

EDMOND, OKLAHOMA

EDMOND DUPLEX PORTFOLIO

4 TOTAL UNITS | STRONG INCOME | PRIME LOCATION

TWO ADJACENT DUPLEXES OFFERING SCALE, STABILITY & LONG-TERM UPSIDE

OFFERING PRICE

\$1,050,000

5.70% CAP RATE | \$59,828 NOI

CURRENTLY 100% OCCUPIED

600 NW 175TH STREET



17600 HAMPTON PARK DR.



INVESTMENT HIGHLIGHTS



Current Annualized Gross Rental Income
\$89,700



Offered Direct by Owner



1,968 Square Feet per Unit
(7,872 SF Total)



Currently **100%** Occupied



Tenants Pay **All Utilities**



HOA Maintains **Lawn Care**



Built in **2015**

Rare opportunity to acquire two adjacent, fully occupied duplex properties totaling four income-producing units in a desirable Edmond location. Built in 2015, the portfolio combines stabilized in-place income with unusually spacious residential floor plans and recent interior improvements.



4 & 5
Bedrooms



2.5
Bathrooms
Per Unit



2-Car Garage
Per Unit



Private Fenced
Backyards
(8' Fence)



HOA Maintains
Lawn Care

2025 REMODEL STATUS

- ✓ **Unit 17600A:** Fully remodeled in August 2025 with new carpet, lighting, and paint throughout. Upstairs loft converted to 5th bedroom.
- ✓ **Unit 17600B:** Not remodeled to avoid disrupting long-term tenants.
- ✓ **Unit 600A:** New carpet, lighting, and paint throughout.
- ✓ **Unit 600B:** New carpet, lighting, and paint throughout.

Tenants enjoy the space and functionality of a single-family home with large floor plans, attached 2-car garages, and private fenced backyards.

FINANCIAL SUMMARY

GROSS RENTAL INCOME

\$89,700

TOTAL OPERATING EXPENSES

\$29,871.80

NET OPERATING INCOME

\$59,828.20

CAP RATE

5.70%



PRIME EDMOND LOCATION

Strong rental demand in a highly desirable area near top-rated schools, shopping & dining.



FOUR TOTAL UNITS

Two adjacent duplexes providing scale, operational efficiency & income stability.



STRONG CASH FLOW

Stable in-place income with tenants responsible for all utilities.

Properties are tenant-occupied. Showings available by appointment for serious, qualified buyers. Please do not disturb tenants. Financial information provided is for investment evaluation purposes and should be independently verified by prospective purchasers.



SHOWINGS BY APPOINTMENT ONLY

Do not disturb tenants.