



OFFERING MEMORANDUM

LAS VILLAS ON PENN AVE

MULTIFAMILY PROPERTY FOR SALE

OKLAHOMA CITY, OK 73112



918.370.2877 | MOREAUPROPERTYADVISORS.COM
320 SOUTH BOSTON AVENUE STE 1030-9
TULSA, OK

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Las Villas on Penn Ave is an 8-unit multifamily property totaling approximately 8,100 SF in Oklahoma City, currently 100% occupied. The property was renovated in 2024, including exterior upgrades, interior finish work, and major capital improvements, reducing near-term capital needs. The asset produces \$62,400 in gross income and \$39,517 NOI, offering in-place cash flow with operational stability. Located on N Pennsylvania Avenue within a dense infill corridor, the property is positioned to benefit from continued rental demand and surrounding population growth.

PROPERTY HIGHLIGHTS

- Renovated in 2024
- New exterior paint and siding
- Interior repairs and finish out work
- Modern exterior

OFFERING SUMMARY

Sale Price:	\$527,000
Number of Units:	8
Lot Size:	7,100 SF
Building Size:	8,100 SF
NOI:	\$39,517
Cap Rate:	7.5%

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,601	42,592	88,206
Total Population	14,410	92,651	203,857
Average HH Income	\$68,855	\$83,655	\$74,945

CHANDLER MOREAU

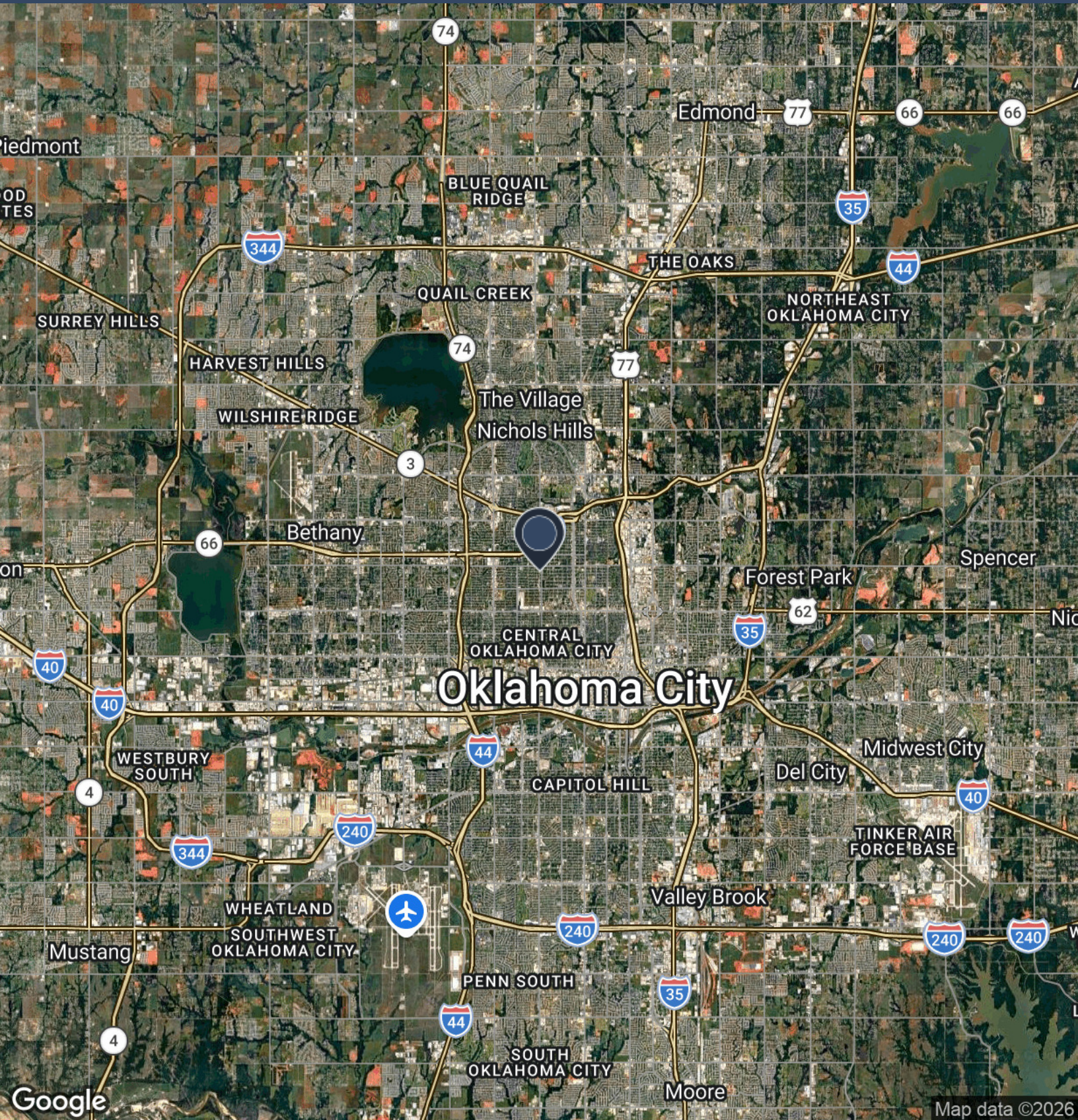
Owner / Managing Broker
O: 918.370.2877
chandler@moreaupropertyadvisors.com

LAS VILLAS ON PENN AVE



CHANDLER MOREAU
Owner / Managing Broker
O: 918.370.2877
chandler@moreaupropertyadvisors.com

LOCATION MAP



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FINANCIAL SUMMARY

INVESTMENT OVERVIEW	THE VILLAS ON PENN AVE
Price	\$526,893
Price per SF	\$65
Price per Unit	\$65,862
GRM	8.44
CAP Rate	4.51%
Cash-on-Cash Return (yr 1)	7.50%
Total Return (yr 1)	\$39,517
OPERATING DATA	THE VILLAS ON PENN AVE
Gross Scheduled Income	\$62,400
Operating Expenses	
Insurance:	\$8,351
Property Tax:	\$10,188
Repairs & Maintenance:	\$815
Utilities:	\$3,528
Total Operating Expenses:	\$22,883
Net Operating Income	\$39,517
Pre-Tax Cash Flow	\$39,517

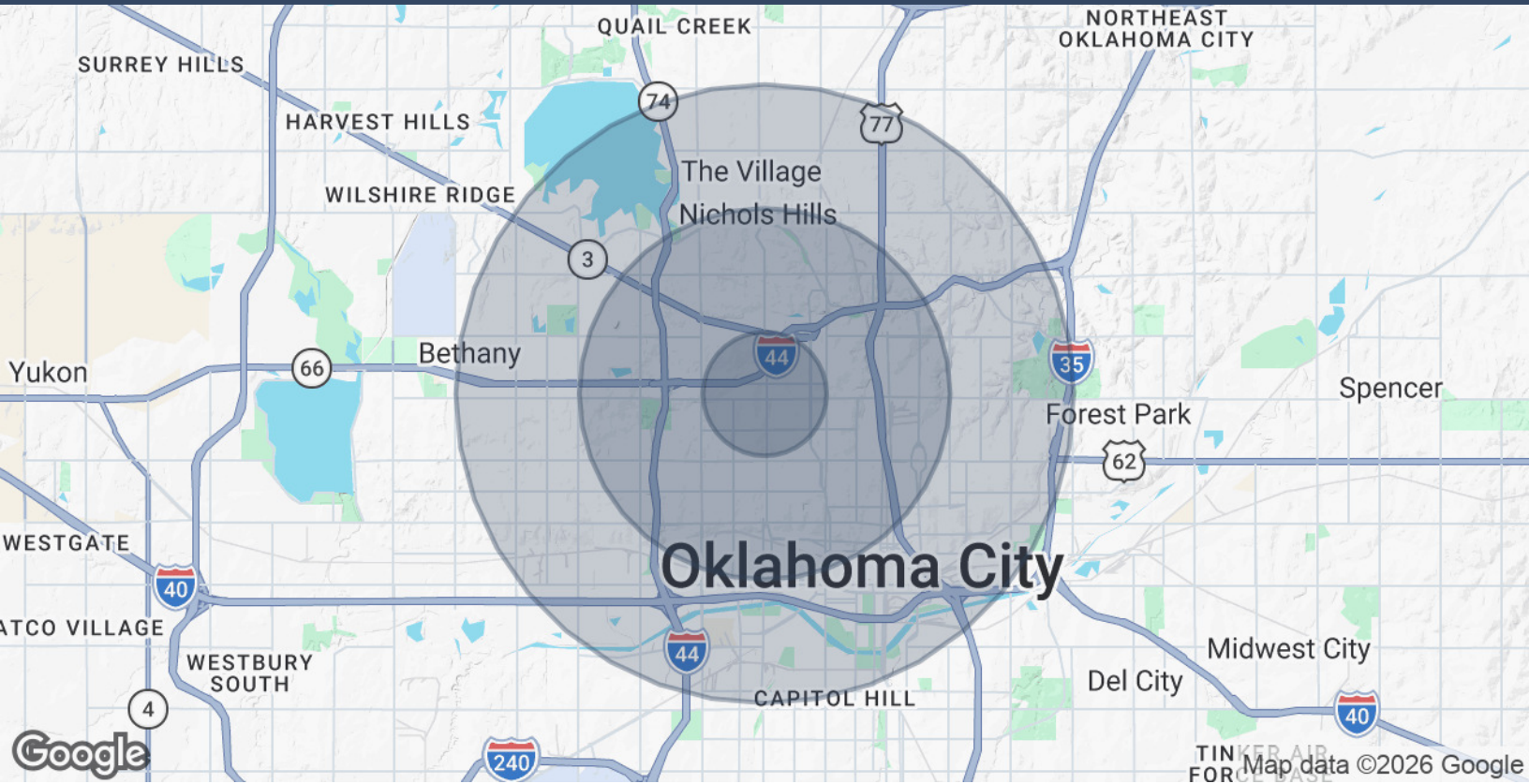
INCOME & EXPENSES

INCOME SUMMARY		THE VILLAS ON PENN AVE
GROSS INCOME		\$62,400
EXPENSES SUMMARY		THE VILLAS ON PENN AVE
Property Taxes		\$3,540
Property Insurance		\$4,188
General Repairs & Maintenance		\$1,800
Cleaning		\$1,200
Utilities		\$3,756
OPERATING EXPENSES		\$22,883
NET OPERATING INCOME		\$39,517

UNIT MIX SUMMARY

UNIT TYPE	COUNT	% OF TOTAL	RENT
1 Bed	8	100%	\$650
TOTALS/AVERAGES	8	100%	\$650

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,410	92,651	203,857
Average Age	38	39	38
Average Age (Male)	37	38	37
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,601	42,592	88,206
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$68,855	\$83,655	\$74,945
Average House Value	\$223,242	\$304,029	\$259,803

2020 American Community Survey (ACS)