

Apartments For Sale
9,114 SF on 1.5 Acres
Cap Rate: 11.59%
Sales Price: \$350,000



1120 E. Fairview Avenue

Nowata, Oklahoma 74048

PROPERTY HIGHLIGHTS

- 9,114 Total SF on 1.5 Acres
- Two (1) Story Apartments-12 Total Units
- Built in 1981
- Utilities-Tenant Pays Gas & Electric
- Landlord Pays Water, Sewer & Trash
- Includes 1 Acre of Potential Income Producing Land Behind Apartments
- Property Manager On Site
- 8.33% Vacancy Rate
- Rent Roll Available Upon Request



www.naisullivangroup.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Amir Shams / Zac McQueen

Amir's Cell: 1 405 313 0333

Zac's Cell: 1 405 476 9199

amir@naisullivangroup.com

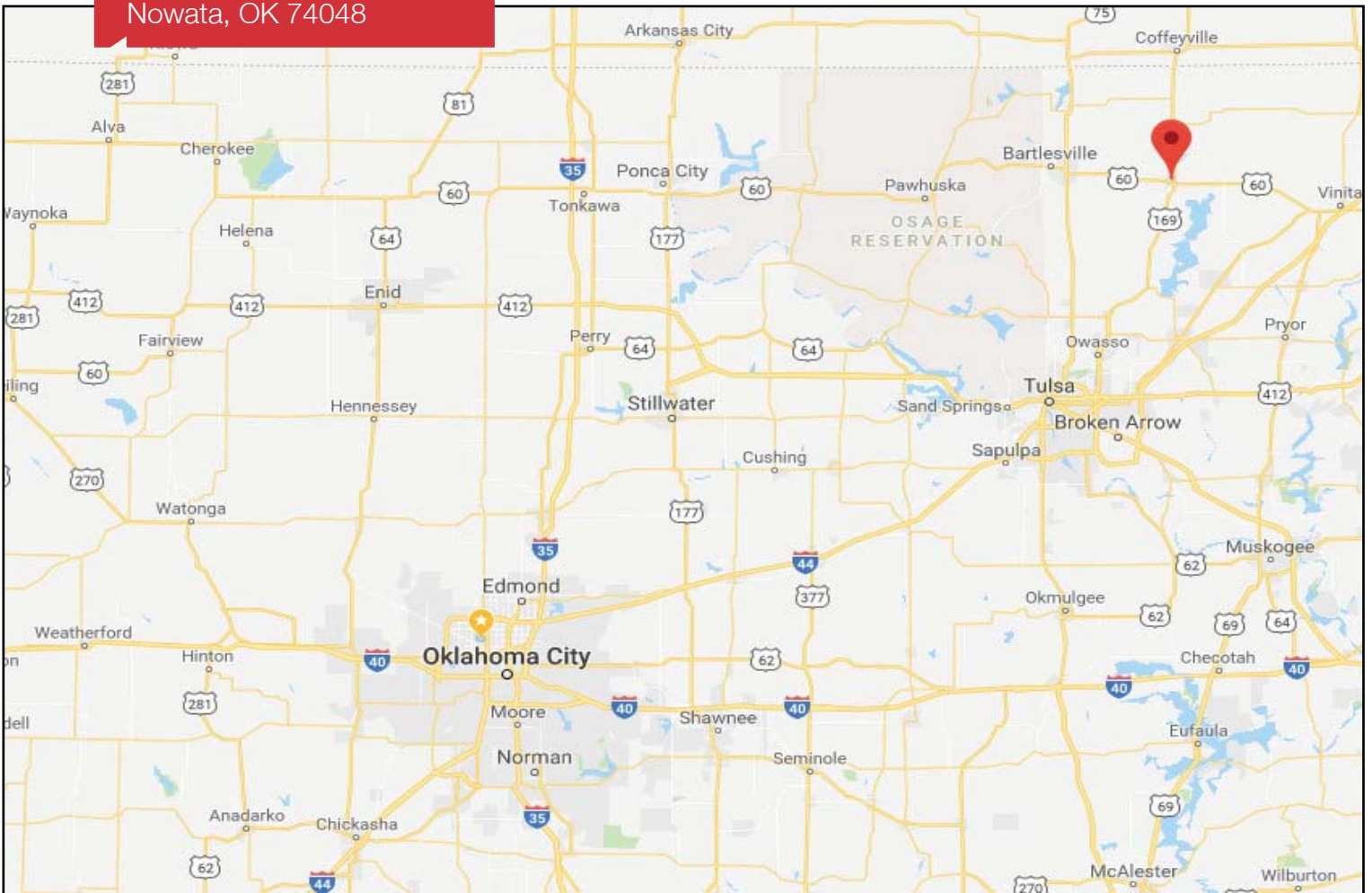
zac@naisullivangroup.com

4045 N.W. 64th Street, Suite 340

Oklahoma City, Oklahoma 73116

Office: 1 405 840 0600

1120 E. Fairview Avenue
Nowata, OK 74048



LOCATION HIGHLIGHTS

■ Nowata is 51 miles North of Tulsa and 21 Miles South of the Kansas state line

DEMOGRAPHICS

Population

1 Mile: 2,411	3 Mile: 4,557	5 Mile: 5,320
------------------	------------------	------------------

Average Household Income

1 Mile: \$28,706	3 Mile: \$37,539	5 Mile: \$38,946
---------------------	---------------------	---------------------

Total Households

1 Mile: 1,017	3 Mile: 1,878	5 Mile: 2,172
------------------	------------------	------------------



CITY POPULATION

3,734

Source: 2010-2014 American Community Survey 5-Year Estimates

26.5% of
HOUSEHOLD
INCOME

\$50,000+

NOWATA
county

COUNTY POPULATION

10,555

Source: 2010-2014 American Community Survey 5-Year Estimates

14.3%
WORK IN
MANUFACTURING

**30-Minute
Drive Time**

POPULATION

72,165

Source: 2014 Estimate, Cherokee Nation Nowata Demographic Report

15.7%
of POPULATION

CHEROKEE

Amir Shams / Zac McQueen

Amir's Cell: 1 405 313 0333

Zac's Cell: 1 405 476 9199

amir@naisullivangroup.com

zac@naisullivangroup.com

www.naisullivangroup.com

4045 N.W. 64th Street, Suite 340

Oklahoma City, Oklahoma 73116

Office: 1 405 840 0600

Fax: 1 405 840 0610

NAISullivan Group