



Knob Hill Resort 27210 S. Highway 125 Afton "Monkey Island", Oklahoma 74331

PROPERTY HIGHLIGHTS

- (17) 2 Bedroom Units & (2) Currently Under Construction
- Log Cabin Style Bungalows
- All Electric
- Newer Construction-2009 thru 2014
- Annual Leases
- 100% Occupied with Waiting List
- Monkey Island on Grand Lake



TOTAL ACRES	26 ACRES MOL
ZONING	Not Subject to Zoning Restrictions
NOI	\$328,860
CAP RATE	5.0% & 7.0%
OCCUPANCY	100%

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DEMOGRAPHICS

Population		
1 Mile: 393	3 Mile: 2,149	5 Mile: 7,544
Average Household Income		
1 Mile: \$61,309	3 Mile: \$58,776	5 Mile: \$57,095
Total Households		
1 Mile: 199	3 Mile: 1,022	5 Mile: 3,498

LOCATION HIGHLIGHTS

- 183 Miles (2.5 Hours) from Oklahoma City
- 78 Miles (1.15 Hours) from Tulsa
- Frontage: 800' from Water's Edge
- Area of Quality Lake Homes
- County Zoning

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