

## 1915 S Boston Ave | Maple Ridge Quadplex | Tulsa, OK

A rare opportunity to acquire a **high-performing short-term rental property** in Tulsa's iconic Maple Ridge neighborhood. This 4-unit property currently operates as an **Airbnb for 3 units with proven performance history**, while the 4th unit is owner-occupied and can be quickly converted to STR use for immediate upside potential. All units will be sold furnished.

### Why This Property Stands Out

- **Proven Income:** Three Airbnb units already established with strong occupancy, consistently booked with 80%+ occupancy and positive guest reviews.
- **Expansion Potential:** Fourth unit ready to convert for additional revenue.
- **Prime Location:** Walkable to SoBo District dining & shops, Council Oak Elementary, and River Parks; minutes to Cherry Street, Downtown Tulsa, The Gathering Place, and major hospitals.
- **Lifestyle Appeal:** Fenced-in inground pool, and direct backyard gate access to the Midland Valley Trail, walkability to Cherry Street/SoBo, 5 min to Gathering Place).

### Key Updates & Improvements

- Exterior paint (2019)
- New roof (2020)
- Refinished hardwoods (2020)
- Multiple new mini-splits (2019–2025)
- Kitchen & bath updates across units (2019–2024)
- Pool updates including new sand filter (2024)

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This combination of **location, amenities, and proven STR demand** makes 1915 S Boston a unique find for investors looking to scale or diversify their portfolio in a high-demand rental market.