



3 CABIN UNITS | 2131 SIOUX DR, SULPHUR, OK 73086

3
UNITS\$3,300
MONTHLY INCOME7.81%
CAP RATE7.25x
GRM\$22,799
2024 NOI100%
OCCUPANCY

PROPERTY OVERVIEW

Address	2131 Sioux Dr, Sulphur OK 73086
Property Type	Multifamily — 3 Cabin Units
Year Built	2011
Building Size	1,008 SF total
Lot Size	0.84 Acres
Unit Mix	3 x 1BR/1BA with Kitchenette
Avg Rent/Unit	\$1,100/mo (all-utilities-included)
Lease Status	All 3 on 12-Month Leases
Occupancy	100%

FINANCIAL SUMMARY (2024 ACTUAL)

Gross Rental Income	\$36,570
Vacancy Loss	\$0
Effective Gross Income	\$36,570
Property Tax	\$1,384
Operating Expenses	\$13,771
Net Operating Income	\$22,799
Cap Rate (at \$287K)	7.81%
GRM	7.25x

INVESTMENT HIGHLIGHTS

- Turnkey Income**
 All 3 cabins leased — immediate cash flow from day one with no lease-up period.
- 12-Month Leases**
 Stable, documented income with all tenants on annual leases.
- All-Utilities Included**
 Utilities included in rent — simple landlord-paid structure, highly attractive to tenants.
- Lake Country Location**
 Minutes from Lake of the Arbuckles and boat ramps — proven short and long-term rental demand.
- Managed Property**
 Baca Realty Group managing at 10% — passive income from day one.
- Proven Rental History**
 2+ years of documented income and expense history available.

AMENITIES

Unit Amenities:

- ✓ Air Conditioning
- ✓ Heating/HVAC
- ✓ High Speed Internet
- ✓ Refrigerator
- ✓ Microwave
- ✓ Ceiling Fans
- ✓ Porch/Deck

Site Amenities:

- ✓ Picnic Area
- ✓ Playground
- ✓ Community WiFi
- ✓ Pond on Property
- ✓ Tenant Controlled HVAC