



28801 E. 141<sup>st</sup> St. S, Coweta, OK 74429

**MCP** MCGRAW  
COMMERCIAL  
PROPERTIES

# 6-Unit Triplex Investment Opportunity

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# Contact & Disclaimer

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# Property Overview

28801 E 141st St S in Coweta, OK is an exceptional, new construction multifamily asset consisting of two well-built triplex buildings totaling six units. Each unit features a spacious 3-bedroom, 2.5-bath layout and a dedicated one-car garage. Designed with both elegance and durability in mind, these homes are finished with high-end, low-maintenance materials that are ideal for everyday living and long-term value retention.

Inside, tenants appreciate an open-concept floor plan showcasing modern quartz countertops, stainless steel appliances, and an expansive walk-in pantry that enhances the culinary experience. The design thoughtfully incorporates a designated drop zone to keep daily items like backpacks and lunch boxes organized, while a versatile office space and a conveniently located laundry room adjacent to the master suite add to the overall functionality. The primary bedroom offers a large walk-in closet, and generous natural light streams into all three bedrooms. In addition, three separate 10x20 storage bays are included – a feature that provides the potential for additional rental income from tenant storage needs.



<b>Price:</b>	\$1,850,000
<b>Price Per Unit:</b>	\$308,333
<b>Year Built:</b>	2025
<b>Total Units:</b>	6
<b>No. of Storage Units:</b>	3
<b>County:</b>	Wagoner
<b>Average Unit Size:</b>	1,711 SF
<b>Total Rentable SF:</b>	+/- 10,266 SF
<b>Site Acreage:</b>	+/- 1.00 acre
<b>No. of Residential Buildings:</b>	2
<b>No. of Stories</b>	2
<b>Construction:</b>	Wood Frame
<b>Exterior:</b>	Partial Brick, Masonite, Wood Siding
<b>Roofs:</b>	Pitched
<b>Windows:</b>	Vinyl
<b>Electrical Wiring:</b>	Copper
<b>Parking:</b>	Attached 1-car garage with opener
<b>Parcel ID:</b>	730020243



### Utilities

Electric: Individually Metered

Water/Sewer: Individually Metered

Gas: Individually Metered

Washer Connection

Cable/Internet: Individually Metered

In-unit laundry (full-size connections)

### Unit Amenities

In-unit laundry (full-size connections)

Central HVAC (Gas)

Quartz countertops

Stainless steel appliances

Large walk-in pantry

Drop zone/mud bench

Dedicated home office/flex space

Primary suite with walk-in closet

Dual-sink vanities in master bath

Luxury vinyl plank flooring

9-foot ceilings

Attached 1-car garage with opener

Covered front porch

Energy-efficient windows and insulation



# Investment Highlights

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## Stabilizing Value-Add Investment with New Construction Premium

This newly built multifamily offering presents a rare opportunity to combine the benefits of brand-new construction with the upside of early lease-up and operational stabilization. Featuring two modern triplexes—six total units—this portfolio is positioned to deliver immediate value as it transitions from construction completion to full occupancy.

Each 3-bedroom, 2.5-bath unit is thoughtfully designed for long-term durability and tenant appeal, with high-end finishes like quartz countertops, stainless steel appliances, walk-in pantries, and dedicated office and laundry spaces near the primary suite. The open-concept layouts and energy-efficient systems enhance livability, while one-car garages and additional three 10x20 storage bays create added rental income potential.

Built in 2025 and located in a strong Coweta submarket with no deferred maintenance and minimal capital expenditure needs, this asset offers investors the opportunity to capture rent growth during stabilization while benefiting from the low-maintenance advantages of new construction. Situated near schools, retail, and rooftops in a high-demand area, this deal balances security and upside—ideal for operators looking to grow their portfolio with newer product in an appreciating market.

The property is offered with MLS #2518524, providing flexibility for bundled acquisition or future resale strategy.



# Location Overview

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Set in the welcoming community of Coweta, OK, this new construction is positioned within a growing and accessible neighborhood. Coweta offers a balanced lifestyle with close proximity to quality schools, local retail centers, parks, and community amenities that support a family-friendly environment. The property benefits from an easy connection to regional road networks, making it an attractive option for renters who appreciate convenience, whether commuting or accessing nearby employment hubs. The combination of a small-town charm with modern comforts ensures a steady appeal for tenants seeking long-term residency.



# Location Map

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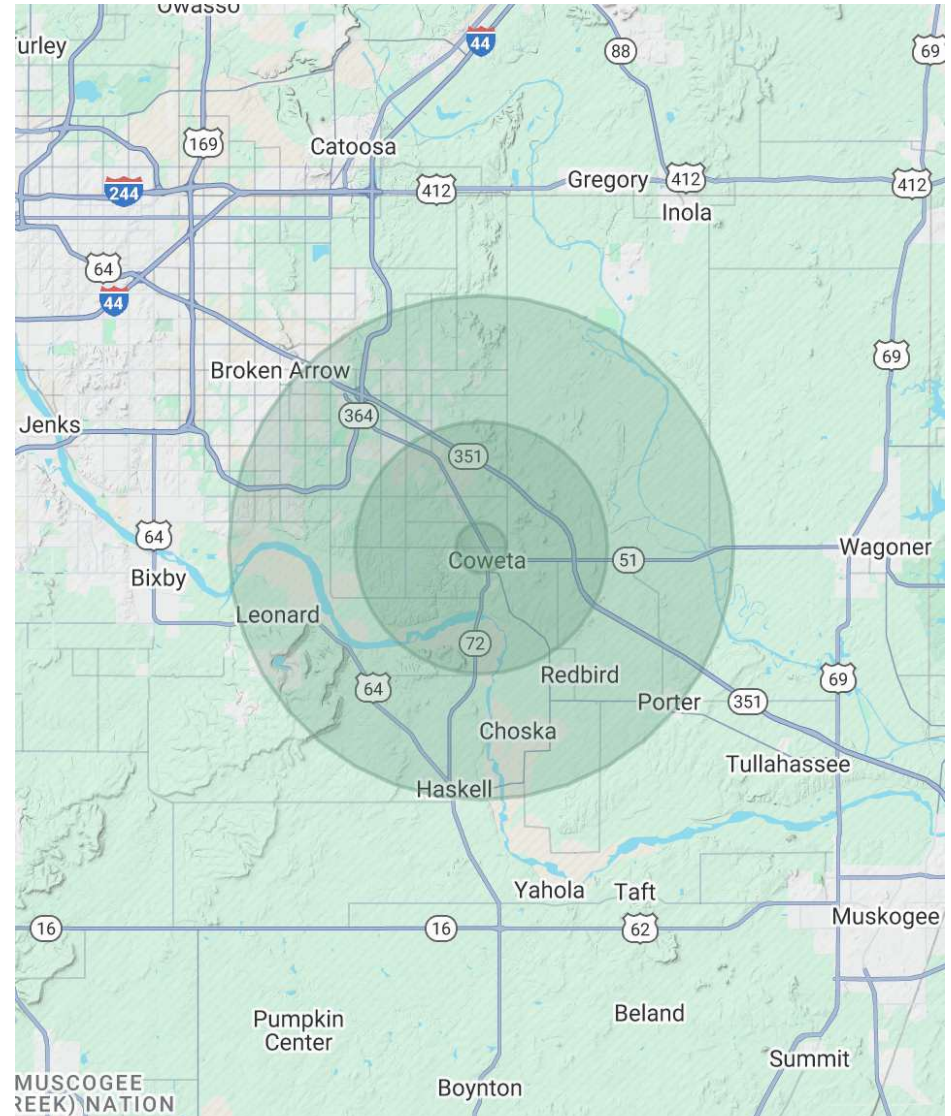


# Demographics

Population	1 Mile	5 Miles	10 Miles
Total Population	4,898	21,581	114,463
Average Age	38	39	40
Average Age (Male)	36	38	38
Average Age (Female)	39	40	41

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,886	7,960	43,374
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$71,936	\$97,884	\$101,024
Average House Value	\$216,401	\$297,729	\$271,994

Demographics data derived from AlphaMap



# Photos

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# Photos

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# Financials

	Proforma	Stabilized			
	2025	2026	2027	2028	2029
<b>Gross Potential rent</b>	<b>147,600.00</b>	<b>151,290</b>	<b>155,072</b>	<b>158,949</b>	<b>162,923</b>
- Vacancy	-7,380.00	-7,565	-7,754	-7,947	-8,146
<b>Unpaid Rent</b>					
<b>Net Rental Income</b>	<b>140,220</b>	<b>143,726</b>	<b>147,319</b>	<b>151,002</b>	<b>154,777</b>
<b>Additional Income</b>					
- Storage Fees	5,400.00	5508.00	5590.62	5674.48	5759.60
- Late Fees	300.00	306.00	310.59	315.25	319.98
<b>Additional Income</b>	<b>5,700.00</b>	<b>5,814.00</b>	<b>5,901.21</b>	<b>5,989.73</b>	<b>6,079.57</b>
<b>Total Operating Income</b>	<b>145,920.00</b>	<b>149,539.50</b>	<b>153,219.85</b>	<b>156,991.33</b>	<b>160,856.22</b>
<b>Expenses</b>					
<b>Marketing Expense</b>					
- Advertising	1,000.00	1,000.00	1,000.00	1,000.00	1,015.00
<b>Total Marketing</b>	<b>1,000.00</b>	<b>1,000.00</b>	<b>1,000.00</b>	<b>1,000.00</b>	<b>1,015.00</b>
<b>Repairs &amp; Maintenance</b>					
- Cleaning	150.00	153.00	155.30	157.62	159.99
- HVAC Repair	500.00	510.00	517.65	525.41	533.30
- Landscaping	1,200.00	1,224.00	1,242.36	1,261.00	1,279.91
- Other Repairs	1,000.00	1,020.00	1,035.30	1,050.83	1,066.59
- Plumbing	500.00	510.00	517.65	525.41	533.30
<b>Total Repairs &amp; Maintenance</b>	<b>3,350.00</b>	<b>5,417.00</b>	<b>5,468.26</b>	<b>5,520.28</b>	<b>5,603.08</b>
<b>Office Expenses</b>					
- Office Supplies	500.00	510.00	517.65	525.41	533.30
<b>Total Common Area Maintenance</b>	<b>500.00</b>	<b>510.00</b>	<b>517.65</b>	<b>525.41</b>	<b>533.30</b>
<b>Management 4%</b>	5,608.80				
<b>Management Total</b>	<b>5,608.80</b>	<b>5,749.02</b>	<b>5,892.75</b>	<b>6,040.06</b>	<b>6,191.07</b>
<b>Insurance</b>					
- Insurance - Building	6,130.00	6,436.50	6,758.33	7,096.24	7,451.05
<b>Total Insurance</b>	<b>6,130.00</b>	<b>6,436.50</b>	<b>6,758.33</b>	<b>7,096.24</b>	<b>7,451.05</b>
<b>Taxes</b>					
- Property Taxes	9,745.00	9,939.90	10,138.70	10,341.47	10,548.30
<b>Total Taxes</b>	<b>9,745.00</b>	<b>9,939.90</b>	<b>10,138.70</b>	<b>10,341.47</b>	<b>10,548.30</b>
<b>Total Operating Expense</b>	<b>26,333.80</b>	<b>29,052.42</b>	<b>29,775.67</b>	<b>30,523.47</b>	<b>31,341.80</b>
<b>NOI - Net Operating Income</b>	<b>119,586.20</b>	<b>120,487.08</b>	<b>123,444.17</b>	<b>126,467.86</b>	<b>129,514.42</b>

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