



OFFERING MEMORANDUM

LAS VILLAS ON PENN AVE

MULTIFAMILY PROPERTY FOR SALE

OKLAHOMA CITY, OK 73112



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320 SOUTH BOSTON AVENUE STE 1030-9
TULSA, OK

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Las Villas on Penn Ave is an 8-unit multifamily property totaling approximately 8,100 SF in Oklahoma City, currently 100% occupied. The property was renovated in 2024, including exterior upgrades, interior finish work, and major capital improvements, reducing near-term capital needs. Located on N Pennsylvania Avenue within a dense infill corridor, the property is positioned to benefit from continued rental demand and surrounding population growth.

PROPERTY HIGHLIGHTS

- Renovated in 2024
- New exterior paint and siding
- Interior repairs and finish out work
- Modern exterior

OFFERING SUMMARY

Sale Price:	\$475,000
Number of Units:	8
Lot Size:	7,100 SF
Building Size:	8,100 SF
NOI:	\$50,242.00
Cap Rate:	10.58%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,601	42,592	88,206
Total Population	14,410	92,651	203,857
Average HH Income	\$68,855	\$83,655	\$74,945

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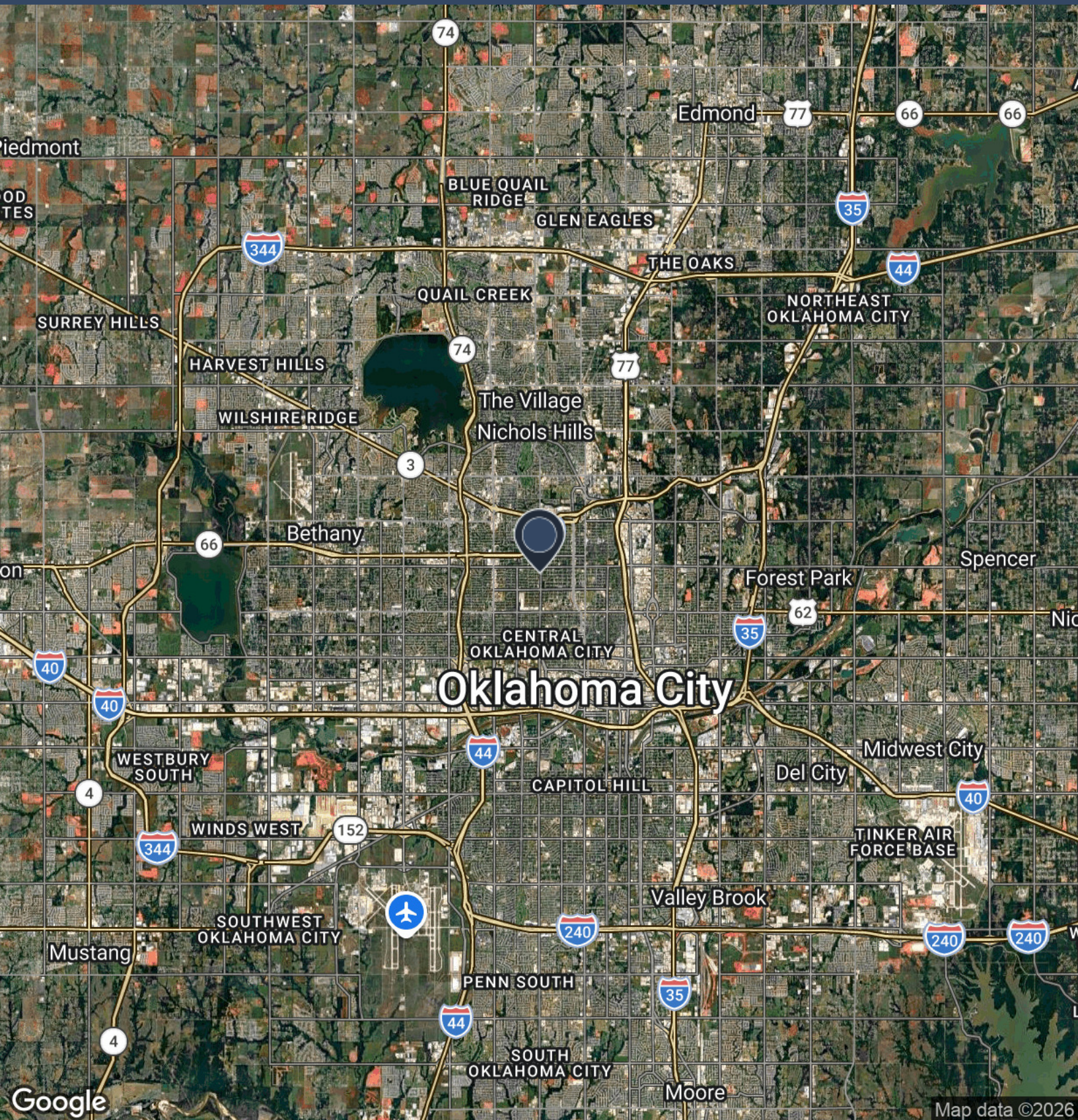
LAS VILLAS ON PENN AVE



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LOCATION MAP



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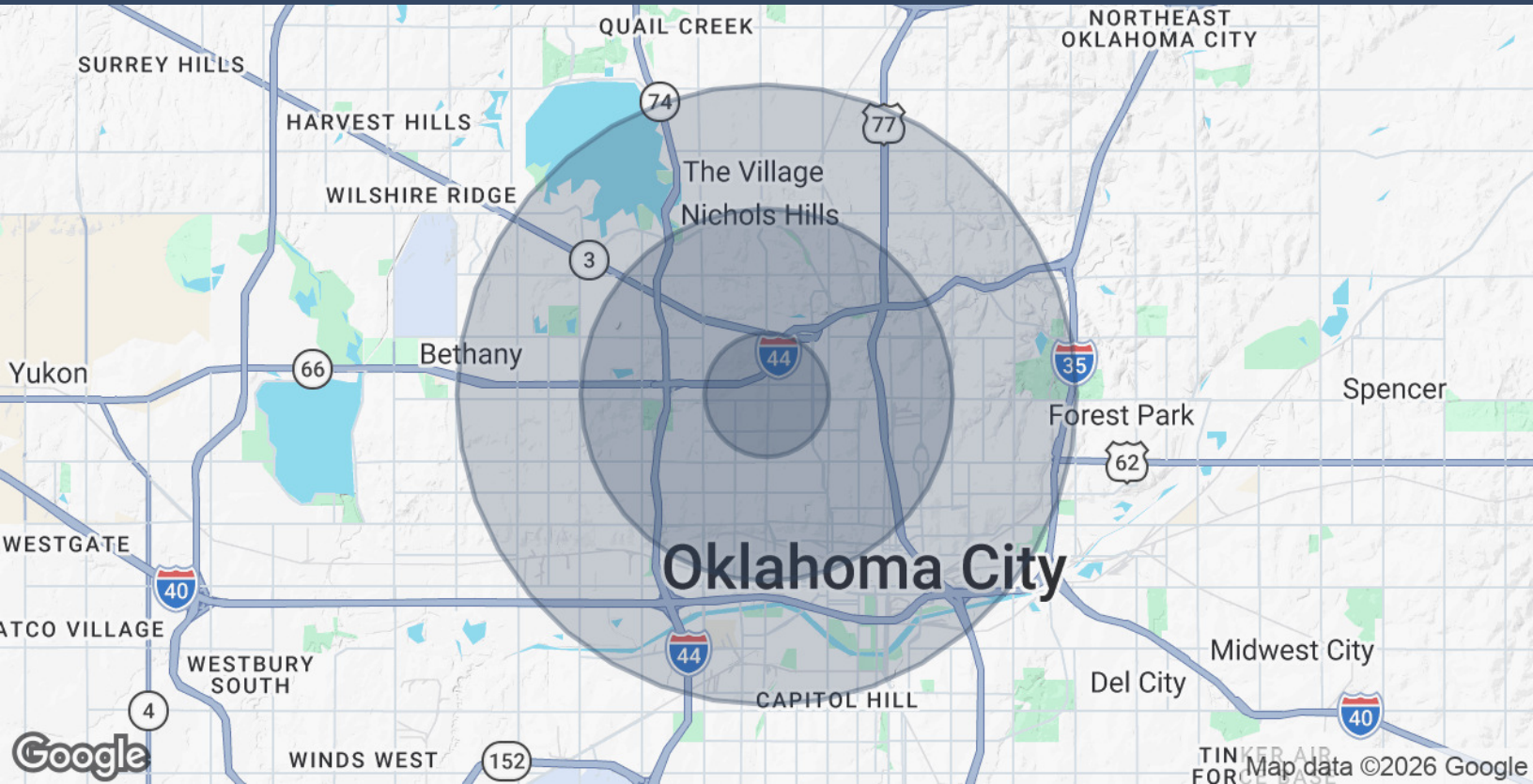
INCOME & EXPENSES

INCOME SUMMARY		THE VILLAS ON PENN AVE
GROSS INCOME		\$64,000
EXPENSES SUMMARY		THE VILLAS ON PENN AVE
Property Taxes		\$3,540
Property Insurance		\$2,934
General Repairs & Maintenance		\$4,376
Cleaning		\$1,200
Utilities		\$1,708
OPERATING EXPENSES		\$13,758
NET OPERATING INCOME		\$50,242

UNIT MIX SUMMARY

UNIT TYPE	COUNT	% OF TOTAL
1 Bed	8	100%
TOTALS/AVERAGES	8	100%

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,410	92,651	203,857
Average Age	38	39	38
Average Age (Male)	37	38	37
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,601	42,592	88,206
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$68,855	\$83,655	\$74,945
Average House Value	\$223,242	\$304,029	\$259,803

2020 American Community Survey (ACS)