

# 8-Unit Multifamily Investment Opportunity



**11501, 11507, 11511, 11519 N Oklahoma Ave. Oklahoma City, OK**

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**Stabilized Duplex Portfolio | Strong Cash Flow | Quality Construction**

# 8-Unit Multifamily Investment Opportunity







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## Presented By:

### *Blake Shelton*

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The recipient is encouraged to consult with independent legal, financial, and other professional advisors before proceeding with any transaction.



# Property Information

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# Property Summary

11501, 11507, 11511 & 11519 N Oklahoma Ave. Oklahoma City, OK



## Property Description

Introducing N Oklahoma Ave — four brand-new duplexes totaling eight premium residential units, offering investors an immediate and turnkey income-producing opportunity. With 7 of 8 units currently leased at \$1,695/month and the final unit expected to be occupied prior to closing, this portfolio delivers stable cash flow from day one. Built to the highest standards, each unit is HERS rated and features Class 4 impact-rated shingles, resulting in exceptionally low insurance costs and near-zero maintenance expenses. A one-year builder warranty provides additional peace of mind, making this one of the most low-risk investment opportunities on the market.

Every unit has been thoughtfully designed with seamless, functional floor plans and high-quality finishes throughout, including vinyl flooring, stainless steel appliances, refrigerator, oven/range, and washer/dryer in unit. A stylish mudroom with custom built-ins greets you at the entry, while ceiling fans and central heat and air keep comfort consistent year-round. Each unit also includes a private garage, enclosed backyard, security system, and cable-ready setup. On-call management and maintenance ensures operations remain smooth and stress-free for ownership.

This is new construction income property done right — don't let it pass you by.

## Property Highlights

- 7 of 8 units rented
- Potential to be fully leased (100% Occupancy) prior to sale
- Class 4 Impacted-rated roof
- One Year Builder Warranty in place

# Energy Efficiency & Performance

11501, 11507, 11511 & 11519 N Oklahoma Ave. Oklahoma City, OK

## Home Energy Rating Certificate

Final Report

Rating Date: 2026-03-31

Registry ID: 823738756

Ekotrope ID: LK5za41v

### HERS® Index Score:

# 65

Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit [www.hersindex.com](http://www.hersindex.com)

### Annual Savings

# \$619

\*Relative to an average U.S. home

### Home:

11501A N Oklahoma  
Oklahoma City, OK 73114

### Builder:

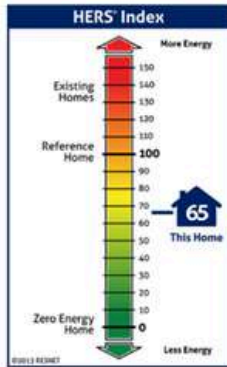
Artisan Craftsman and Design

### Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	9.2	\$175
Cooling	4.2	\$105
Hot Water	8.8	\$190
Lights/Appliances	19.4	\$429
Service Charges		\$162
Generation (e.g. Solar)	0.0	\$0
<b>Total:</b>	<b>41.7</b>	<b>\$1,060</b>

### This home meets or exceeds the criteria of the following:

2009 International Energy Conservation Code  
2006 International Energy Conservation Code



### Home Feature Summary:

Home Type:	Duplex, single unit
Model:	Duplex - 2496
Community:	Oklahoma City Metro
Conditioned Floor Area:	1,248 ft <sup>2</sup>
Number of Bedrooms:	3
Primary Heating System:	Air Source Heat Pump • Electric • 7.8 HSPF2
Primary Cooling System:	Air Source Heat Pump • Electric • 14.5 SEER2
Primary Water Heating:	Residential Water Heater • Electric • 0.92 Energy Factor
House Tightness:	1026 CFM50 (5.85 ACH50) (Adjusted Infiltration: 9.34 ACH50)
Ventilation:	None
Duct Leakage to Outside:	49 CFM @ 25Pa (3.93 / 100 ft <sup>2</sup> )
Above Grade Walls:	R-16
Ceilings:	Vented Attic, R-49
Window Type:	U-Value: 0.3, SHGC: 0.22
Foundation Walls:	N/A
Framed Floor:	N/A

### Rating Completed by:

Energy Rater: Kelly Parker  
RESNET ID: 8974825

Rating Company: Guaranteed Watt Saver (GWS)  
5830 NW Expressway #313  
405-946-0206

Rating Provider: Guaranteed Watt Saver (GWS)  
5830 NW Expressway #313  
405-946-0206

Kelly Parker, Certified Energy Rater  
Digitally signed: 4/2/26 at 2:38 PM



Ekotrope RATER - Version: 5.1.0.3835

The Energy Rating Disclosure for this home is available from the Approved Rating Provider.  
This report does not constitute any warranty or guarantee.

## Home Energy Rating (HERS® Index)

The property has a HERS® Index Score of 65, indicating above-average energy efficiency compared to a standard new home.

The Home Energy Rating System (HERS) measures a home's energy performance, where a lower score represents greater efficiency. A score of 65 suggests the property is approximately 35% more energy efficient than a typical new home, resulting in reduced utility costs and improved overall performance.

## Energy Efficiency Highlights

- Estimated annual energy savings compared to average U.S. homes
- Improved heating, cooling, and insulation performance
- Lower operating costs for tenants
- Enhanced long-term asset value

# Investment Perspective

Energy-efficient properties can attract quality tenants, reduce turnover, and provide more predictable operating expenses. The HERS rating supports the property's position as a modern, cost-efficient rental asset in the Oklahoma City market.

## RESNET HOME ENERGY RATING Standard Disclosure

For home(s) located at: 11501A N Oklahoma, Oklahoma City,

OK

Check the applicable disclosure(s):

- The Rater or the Rater's employer is receiving a fee for providing the rating on this home.
- In addition to the rating, the Rater or the Rater's employer has also provided the following consulting services for this home:

- A. Mechanical system design
- B. Moisture control or indoor air quality consulting
- C. Performance testing and/or commissioning other than required for the rating itself
- D. Training for sales or construction personnel
- E. Other(specify)


The Rater or the Rater's employer is:

- A. The seller of this home or their agent
- B. The mortgagor for some portion of the financed payments on this home
- C. An employee, contractor, or consultant of the electric and/or natural gas utility serving this home

The Rater or Rater's employer is a supplier or installer of products, which may include:

Products	Installed in this home by	OR is in the business of
HVAC systems	<input type="checkbox"/> Rater <input type="checkbox"/> Employer	<input type="checkbox"/> Rater <input type="checkbox"/> Employer
Thermal insulation systems	<input type="checkbox"/> Rater <input type="checkbox"/> Employer	<input type="checkbox"/> Rater <input type="checkbox"/> Employer
Air sealing of envelope or duct systems	<input type="checkbox"/> Rater <input type="checkbox"/> Employer	<input type="checkbox"/> Rater <input type="checkbox"/> Employer
Energy efficient appliances	<input type="checkbox"/> Rater <input type="checkbox"/> Employer	<input type="checkbox"/> Rater <input type="checkbox"/> Employer
Construction (builder, developer, construction contractor, etc)	<input type="checkbox"/> Rater <input type="checkbox"/> Employer	<input type="checkbox"/> Rater <input type="checkbox"/> Employer
Other (specify): <input type="text"/>	<input type="checkbox"/> Rater <input type="checkbox"/> Employer	<input type="checkbox"/> Rater <input type="checkbox"/> Employer

This home has been verified under the provisions of Chapter 6, Section 603 "Technical Requirements for Sampling" of the Mortgage Industry National Home Energy Rating Standard as set forth by the Residential Energy Services Network (RESNET). Rater Certification #: 8974825

Name: Kelly Parker Signature:   
Organization: Guaranteed Watt Saver (GWS) Digitally signed: 4/2/26 at 2:38 PM

I attest that the above information is true and correct to the best of my knowledge. As a Rater or Rating Provider I abide by the rating quality control provisions of the Mortgage Industry National Home Energy Rating Standard as set forth by the Residential Energy Services Network (RESNET). The national rating quality control provisions of the rating standard are contained in Chapter One 102.1.4.6 of the standard and are posted at

<https://standards.resnet.us>

**The Home Energy Rating Standard Disclosure for this home is available from the rating provider.**

RESNET Form 03001-2 - Amended March 20, 2017

# Floor Plan

11501, 11507, 11511 & 11519 N Oklahoma Ave. Oklahoma City, OK



## Overview

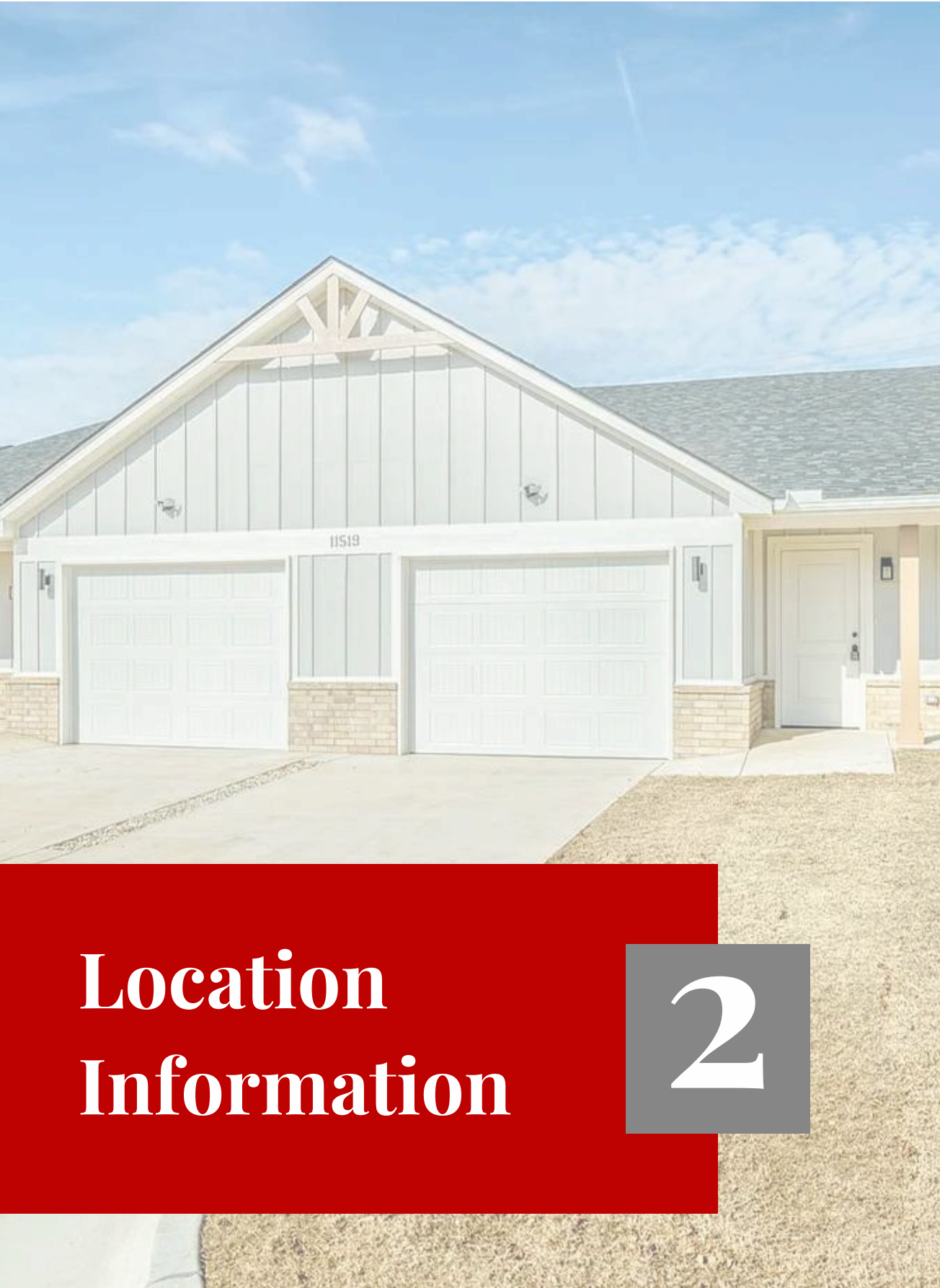
The property features a well-designed single-level layout that maximizes space, functionality, and tenant comfort. Each unit offers an efficient flow between living areas and private spaces, ideal for long-term occupancy. The layout includes a spacious living area, centrally located kitchen, and well-separated bedrooms for added privacy. Additional features such as in-unit laundry, attached garage, and private outdoor space enhance overall livability and tenant appeal.

## Key Features

- Functional single-story layout
- Open-concept living and kitchen area
- Private bedroom separation
- Attached garage and driveway parking
- In-unit laundry area
- Private outdoor yard space

# Additional Photos



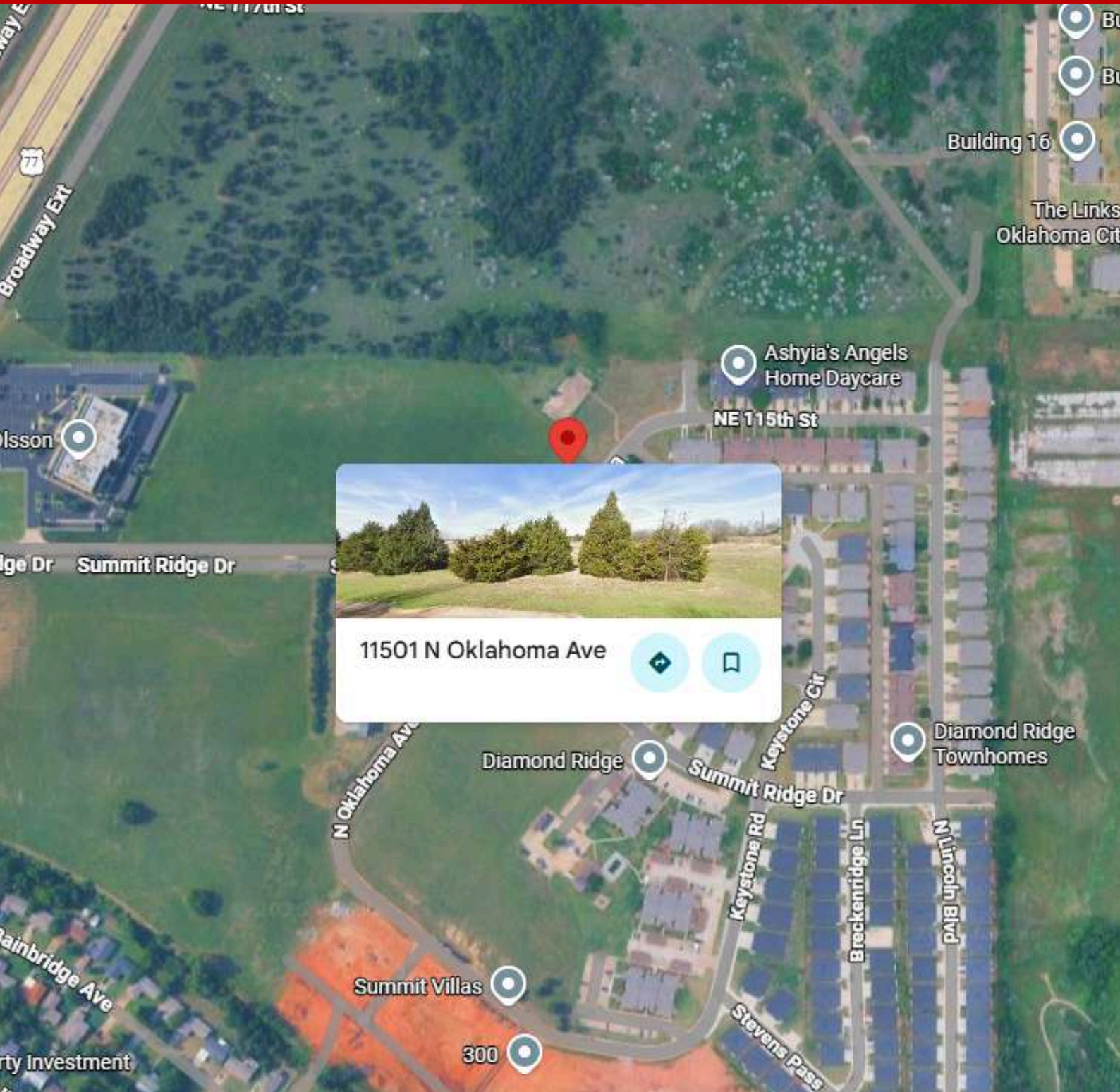


# Location Information

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# Aerial Map

11501 N Oklahoma Ave. Oklahoma City, OK



Strategically located in North Oklahoma City, the property offers convenient access to major roadways, employment hubs, retail centers, and daily essentials.

# Location Map

11501 N Oklahoma Ave. Oklahoma City, OK





# Financial Overview

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## Income Summary

- Monthly Gross Income: \$13,560
- Annual Gross Income: \$162,720

## Operating Expenses

- Insurance: \$6,740
- Property Taxes: \$22,400
- Lawn Care: \$6,000
- Pest Control: \$6,000
- Property Management (8%): \$13,018

**Total Operating Expenses: \$54,158**

## Unit Mix Summary

- *Property Type:* 4- Duplexes
- *Unit Count:* 8 Units
- *2500 SQFT Duplex (1250 per unit)*
- *3 Bed 2 Bath with single car garage (per unit)*
- *Rent (Per Unit):* \$1,695
- *Monthly Total:* \$13,560

**Total Monthly Rent: \$13,560**

**Annual Rent: \$162,720**

**Annual NOI: \$108,562**



**Amenities**

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# Apartment Amenities

11501, 11507, 11511 & 11519 N Oklahoma Ave. Oklahoma City, OK



- Stainless Steel Appliances
- Cable Ready
- Washer/dryer in unit
- Central heat and air conditioning
- Vinyl flooring
- Private garage
- Security System
- Refrigerator
- Ceiling fans
- Oven/Range
- Enclosed backyards
- On-call management and maintenance

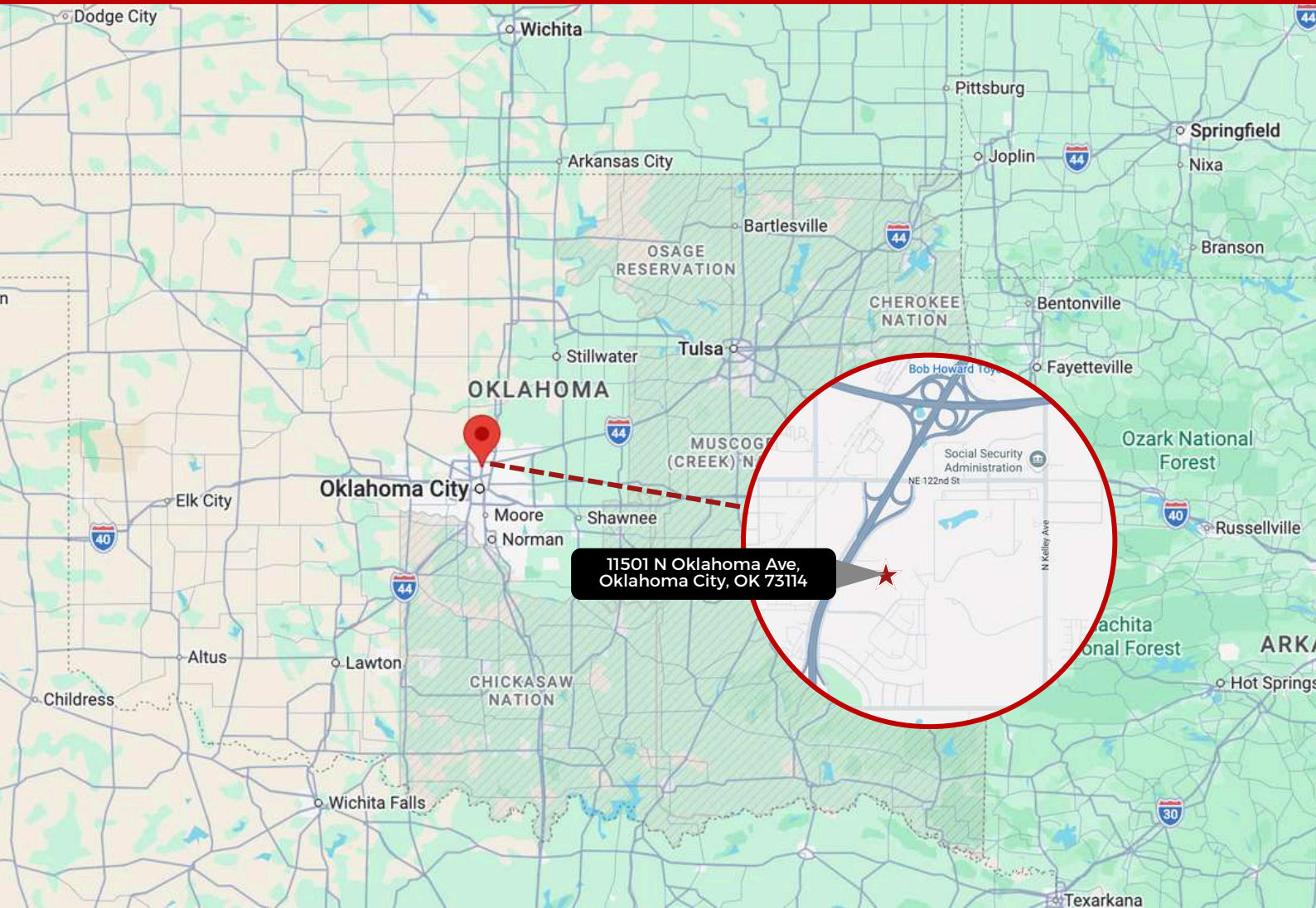


# Demographics

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# Demographics Map & Report

11501 N Oklahoma Ave. Oklahoma City, OK



## Population

Demographics	1 Mile	2 Miles	3 Miles
Total Population	24,399	80,326	132,621
Average Age	34.6 years	35.2 years	36.4 years
Average Age (Male)	33.1 years	34.8 years	35.7 years
Average Age (Female)	36.2 years	35.6 years	37.2 years

## Households & Income

Demographics	1 Mile	2 Miles	3 Miles
Total Household	5,000	10,000	15,000
Total Population	24,399	80,326	132,621
Average HH Income	\$124,852	\$129,209	\$142,582



**Listing Agent**

**6**



Meet the Listing Agent!

## *Blake Shelton*

Keller Williams Luxury Agent | Top 40 of 7,000+ Agents (Q1 2025)

Blake Shelton is a trusted and recognizable name in Oklahoma City real estate, known for blending sharp marketing instincts with a client-first approach that consistently delivers results. As part of Keller Williams Luxury International, Blake has carved out a niche in high-end real estate while also helping first-time buyers, investors, and families across the metro area. In the first quarter of 2025 alone, Blake ranked #40 out of more than 7,000 agents and he has consistently remained among the Real Producers Top 500 Agents since 2022. He's also a two-time recipient of the OKCMAR Rising Star Award, an honor reserved for professionals who demonstrate early excellence, integrity, and service in the industry.

Though his real estate career spans just five years, Blake has packed in a decade's worth of experience, closing hundreds of transactions, building a strong client base, and growing a business rooted in trust and results.

A proud graduate of the University of Oklahoma, Blake holds degrees in Marketing and healthcare, blending strategic thinking with a natural talent for communication. His digital marketing background has helped his listings stand out across social platforms, with property tours and content garnering millions of views and reaching buyers far beyond the local market.

Blake's passion for real estate is matched only by his commitment to people. Whether representing a luxury estate in Gaillardia or guiding a first-time buyer through the process, he leads with authenticity, hustle, and heart. His work is grounded in deep community roots, a sharp eye for design and detail, and a belief that buying or selling a home should feel exciting, not overwhelming.

In August 2025, he married his beautiful wife, Natalie. When he's not showing properties or editing a listing video, you'll likely find Blake spending time with friends and family, cheering on the OU Sooners, or enjoying a few holes on the golf course at Gaillardia. Blake is an active member at Putnam City Baptist Church as well. His natural drive, creative energy, and love for the Oklahoma City community make him a standout voice in the industry and a strong advocate for every client he serves.

If you want, I can also create a shorter version or a more formal "About" section for websites, flyers, or listing presentations.

### CONTACT BLAKE:



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**BLAKE SHELTON**  
REALTY

**kw** ELITE

KELLERWILLIAMS. REALTY