

101 N 7th St

Ponca City, OK 74601

4-Unit Multifamily · Est. 1929 · Value-Add Opportunity

KEY METRICS

Cap Rate	Cash-on-Cash	Cost Per Unit	Gross Rent Mult.
16.0%	31.8%	\$52,150	3.8x
Based on net all-in basis	Est. 65% LTV / 7.5% rate	Net of HIP 2.0 grant	Basis ÷ gross sched. rent

COST BASIS

INCOME & EXPENSES (stabilized)

Purchase price	\$120,000	Gross scheduled rent (4 units)	\$55,200
Renovation estimate	\$125,000	Vacancy allowance (7%)	– \$3,864
Closing / carrying (3%)	\$3,600	Effective gross income	\$51,336
Gross total in	\$248,600	Operating expenses (35%)	– \$17,968
Less: HIP 2.0 grant	– \$40,000	Net operating income (NOI)	\$33,368
Net all-in basis	\$208,600		

MARKET & INCENTIVE CONTEXT

Projected rent (per unit)	\$1,000 – \$1,300 / mo	Market avg. 2-bed: \$975/mo · Top of market: \$2,090/mo
HIP 2.0 Program (PCUA/PCDA)	\$1M committed over 3 yrs	\$470,000+ already awarded to active rehab projects
Downtown revitalization	\$1.78M private reinvestment (2024)	20 buildings renovated · 14 new/expanded businesses
Grand Ave streetscape	\$968,000 ARPA-funded (2025)	Direct corridor upgrade adjacent to subject property

Assumptions: Purchase price \$120,000 (estimated) · Renovation \$125,000 (mid-range est.) · HIP 2.0 grant offset \$40,000 (estimated eligible) · 7% vacancy · 35% operating expense ratio · 3% closing/carrying costs · 65% LTV financing at 7.5% interest rate assumed for cash-on-cash calculation. This pro forma is for illustrative purposes only and does not constitute a guarantee of investment performance.

Aubrey Noblitt

Chinowth & Cohen Commercial

anoblitt.ccoklahoma.com

Property Advisor

Edmond, Oklahoma

405-456-9966 ·
calendly.com/anoblitt-ccoklahoma

All projections are estimates based on current market data and program guidelines. Verify independently before making investment decisions.