

# INVESTMENT PROPERTY OPPORTUNITY

**7.25% CAP RATE**



**Sales Price: \$1,750,000**

**14 TOWNHOME UNITS**

**7295 E HWY 270, McALESTER, OK**

**Proforma CAP RATE of 9.65%**

- Stable investment with 100% occupancy
- 21,280 square feet under roof on 2.0 acres
- Septic system- Four tank system
- Highway frontage with 4 miles east of McAlester

**2026 Projected Financial Summary\***

Calculations based on Current Rent Rolls and 12-31-2025 T-12 actual expenses

Gross Rental Income (Current)	\$237,240.00
<u>Gross Operating Expenses (Current)</u>	<u>-\$110,445.00</u>
<b>Net Income</b>	<b>\$126,795.00</b>
<b>SALES PRICE</b>	<b>\$1,750,000.00</b>
<b>CAP RATE</b>	<b>7.25%</b>

**2026 Proforma Financial Summary**

Calculations based on Current Rent Rolls and Tenants paying for electricity and Internet/Cable

Gross Rental Income (Current)	\$237,240.00
<u>Gross Operating Expenses (Current)</u>	<u>\$68,405.00</u>
Net Income	\$168,835.00
<b>SALES PRICE</b>	<b>\$1,750,000.00</b>
<b>CAP RATE</b>	<b>9.65%</b>

**Cap Rate:** With a robust Upside Proforma 9.65% Cap Rate, this well-maintained property provides potential buyers with a solid return on investment.

**Stable Occupancy:** The complex has maintained 100% occupancy with a vacancy rate of less than 2% throughout its life, showcasing long-term tenant stability and minimizing investor risk.

**Upside Potential:** Each unit is separately metered for electricity, allowing the new owner to shift electricity costs to tenants, which can significantly increase the net operating income (NOI).

**Owner Financing:** The seller is willing to consider owner financing, a portion of this sales price, offering flexibility for potential buyers.

**Property Manager:** If the buyer needs a property manager he would continue to manage the property for \$14,400.00 per year.

# PROPERTY

## SPECIFICATIONS

7295 E HWY 270, McALESTER, OK

**Building:** 21,280 square feet

**Land:** 2.0 acres

**County:** Pittsburg

**Township:** Alderson

**School District:** Haileyville (E4)

## UTILITIES

**Electricity:** All units are separately metered. (Currently, the landlord pays this expense)

**Water:** All units are metered together. (landlord pays this expense)

**Sewer:** Septic system; each building has a septic system to service the units in that building

**Internet & Cable TV:** Each unit has access to Internet & Cable TV service. (Currently, the landlord pays this expense)

<b>Building Details</b>				<b>Unit Mix</b>	
<b>Building #</b>	<b>Units</b>	<b>Living Sq. Ft.</b>	<b>Year Built</b>	<b># of</b>	<b>Bed-Bath-Car</b>
1	4	5,800	2008	5	1 - 1 - 1
2	4	5,800	2009	1	2 - 2 - 1
3	3	2,430	2017	4	2 - 2.5 - 2
4	3	2,850	2018	4	3 - 2.5 - 2
<b>Totals</b>	<b>14</b>	<b>16,880</b>		<b>14</b>	

<u>Financial Summary</u>	<u>Description</u>	<u>31 Dec 2025</u>	<u>Upside Proforma</u>
	Gross rental income	\$237,240.00	\$237,240.00
	Gross Operating Expenses	-\$110,445.00	-\$68,405.00
	Net Income	\$126,795.00	\$168,835.00
	Sales Price:	\$1,750,000.00	\$1,750,000.00
	<b>CAP Rate</b>	<b>7.25%</b>	<b>9.65%</b>

<u>Income Summary</u>	<u>Description</u>	<u>31 Dec 2025</u>	<u>Upside Proforma</u>
	Monthly	\$19,770.00	\$19,770.00
	<b>Rental Income (12 months)</b>	<b>\$237,240.00</b>	<b>\$237,240.00</b>

<u>Expenses</u>	<u>Description</u>	<u>31 Dec 2025</u>	<u>Upside Proforma</u>
	Taxes	-\$13,654.00	-\$13,654.00
	Insurance	-\$18,096.00	-\$18,096.00
	Electricity	-\$33,652.00	Tenant Pays
	Water	-\$16,479.00	-\$16,479.00
	Internet/Cable	-\$8,388.00	Tenant Pays
	Landscaping	-\$2,400.00	-\$2,400.00
	Repairs & Maintenance	-\$2,126.00	-\$2,126.00
	Septic system maintenance	-\$1,250.00	-\$1,250.00
	Property Management	-\$14,400.00	-\$14,400.00
	<b>Operating Expenses</b>	<b>-\$110,445.00</b>	<b>-\$68,405.00</b>

## Rent Roll

Sl. No.	Property Tenant	Monthly Rate	Lease Term	Unit Mix
1	Leased	\$1,600.00	2/1/25-1/31/26	3 - 2 ½ - 2
2	Leased	\$1,450.00	6/30/25-7/1/26	2 - 2 ½ - 2
3	Leased	\$1,425.00	1/5/25-4/30/26	2 - 2 1/2 - 2
4	Leased	\$1,600.00	Month to Month	3 - 2 ½ - 2
5	Leased	\$1,600.00	8/1/24-7/31/25	3 - 2 ½ - 2
6	Leased	\$1,500.00	2/1/26-1/31/27	2 - 2 1/2 - 2
7	Leased	\$1,450.00	9/1/24-2/28/25	2 - 2 ½ - 2
8	Leased	\$1,675.00	10/1/25-9/30/26	3 - 2 1/2 - 2
9	Leased	\$1,250.00	Month to Month	1 - 1 - 1
10	Leased	\$1,200.00	Month to Month	1 - 1 - 1
11	Leased	\$1,225.00	Month to Month	1 - 1 - 1
12	Leased	\$1,225.00	3/1/24-2/28/25	1 - 1 - 1
13	Leased	\$1,220.00	Month to Month	1 - 1 - 1
14	Leased	\$1,350.00	Month to Month	2 - 1 - 1
<b>Total CP</b>		<b>\$19,770.00</b>		

### Representations & Warranties:

Invest in DFW Commercial Real Estate has compiled the information provided in this memorandum from sources deemed reliable. However, no representations or warranties, express or implied, are made as to the accuracy or completeness of the information contained herein. Prospective buyers are encouraged to conduct their own independent verification of all details related to the property. Upon entering into a contract, buyers will be provided with all pertinent information by the broker and seller. Any reliance on the information presented in this memorandum is at the sole risk of the buyer. Invest in DFW Commercial Real Estate expressly disclaims any and all liability for inaccuracies, omissions, or any other discrepancies contained herein.

# SITE PLAN

## OVERVIEW

7295 E HWY 270, McALESTER, OK



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# PROPERTY

## FEATURES

7295 E HWY 270, McALESTER, OK

**Prime Location:** Located less than four miles east of McAlester, Oklahoma, this complex sits directly on Highway 270, offering easy access to local amenities, shopping, and employment centers in Alderson.

**No Competition:** As the only multifamily property in the area, it faces no competition, making it a unique opportunity. The complex is equipped with an extensive four-tank septic system to support its multifamily structure, as the region lacks city sewer services, ensuring reliable waste management for tenants.

**Well-Maintained:** This property is in excellent condition, with no immediate capital expenditures needed, making it an attractive turnkey investment for buyers. The well-maintained units offer peace of mind, allowing new owners to focus on maximizing rental income without the stress of urgent repairs or renovations.

**Garage Parking:** Each unit features either one or two-car garages, significantly enhancing tenant satisfaction and convenience. This amenity not only attracts residents but also contributes to the complex's continued high occupancy rates, as secure parking is often a top priority for renters.

**Long-Term Growth Potential:** The area benefits from a combination of local, county, and state incentives that encourage business development and job creation. As McAlester continues to attract new businesses, residents can enjoy greater job stability and career growth opportunities. Additionally, ongoing infrastructure improvements and industrial expansion projects are expected to elevate living standards and economic prospects in the region.

**Strong Rental Demand:** McAlester serves as a regional hub for industry and healthcare, resulting in a consistently high demand for rental housing. Many professionals, families, and retirees are actively seeking quality rental properties in the area. This robust demand significantly contributes to the townhome community's historically low vacancy rates, ensuring a steady income stream for property owners.

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# AERIAL

## OVERVIEW

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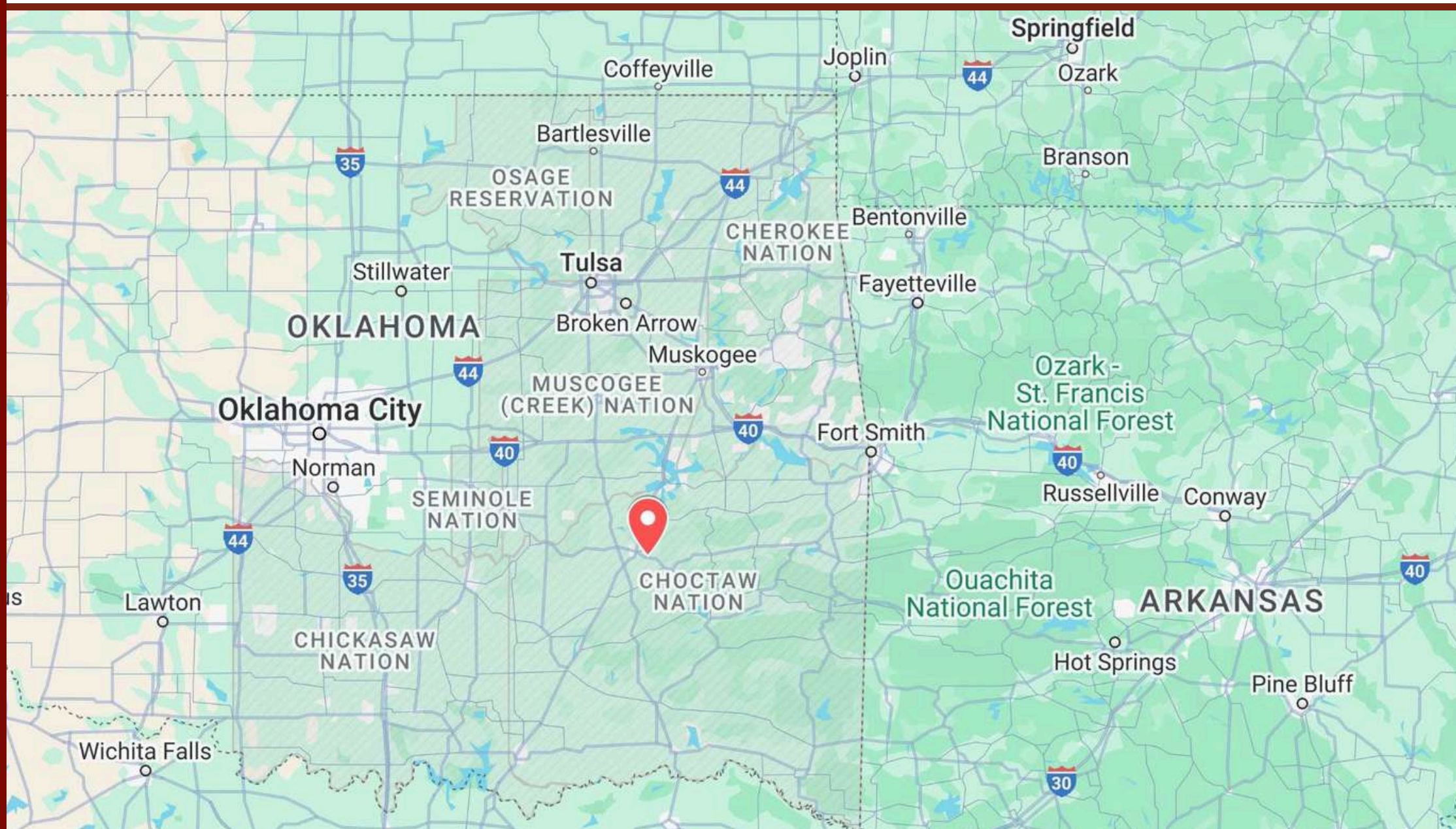
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# LOCATION

## OVERVIEW

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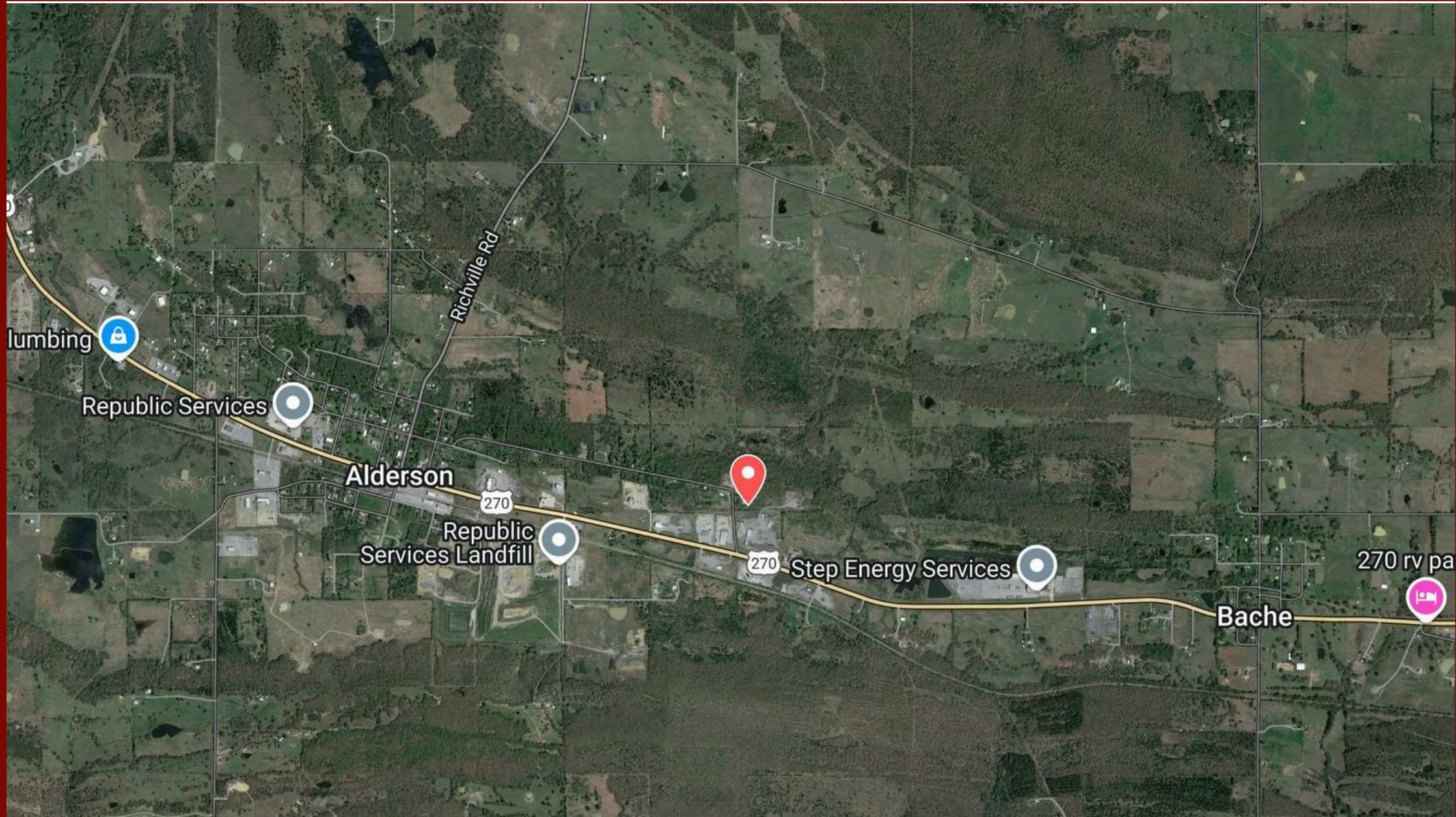
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# AERIAL

MAP

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# PHOTO GALLERY

7295 E HWY 270, McALESTER, OK

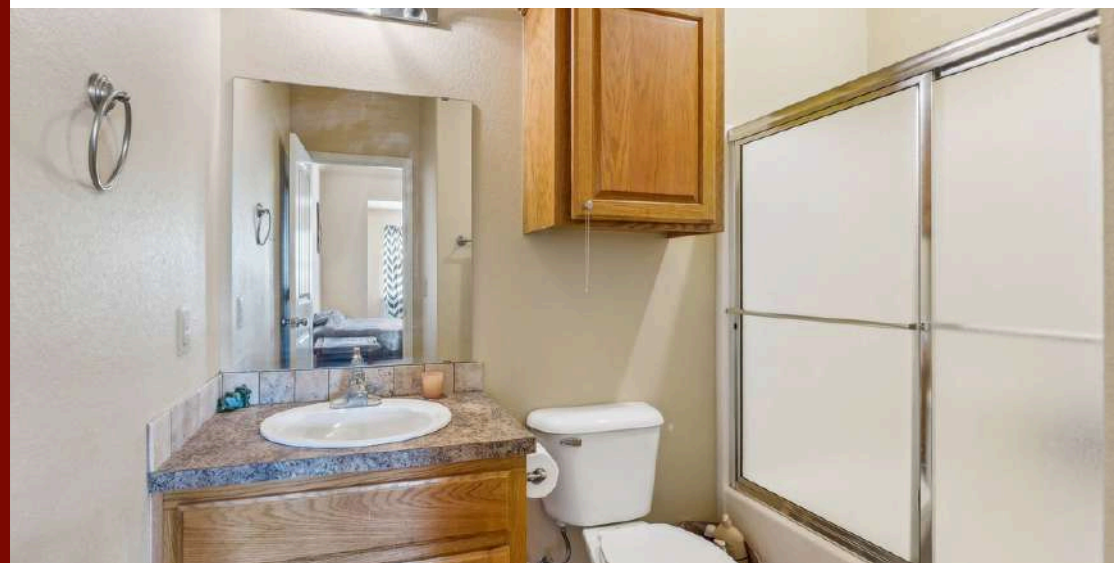


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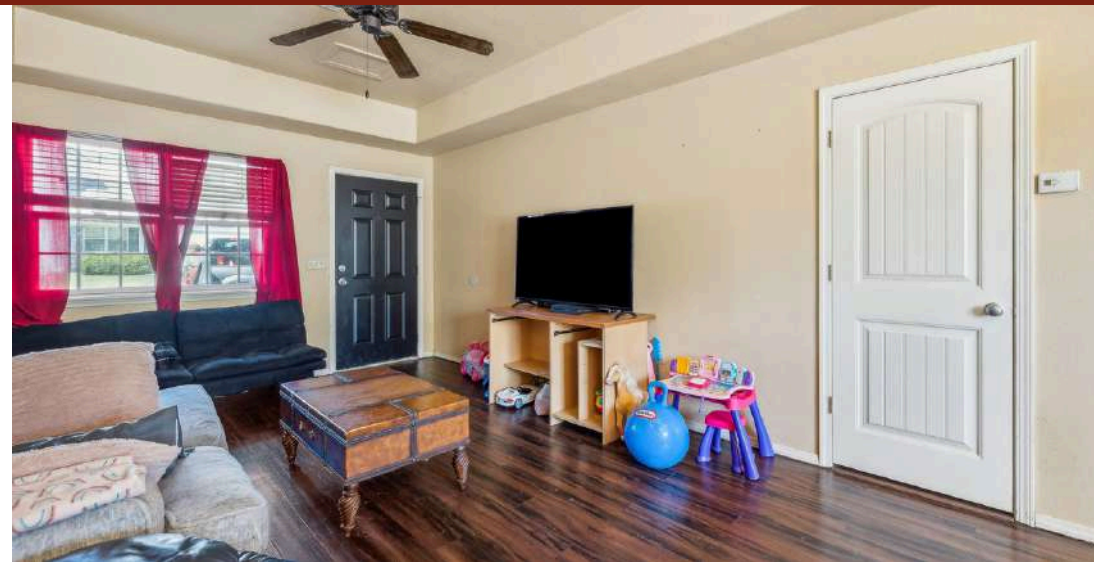


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Cameron brings over two decades of commercial real estate experience, specializing in ethical, client-focused brokerage in the Dallas-Fort Worth Metroplex. He began his career at Sperry Van Ness Arlington, Texas (2004-2008), gaining expertise in leasing and selling large industrial warehouses in the Great Southwest Industrial District. In 2008, he transitioned to SVN Fort Worth, where he worked under James Blake's mentorship until 2014, honing his expertise in the Fort Worth and Tarrant County markets while building valuable relationships.

Cameron founded Invest in DFW Commercial Real Estate in 2014, offering full-service brokerage focusing on collaboration and tailored solutions. He ensures exceptional representation and optimal client outcomes by partnering with professional service providers and other brokerages. Cameron's extensive market knowledge, proven track record, and unwavering dedication make him a trusted advisor for buyers, sellers, and investors throughout the region.

### **Invest in DFW Commercial Real Estate:**

IDFW Commercial Real Estate provides a full suite of commercial real estate services designed to deliver exceptional results. We excel at listing properties to help sellers achieve maximum value while representing buyers and tenants with strategic negotiation expertise. Our brokerage and development services are customized to align with each client's unique objectives. Committed to transparency and honesty, we offer end-to-end solutions backed by decades of experience in the DFW Metroplex. At Invest in DFW, your success is our mission.

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