

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Built in 2023 and 2022, this 19-unit multifamily offering pairs a well-balanced unit mix with modern, low-maintenance construction across a highly functional layout. The primary building features 16 units—seven studios, seven one-bedroom/one-bath units, and two spacious two-bedroom/two-bath units—with efficient, attractive floorplans that maximize livability, plus covered parking as a valuable resident amenity. Complementing it, a striking three-story building delivers three studio units distinguished by large private balconies, clean architectural lines, and a standout modern exterior. Together, the contemporary design, efficient layouts, outdoor living space, and diverse unit mix position this portfolio for stable occupancy and long-term performance.

PROPERTY HIGHLIGHTS

- 19 total units across two modern buildings (built 2022–2023) with low-maintenance construction
- Primary building unit mix: 7 studios, 7 one-bed/one-bath, 2 two-bed/two-bath
- Three-story companion building with 3 studio units featuring large private balconies

OFFERING SUMMARY

Sale Price:	\$3,300,000
Number of Units:	19
Lot Size:	0.51 Acres
Building Size:	13,015 SF
NOI:	\$222,971.81

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,577	37,794	90,467
Total Population	14,569	83,167	217,411
Average HH Income	\$94,708	\$82,064	\$75,324

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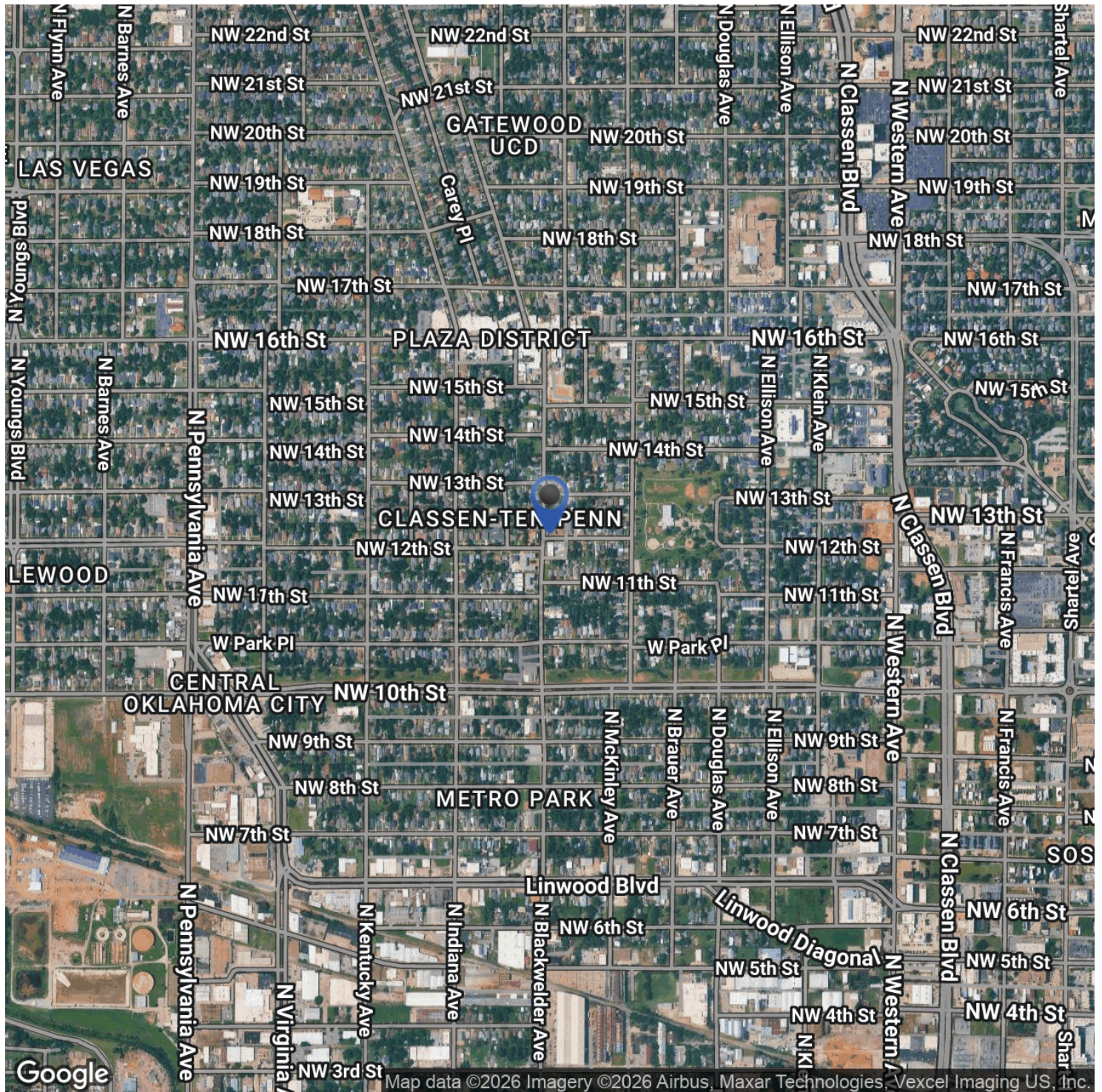
1216 N BLACKWELDER AVE | OKLAHOMA CITY, OK 73106

ADDITIONAL PHOTOS



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LOCATION MAP

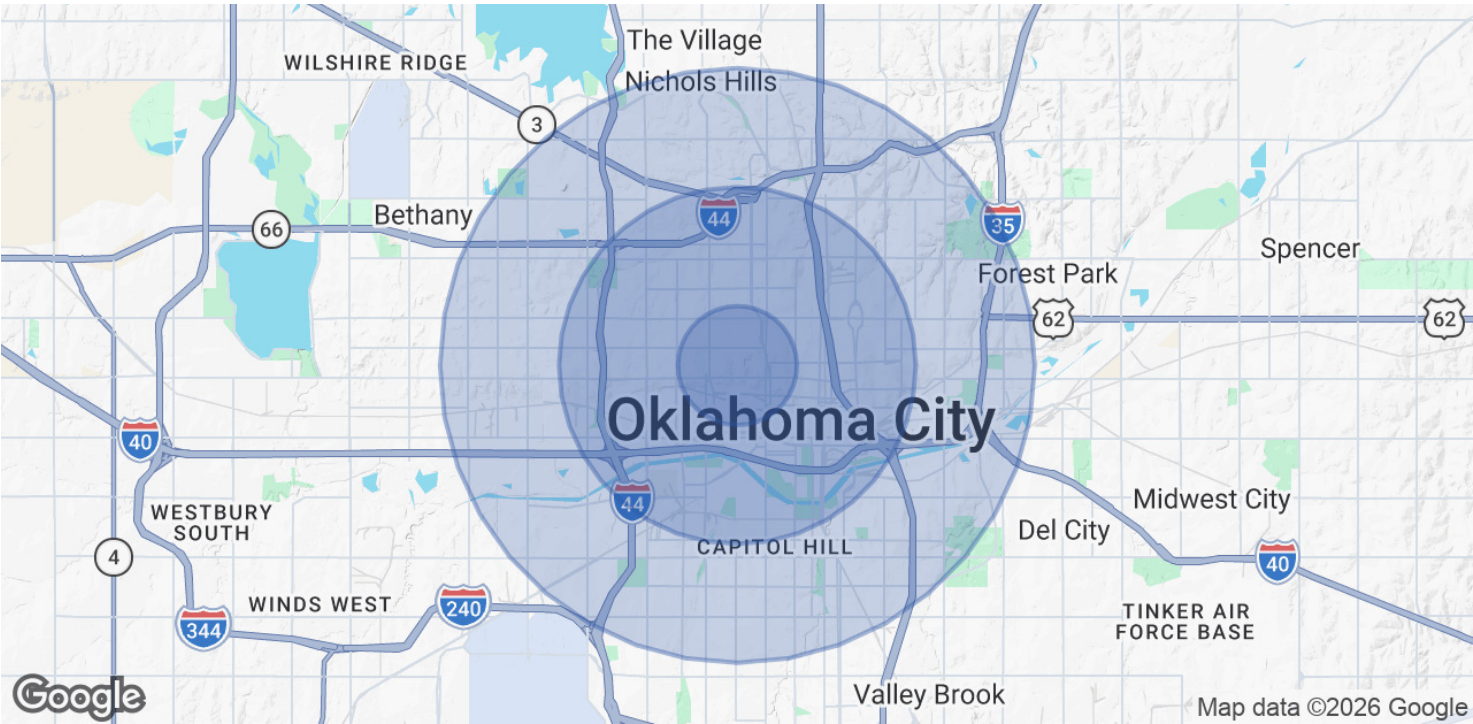


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,569	83,167	217,411
Average Age	32.9	34.6	34.0
Average Age (Male)	34.7	35.4	34.2
Average Age (Female)	31.6	34.4	34.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,577	37,794	90,467
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$94,708	\$82,064	\$75,324
Average House Value	\$269,051	\$227,890	\$201,402

2023 American Community Survey (ACS)

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