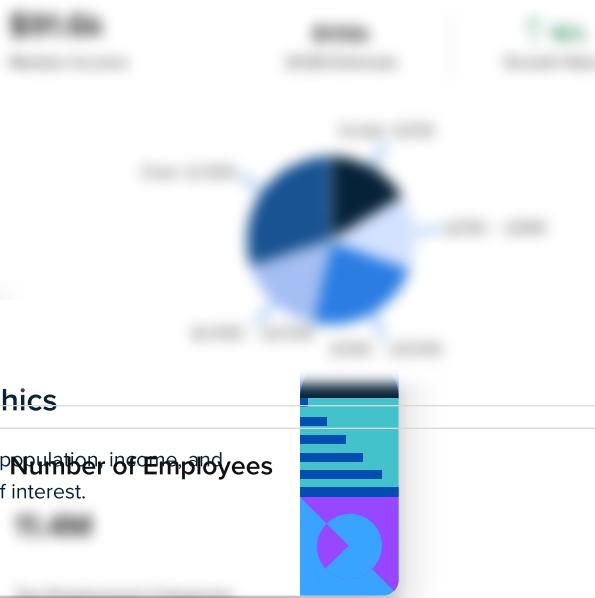
Population

8,339

↑ 2%
Compared to 8,127 in 2022
↓ 15%
Compared to 9,891 in 2019



Household Income



Age Demographics

Instantly see critical demographics

Upgrade to see demographic trends including population, income, and more within 1, 3, and 5 miles of your property of interest.



Housing Occupancy Ratio



Renter to Homeowner Ratio



Property Photos



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