



## OL.LLC

2903 NE Tortoise Dr, Lawton, OK 73507



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# OL.LLC

\$340,500

## Multifamily | 4 - 2 Story Townhomes

This four-unit investment property presents an excellent opportunity for investors to initiate or expand their real estate portfolio. If the Buyer is VA Eligible, A VA loan can be used to purchase this four plex and live in one of the units. Each unit offers a two-bedroom, one-bath configuration, appealing to prospective tenants seeking quality rental accommodation. The property currently produces \$2,925 in monthly gross rental income, with potential for future increase and is currently 100% occupied. Yearly expenses run 22% of gross sales. Recent improvements include a new roof contributing to reduced maintenance requirements and sustained long-term value. Conveniently located near Fort Sill, Rogers Lane, and Interstate 44, the property provides easy access to shopping, dining, and employment centers,...

- Centrally Located
- Close to Fort Sill
- Well Maintained Units
- 4 Townhomes

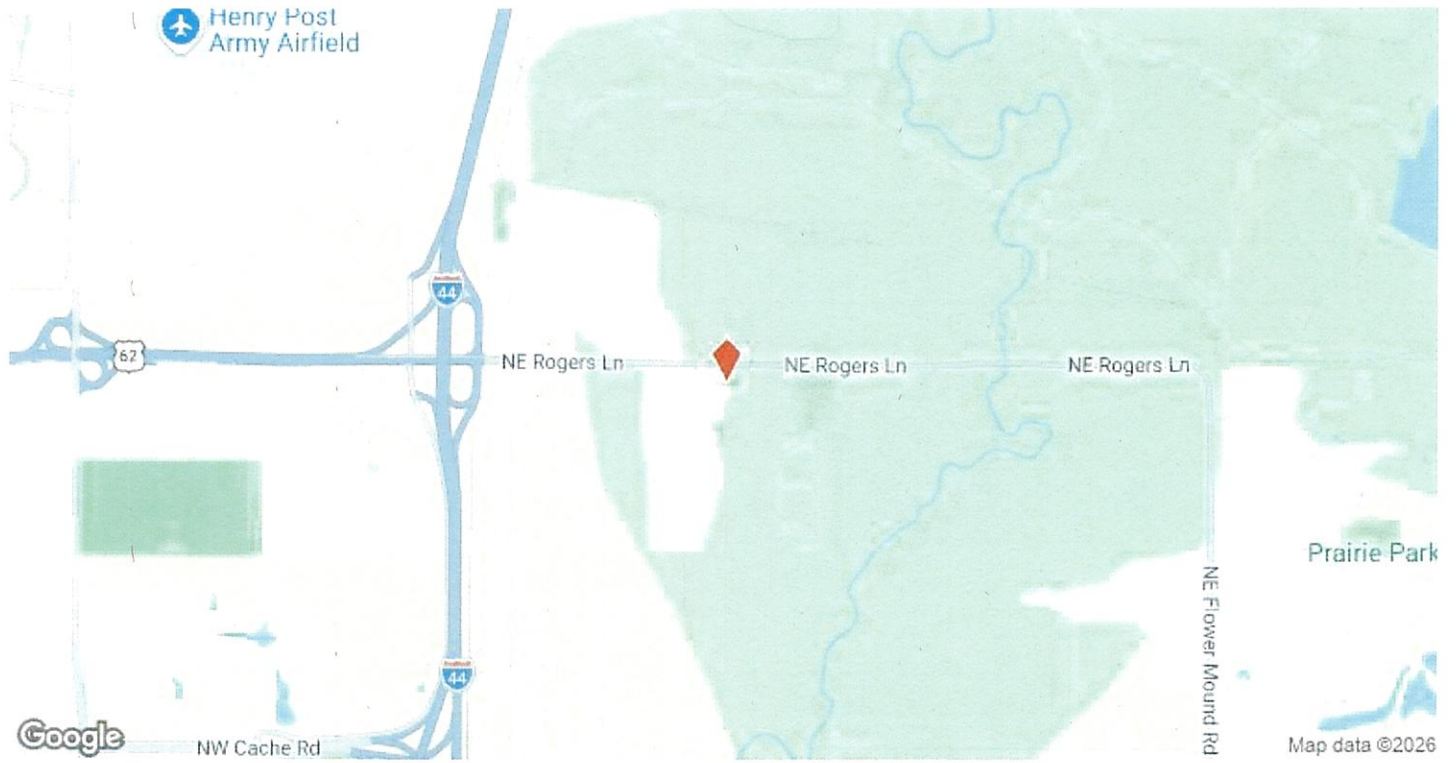


|                      |                        |
|----------------------|------------------------|
| Price:               | \$340,500              |
| No. Units:           | 4                      |
| Property Type:       | Multifamily            |
| Property Subtype:    | Apartment              |
| Building Class:      | C                      |
| Sale Type:           | Investment             |
| Cap Rate:            | 8.00%                  |
| Lot Size:            | 0.05 AC                |
| Gross Building Area: | 3,328 SF               |
| Sale Conditions:     | 1031 Exchange          |
| No. Stories:         | 2                      |
| Year Built:          | 1985                   |
| Zoning Description:  | R4                     |
| APN / Parcel ID:     | 0072207                |
| Walk Score ®:        | 20 (Somewhat friendly) |

## Unit/Room Mix Information

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| Description | No. Units | Avg. Rent/Mo | Sq. Ft |
|-------------|-----------|--------------|--------|
| 2+1         | 4         | \$750.00     | 3,328  |



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# Property Photos



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