

CONFIDENTIAL OFFERING MEMORANDUM

THE HAMPTON'S

103 E Edwards St, Edmond, OK 73034

(Located Steps from UCO)

OFFERING PRICE: \$2,350,000

ASSET TYPE: 6-UNIT TURNKEY AIRBNB PORTFOLIO

PROFORMA CAP RATE: 8.81%

Presented By:

Keller Williams Commercial Elite

1 Executive Summary

Keller Williams Commercial Elite is pleased to exclusively present **The Hampton's**, a newly constructed, 6-unit, Class-A hospitality asset, offered as a **fully turnkey Short-Term Rental (STR) portfolio**.

Strategically located at **103 E Edwards St**, just steps from the University of Central Oklahoma (UCO), The Hampton's is perfectly positioned to capture consistent demand from university events, visiting families, corporate stays, and group travel.

Offered at **\$2,350,000**, this portfolio is projected to generate over **\$474,000 in Gross Annual Revenue**, delivering a stabilized **8.81% Proforma Cap Rate** to a new investor.

Each of the six identical 3-bedroom, 3.5-bathroom units is designed as a "hotel-suite" competitor, offering a private en-suite bathroom for every bedroom. This high-end feature is unique to the Edmond market and attracts premium bookings at a healthy **Average Daily Rate (ADR) of \$275/night**, with significant upside potential during peak event dates.

2 Investment Highlights

- **Stabilized Cash Flow:** Projected to gross over **\$474,000 annually** with a strong 8.8% return.
- **Premium "Per-Suite" STR Design:** The 3-bed, 3.5-bath (all en-suite) layout is a game-changer for the group travel market. It's ideal for UCO parents, alumni groups, wedding parties, and corporate teams who get their own private room and bath.
- **Irreplaceable "Walk-to-Campus" Location:** Directly services UCO's massive event-driven demand (graduations, homecoming, sporting events) ensuring high occupancy.
- **Class-A New Construction:** Brand new asset with zero deferred maintenance. All systems are under warranty, minimizing operational headaches and protecting cash flow.
- **Turnkey Hospitality Business:** Offered as a complete, scalable business. An investor can step into a high-performing cash-flow stream from Day One.

3 STR Proforma Financials (Annual)

The following proforma is based on a **65% occupancy rate (237 nights/unit)** and a realistic **\$275/night Average Daily Rate (ADR)**.

Income (6-Unit Portfolio)	Amount	Per Unit
Gross Rental Income (237 nights @ \$275 ADR x 6)	\$391,050	\$65,175
Cleaning Fee Income (Pass-through @ \$175/stay)	\$82,950	\$13,825
Total Gross Revenue	\$474,000	\$79,000
Operating Expenses		
STR Management Fee (20% of Rent)	(\$78,210)	(\$13,035)
Cleaning Expense (Paid to cleaners)	(\$82,950)	(\$13,825)
Host-Paid Utilities (Gas, Electric, Water, Wifi)	(\$28,800)	(\$4,800)
Restocking & Supplies (\$35/turnover)	(\$16,590)	(\$2,765)
STR Commercial Insurance	(\$21,000)	(\$3,500)
Property Taxes (Estimate)	(\$19,872)	(\$3,312)
Maintenance Reserve (5% of Rent)	(\$19,553)	(\$3,259)
Total Operating Expenses	(\$266,975)	(\$44,496)
<i>Expense Ratio</i>	56.3%	
NET OPERATING INCOME (NOI)	\$207,025	\$34,504

4 STR Valuation

The offering price is derived from the property's stabilized Net Operating Income as a high-performing hospitality business.

Offering Price	\$2,350,000
Proforma Net Operating Income (NOI)	\$207,025
Proforma Capitalization Rate	8.81%
Price Per Unit	\$391,667

Disclaimer: This Offering Memorandum is a confidential document intended solely for the use of prospective purchasers. All information contained herein, particularly the Short-Term Rental (STR) proforma, is based on market assumptions and projections. These are not guarantees of future performance. ADR and Occupancy rates are subject to market fluctuation, seasonality, and management. Prospective purchasers are urged to conduct their own thorough due-diligence, market research, and financial analysis.

For more information, please contact:

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