

**MOTIVATED SELLER!**



**414 N. Pine**

Newkirk, Oklahoma 74647

## PROPERTY HIGHLIGHTS

- (18) Lot Mobile Home Park
- (10) Total Park Owned Mobile Homes
- (5) Park Owned 14' x 80' Mobile Homes
- (5) Park Owned 14' x 70' Mobile Homes
- (5) Total Tenant Owned 14' x 80' Mobile Homes
- (3) Vacant Mobile Home Lots
- Excellent Investment Opportunity
- 26% Cash on Cash Return
- Has Loyal Long Term Tenants
- Space for Expansion
- Stable Market
- Priced to Sell!



TOTAL SF/ACRES	2.1 ACRES MOL
ZONING	Multi-Family
2012 TAXES	\$1,100
NOI	\$30,720
CAP RATE	20%
OCCUPANCY	83%

[www.naisullivangroup.com](http://www.naisullivangroup.com)

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Newkirk, Oklahoma  
74647

Newkirk

Some Newkirk Businesses Include:

Halliburton  
First Council Casino  
Native Lights Casino  
Kaw Southwind Casino

Businesses Servicing the  
Newkirk Area



Ponca City  
14 Miles from  
Newkirk



## DEMOGRAPHICS

### Population

1 Mile: 2,062	3 Mile: 2,824	5 Mile: 3,242
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### Average Household Income

1 Mile: \$46,501	3 Mile: \$46,762	5 Mile: \$47,488
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### Total Households

1 Mile: 787	3 Mile: 1,074	5 Mile: 1,231
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## LOCATION HIGHLIGHTS

- Close to Highways & Shopping
- 15 Minutes North of Ponca City



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