

16 Unit Apartments For Sale
 16,640 SF on 1 Acre MOL
 Listed Price: \$975,000



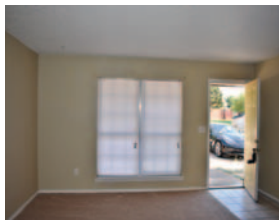
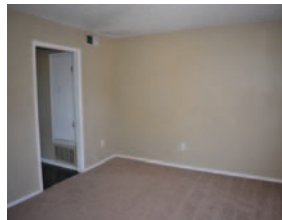
144, 154, 164, 174 Clay Drive
 Edmond, Oklahoma 73013

PROPERTY HIGHLIGHTS

- (16) 2 Bedroom Units
- 1.5 Baths
- Quiet Street
- New TPO Roofs 2014
- Individual Electric Meters
- 2 Parks Per Unit
- 1 Block to 33rd & Boulevard Intersection
- 2 Miles to UCO & 1 Mile to Oklahoma Christian University



TOTAL SF	16,640 SF MOL
LAND IN ACRES	1 ACRE
ZONING	High Density Residential
2017 TAXES	\$9,945
OCCUPANCY	95%
BUILT	1976
PARKING	32 Spaces



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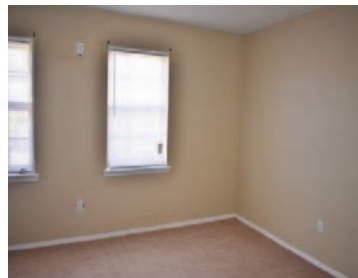


LOCATION HIGHLIGHTS

- Heavily Developed 33rd & Boulevard Area
- Great Retail Area
- Convenient to all Public Schools & Universities

DEMOGRAPHICS

Population		
1 Mile: 9,658	3 Mile: 69,053	5 Mile: 148,617
Average Household Income		
1 Mile: \$59,904	3 Mile: \$62,889	5 Mile: \$67,720
Total Households		
1 Mile: 4,057	3 Mile: 28,282	5 Mile: 60,023



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This 16 unit, two bedroom townhome complex offers 4 buildings housing 4 units each. This multi family complex is conveniently located just off the northwest corner of SW 33rd and Boulevard in Edmond, Oklahoma.

This complex is built in the townhouse style with living, kitchen, dining area and half bath located on the first level and the two bedrooms with full bath located upstairs. The property enjoys a consistent 94% to 100% occupancy. There are a total of 32 parks and the complex sits on 1 acre of land.



The current owner is offering new tenants with all bills paid lease beginning at \$850.00 per month. The units are total electric and each unit is separately metered. The water and sewer are on one meter and two trash units are on site.

The units show very well and the owner has kept the property in good condition. The four roofs have been replaced within the past 4 years.

The upside in this property is the high demand for residential rental in the Edmond market, the high quality of Edmond Schools, the close proximity of University of Central Oklahoma and Oklahoma Christian University, and below market rents. Easy to Show!

BOULEVARD TOWNHOMES	
RENTAL INCOME & EXPENSE 2017	
INCOME-Rents Collected	\$133,521.14
OPERATING EXPENSES	
Mowing & Repairs	\$26,905.24
Water	\$11,801.90
Electric	\$12,163.58
Taxes	\$9,945.00
Insurance	\$9,000.00
TOTAL EXPENSES	\$69,814.00
NET OPERATING INCOME	\$63,715.42

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