

Investment Summary

Address:	104 S Veterans Dr. Coalgate OK, 74538 (Lots 10,11 in Block 95)	239 K List Price	8.46% Current Cap Rate	15.92% Market Cap Rate With other 3 units repaired
List Price:	\$	239,000		
Number of Units		12		
(11 apartments, 1 x 3 bed 1.5 bath house)				
Current GRM		3.65		
Market GRM		2.78		
Current CAP		8.46%		
Market CAP		15.92%		
Aproximate Square Footage		6,167		
Price Per Square Foot	\$	38.755		



Finacial Summary

Annualized Operating Data

	Current Rents	Market Rents
Scheduled Gross Income	\$ 65,400.00	\$ 85,920.00
Less expenses	\$ (45,181.26)	\$ (47,868.16)
Net Operating Income	\$ 20,218.74	\$ 38,051.84

Estimated Annual Operating Expenses

Property Taxes (2025) actual	\$ 1,685.00	\$ 1,685.00
Property Management 10% +/- (2025)	\$ 5,905.10	\$ 8,592.00
Insurance (2025) actual	\$ 5,365.02	\$ 5,365.02
Estimated Maint /Repairs (\$500 per unit)	\$ 6,000.00	\$ 6,000.00
Electricity (2025) actual	\$ 13,299.05	\$ 13,299.05
GAS /Trash / Water / (2025) actual	\$ 12,927.09	\$ 12,927.09
Total Expenses	\$ 45,181.26	\$ 47,868.16

Unit	Beds	Aprox Square Footage	Current rent	Market rent
#5	1	577	\$ 570	\$ 570
#6 VACANT	1	434	\$ -	\$ 570
#7	1	683	\$ 570	\$ 570
#8	1	470	\$ 570	\$ 570
#9	2	515	\$ 600	\$ 600
#10	2	515	\$ 620	\$ 620
#11	2	515	\$ 600	\$ 600
#12 VACANT	1	278	\$ -	\$ 570
#14 VACANT	1	326	\$ -	\$ 570
#15	1	324	\$ 570	\$ 570
#16	1	480	\$ 500	\$ 500
#4 House 3 + 1.5	3	1050	\$ 850	\$ 850
Monthly Income			\$ 5,450	\$ 7,160
Aprox Sq Ftge		6167		
Annual Gross Income			\$ 65,400	\$ 85,920

Aprox Size:

#5	37 ft x 15-6 ft
#6 VACANT	14 ft x 31 ft
#7	35 ft x 19-6 ft
#8	24 ft x 19-6 ft
#9	34-6 ft x 14-9 ft
#10	34-6 ft x 14-9 ft
#11	34-6 ft x 14-9 ft
#12 VACANT	24 ft x 11-6 ft
#14 VACANT	24 ft x 13-6 ft
#15	24 ft x 13-6 ft
#16	24 ft x 20 ft
#4 House 3 + 1.5	