



MULTIFAMILY PROPERTY FOR SALE

1600

NW Lindy Ave Lawton, OK 73507

\$340,000.00



FOR MORE INFORMATION:

JASON WELLS

580.353.6100

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Measurements and other information are obtained from Owner and/or other reliable sources and are offered as an aid for investment analysis. Although deemed reliable, information is not guaranteed and is provided subject to errors, omissions, prior sale or withdrawal.

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PRESENTED BY:

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Insight Commercial Real Estate Brokerage, LLC in compliance with all applicable fair housing and equal opportunity laws.





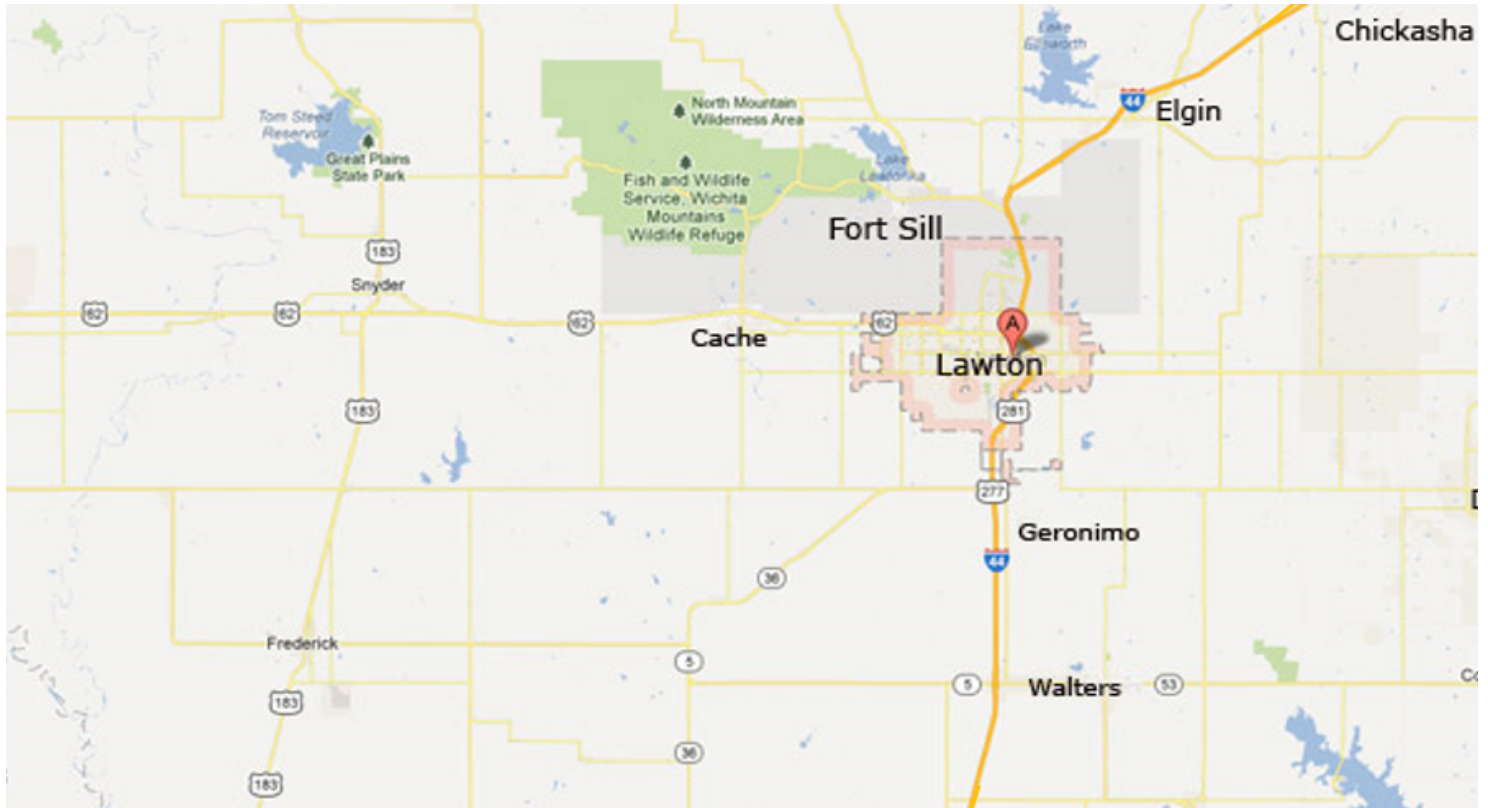
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REGION

Lawton has become the regional employment and retail center for southwest Oklahoma. Lawton supports a retail community of almost 300,000 people, all within a 45 minute drive. The greater Lawton region includes Wichita Falls, TX and the smaller towns of Cache, Duncan, Altus, Geronimo, Walters, Elgin, Chickasha, Marlow and Rush Springs, as well as the Fort Sill military installation and the Wichita Mountains Wildlife Refuge.

LABOR FORCE

The greater Lawton area has gone through some healthy growth over the past 6 years that has resulted in a larger workforce. One of the strongest assets of the region is the population of skilled workers. Not only does the region recruit from its own residents in Lawton-Fort Sill, but also from the nearby communities and unincorporated areas of the 7 county area. On average, in a 45 minute radius from different points within the region, you can find an available workforce of approximately 350,000.

FORT SILL

Fort Sill is one of the largest employers in Oklahoma with about 7,300 civilian employees, 9,000 soldiers stationed at the fort and another 5,500 soldiers rotating through for training. It has become a technology test and training hub of the United States. Fort Sill really is a twin city to Lawton right next door. The Army post has hotels, restaurants, day care centers, homes, shops – a city all by itself. But Fort Sill relies as much on Lawton as Lawton benefits from the \$2 billion economic impact generated by Fort Sill. Fort Sill is more than a great community partner and a major economic generator for the state of Oklahoma, it is also a workforce producer that delivers quality and technically experienced personnel when they leave the military.



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SALE PRICE

\$340,000

PROPERTY OVERVIEW

Great investment multi-family units for sale located on the hard corner of NW Lindy Ave and NW 16th St featuring seven well maintained and renovated units. New LVT floors have been installed in all homes within the last two years. This property features a ±1,030sf 3 bedroom/1 bath with a 2 car garage, a ±850sf 2 bedroom/1 bath with an open kitchen/living area, large utility room and private driveway, a ±520sf 2 bedroom/1 bath, and four ±520sf 1 bedroom/1 bath houses. All houses include washer and dryer hookups.

OFFERING SUMMARY

Number Of Units: 7

Lot Size: 0.64 Acres

Year Built: 1966

Building Size: 4,480 SF

Renovated: 2012

Zoning: R-1

PROPERTY HIGHLIGHTS

- 7 units total
- Units all renovated
- Multi-family investment



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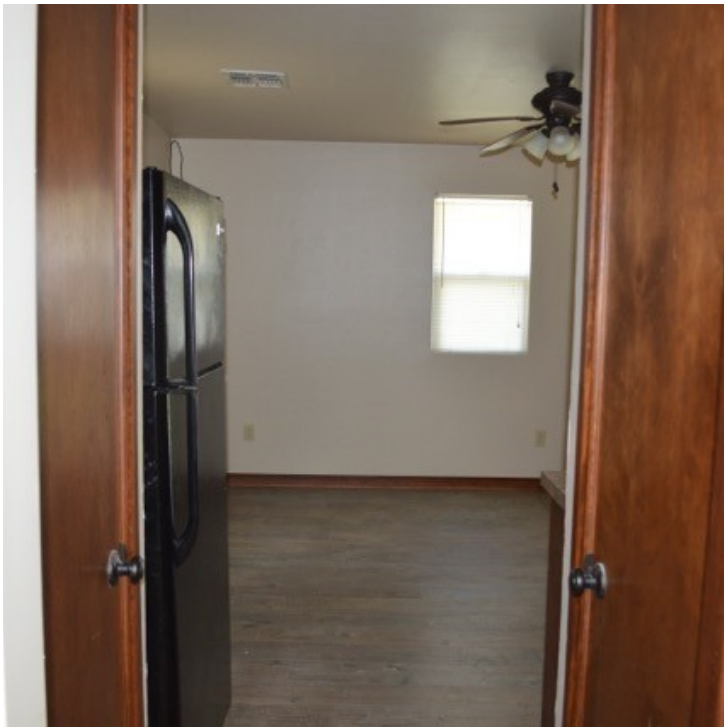


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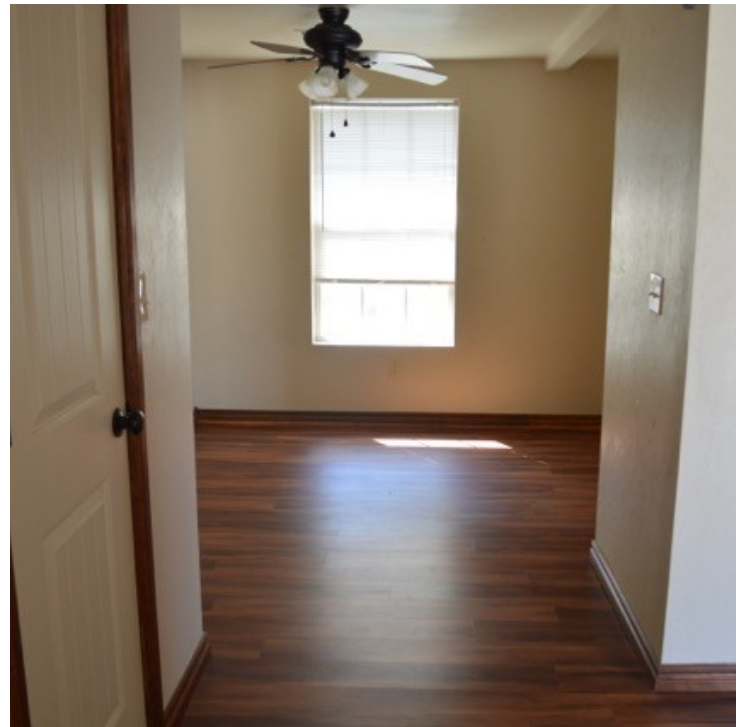


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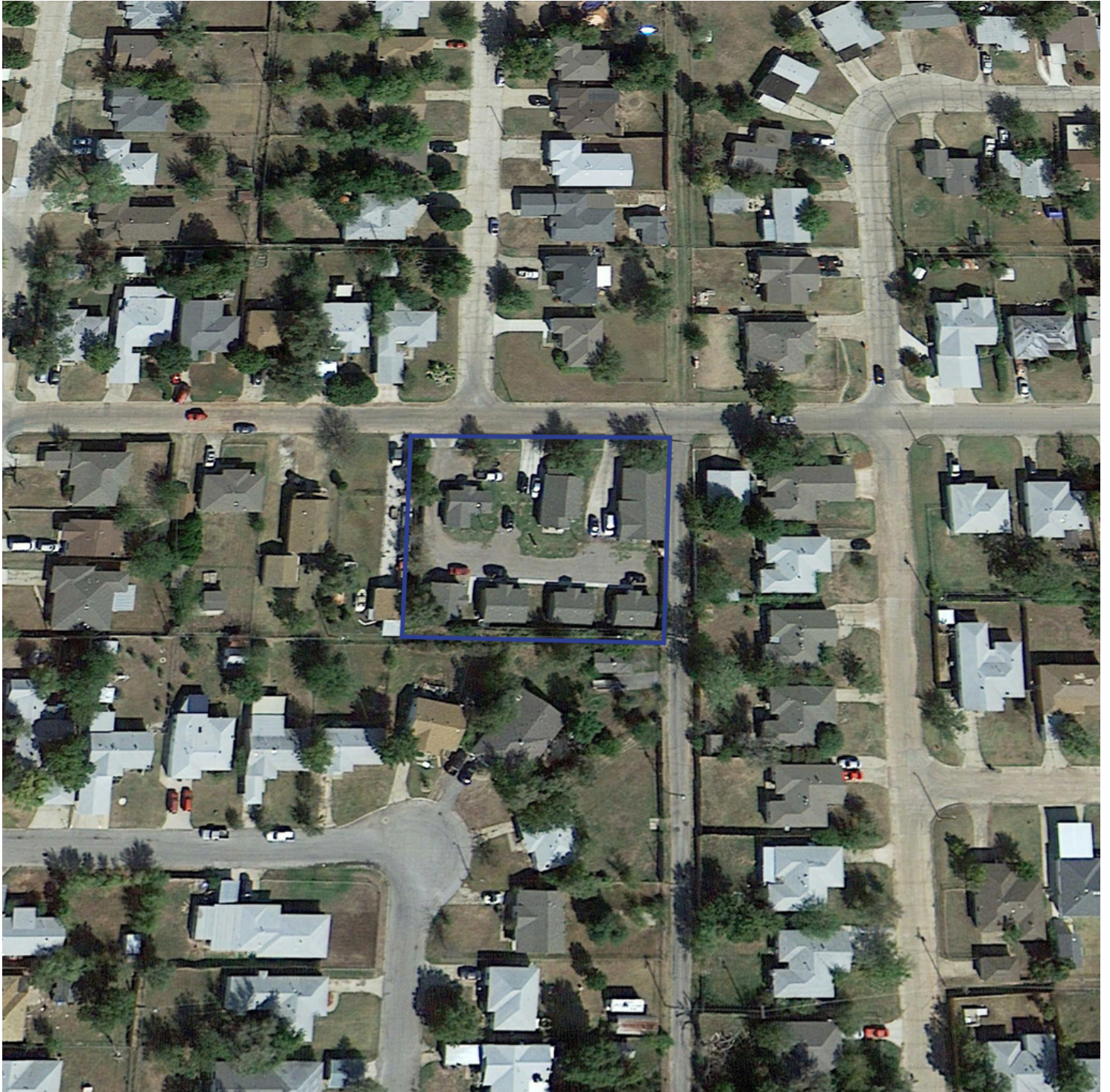


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INVESTMENT OVERVIEW

Price	\$340,000
Price per Unit	\$48,571
GRM	6.82
CAP Rate	10%

OPERATING DATA

Gross Scheduled Income	\$49,800/Yr
Other Income	\$1,200/Yr
Gross Income	\$51,000/Yr
Operating Expenses	\$14,303/Yr
Net Operating Income	\$36,697/Yr

EXPENSE SUMMARY

Taxes 2019	\$3,753/Yr
Insurance	\$3,800/Yr
Utilities	\$5,260/Yr
Maintenance	\$1,490/Yr



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UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	CURRENT RENT	CURRENT RENT (PER SF)	SECURITY DEPOSIT
1602 NW Lindy Ave	3	2	1,030	\$800	\$9.32	\$800
1604 NW Lindy Ave	2	1	850	\$700	\$9.88	\$700
1602 Apt 1	2	1	520	\$550	\$12.69	\$550
1604 Apt 1	1	1	520	\$550	\$12.69	\$550
1602 Apt 2	1	1	520	\$550	\$12.69	\$550
1604 Apt 2	1	1	520	\$500	\$11.53	\$500
1604 Apt 3	1	1	520	\$500	\$11.54	\$500
Totals/Averages			4,480	\$4,150	\$11.48	\$4,150





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PROFESSIONAL BACKGROUND

Jason Andrew Wells is a Lawton, Oklahoma native. Jason attended Furman University in Greenville, South Carolina, from whom he received dual college scholarships in football and soccer. He graduated from Furman in the year of 2000, with a B.A. degree. While in attendance at Furman University, Jason not only excelled in his academics, he also stood out in his collegiate activities in both soccer and football.

After college, Jason had a unique experience playing professional football in the Arena Football League and opportunities with multiple NFL football teams. His professional football career began in San Jose, California, where he beat out UCLA's All American kicker in training camp, from there he went on to play for the San Jose Saber Cats, the Orlando Predators, and the Dallas Desperados, with whom he spent three consecutive seasons with the Jerry Jones' Dallas Cowboys Arena Football League franchise, playing the position of placekicker.

Throughout his Arena Football League career, Jason was consistently amongst the top kickers in the Arena Football League, while also leading the league in percentage records. Jason still holds multiple AFL records. Jason was offered and accepted a job with the Robert Lynn Company, a commercial real estate firm in Dallas, Texas while in his last season with the Dallas Desperados. After four years, Jason then decided to retire from professional football and returned to his hometown of Lawton, Oklahoma in 2004, in pursuit of commercial real estate opportunities. Jason teamed up with retired Oklahoma State Senator, Sam Helton to form a new partnership in Insight Commercial Real Estate Brokerage. Insight Commercial has quickly grown in its success, with hard work, loyalty, and knowledge of the area.

Jason is currently a member in the CCIM (Certified Commercial Investment Member) candidacy program to obtain his CCIM designation, which is the most prestigious and highly respected designation in the commercial real estate industry. Additionally, Jason is a member of the ICSC (International Council of Shopping Centers) the worlds leading retail real estate association. Jason currently holds an Oklahoma brokers license and is also licensed in the state of Texas. His goals are to continually strive to make Insight Commercial the most knowledgeable and dominating real estate company in the region.

INSIGHT COMMERCIAL REAL ESTATE BROKERAGE, LLC

622 SW D Avenue

Lawton, OK 73501

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