

OFFERING MEMORANDUM

OPENING DOORS RENTALS

16504 GADDY ROAD
SHAWNEE, OKLAHOMA

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01

INVESTMENT OVERVIEW

THE OFFERING

PROPERTY SUMMARY



THE OFFERING

Opening Doors MHP is a 25-site mobile home community in Shawnee, Oklahoma, offering a value-add opportunity within the Oklahoma City MSA. Situated on 10.00 acres, the property features a diverse income mix and is well-positioned for growth through lease-up and operational improvements.

PROPERTY ADDRESS	16504 Gaddy Road
SQUARE FEET	18,239
LOT SIZE	10.00 Acres
PARCEL NUMBER	000020010003003800
ASKING PRICE	\$1,200,000
PRICE PER UNIT	\$48,000
CAP RATE	9.18%





PROPERTY SUMMARY

Opening Doors MHP is a 25-site mobile home park located in Bethel Acres, Oklahoma within the Oklahoma City MSA, offered at \$1,200,000. The property features a diversified income stream comprised of 16 park-owned home rentals, 3 vacant lots, 2 lot rentals, 2 stick-built home rentals, 1 rent-to-own unit, and 1 storage unit, providing stability and multiple revenue channels. Situated on 10 acres and currently 88% occupied, the park offers immediate upside through lease-up and infill opportunities. Approximately \$890,000 (74% of the purchase price) is attributed to park-owned homes, delivering strong intrinsic value. The asset benefits from its strategic location just 30 miles east of Oklahoma City along I-40 and near Shawnee, with proximity to multiple casinos, support consistent rental demand. This offering presents investors with a stable, income-producing asset with value-add potential and optional portfolio expansion through nearby affiliated communities.



HIGHLIGHTS

- Diversified income across rentals, RTO, and storage
- 88% occupied with upside from 3 vacant lots
- Strong POH performance (15 of 16 occupied | 94%)
- ~\$890K in POH value (74% of purchase price)
- 10 acres with expansion/infill potential
- Located in the Oklahoma City MSA near Shawnee
- Demand supported by nearby casinos and job drivers

02

FINANCIAL OVERVIEW

FINANCIAL SUMMARY

RENT ROLL



FINANCIAL SUMMARY

January 2024 - December 2024

OPERATING EXPENSES

	CURRENT
Repairs & Maintenance	\$105,340
Landscape Maintenance	\$2,388
Property Management	\$6,752
Subtotal Operating Expenses	\$114,480

NON-OPERATING EXPENSES

	CURRENT
Property Tax	\$5,362
Insurance	\$11,305
Subtotal Non-Operating Expenses	\$16,667

TOTAL EXPENSES

	\$138,889
Percentage of gross income	81%
Per Unit	\$5,556

RENT ROLL

March 2026

UNIT	TYPE	SQ. FT.	MONTHLY RENT (CURRENT)	AVERAGE RENT (MARKET)
1 Red Plum Road	Mobile	720	700.00	700.00
2 Red Plum Road	Rent-to-Own	720	633.26	0.00
3 Red Plum Road	Mobile	896	0.00	800.00
4 Red Plum Road	Mobile	700	750.00	750.00
5 Red Plum Road	Mobile	728	800.00	800.00
6 Red Plum Road	Vacant	0	0.00	275.00
7 Red Plum Road	Mobile	924	725.00	725.00
8 Red Plum Road	Mobile	896	900.00	900.00
9 Red Plum Road	Mobile	924	800.00	700.00
10 Red Plum Road	Vacant	0	0.00	275.00
11 Red Plum Road	Mobile	1168	1,000.00	1,000.00
12 Red Plum Road	Mobile	896	900.00	900.00
13 Red Plum Road	Mobile	924	1,100.00	1,100.00
14 Red Plum Road	Mobile	1216	1,100.00	1,100.00
15 Red Plum Road	Vacant	0	0.00	275.00
16 Red Plum Road	Mobile	800	850.00	850.00
17 Red Plum Road	Mobile	990	995.00	995.00
18 Red Plum Road	Mobile	1064	900.00	900.00
19 Red Plum Road	Mobile	1200	900.00	900.00
21 Red Plum Road	Mobile	588	1,125.00	1,100.00
23 Red Plum Road	Rented Lot	0	275.00	250.00
25 Red Plum Road	Rented Lot	0	250.00	275.00
27 Red Plum Road	Storage Lot	0	0.00	0.00
16406 Gaddy Road	Brick & Frame	1344	1,250.00	1,250.00
16504 Gaddy Road	Brick & Frame	1541	1,200.00	1,200.00
TOTAL	25	18,239	17,153.26	18,020.00

03

PROPERTY PHOTOS



PROPERTY PHOTOS





04

AREA OVERVIEW

AREA OVERVIEW

NEARBY AMENITIES



AREA OVERVIEW

SHAWNEE, OKLAHOMA

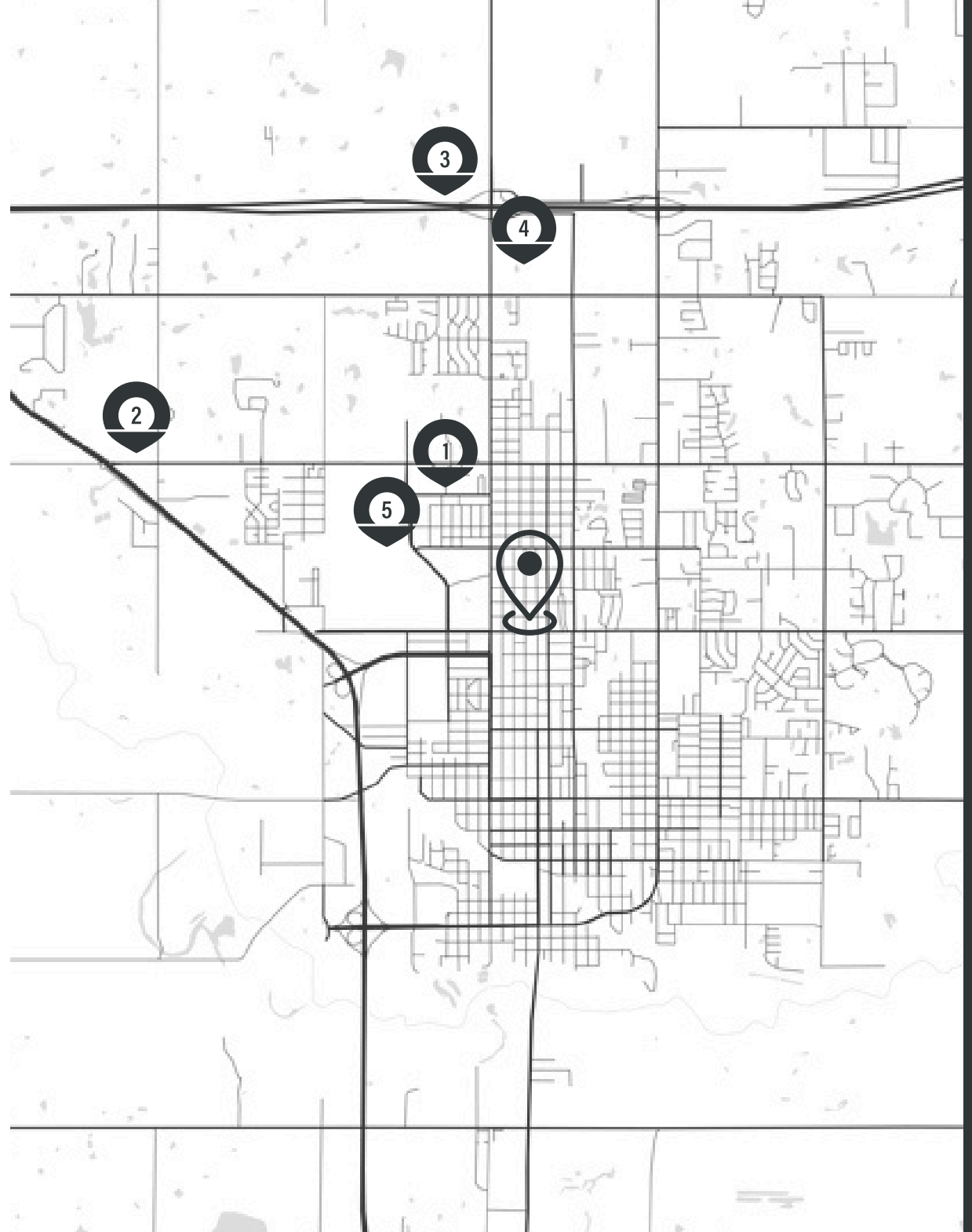
Opening Doors MHP is located just outside of Shawnee, a growing community within the greater Oklahoma City metropolitan area. Positioned approximately 30 miles east of Oklahoma City along I-40, Shawnee offers residents convenient access to a major employment hub while maintaining the affordability and appeal of a smaller town. The area is supported by a diverse economic base including healthcare, education, manufacturing, and retail, with major employers such as Tinker Air Force Base, Shawnee Regional Medical Center, and several regional distribution centers contributing to consistent job demand.

Shawnee is also home to multiple casinos and entertainment venues, drawing steady regional traffic and supporting local economic activity. Combined with its strong school systems, nearby amenities, and access to major transportation corridors, the area continues to experience stable demand for affordable housing. These factors make the submarket well-positioned for mobile home communities, offering long-term occupancy stability and continued rental demand.



NEARBY AMENITIES

- 1 Oklahoma Baptist University
- 2 Kickapoo Casino
- 3 Walmart
- 4 Starbucks
- 5 Shawnee Regional Airport
- 6 St. Anthony Hospital
- 7 Shawnee Mall
- 8 Lowe's
- 9 Grand Casino Hotel & Resort
- 10 BancFirst



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AERIALS & MAPS



SITE OVERVIEW



AERIAL





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