



## 711 N.W. 30th Street

Oklahoma City, Oklahoma 73118

### PROPERTY HIGHLIGHTS

- (4) 2 Bedroom Units
- Sold As Is
- Seller has Floor Plan for Modern Lofts
- Appraisal for \$500,000 based on Proposed Renovations
- Assumable Loan Available
- Great Rent Potential
- Creative Financing Options Available
- Optional: Seller will consider Selling at \$265,000 with New Roof, New Electrical Throughout & Framed based on Current Floorplan



TOTAL SF	5,200 SF MOL
LAND IN ACRES	0.16 MOL
ZONING	Multi-Family/Residential
GENERAL USE	Office/Retail/Multi-Family
TAXES	\$571.97
PARKING	4 Spaces Plus Street Parking
BUILT	1929

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## DEMOGRAPHICS

### Population

1 Mile:	3 Mile:	5 Mile:
13,898	82,282	198,414

### Average Household Income

1 Mile:	3 Mile:	5 Mile:
\$56,690	\$48,648	\$49,959

### Total Households

1 Mile:	3 Mile:	5 Mile:
6,409	35,023	80,221

## LOCATION HIGHLIGHTS

- Located in the Heart of the Paseo Arts District
- Close to Uptown
- Near Shops & Restaurants
- Easy Highway Access

## SALES COMPARABLES

Leasing Units	Survey	5-Year Avg	Inventory in Units	Survey	5-Year Avg
Vacant Units	3	3	Existing Units	58	50
Vacancy Rate	6.0%	5.3%	12 Mo. Const. Starts	0	0
12 Mo. Absorption Units	0	0	Under Construction	0	0
			12 Mo. Deliveries	0	0

Rents	Survey	5-Year Avg	Sales	Past Year	5-Year Avg
Studio Asking Rent	\$587	\$516	Sale Price Per Unit	\$30,833	\$29,923
1 Bed Asking Rent	\$530	\$468	Asking Price Per Unit	\$34,375	\$28,234
2 Bed Asking Rent	\$593	\$522	Sales Volume (Mil.)	\$0.2	\$1.4
3+ Bed Asking Rent	-	-	Cap Rate	-	9.3%
Concessions	2.1%	2.5%			

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