



301 E. Main Street
Stroud, Oklahoma 74079

PROPERTY HIGHLIGHTS

- Great Investment Property
- 75% Occupied
- (4) One Bedrooms
- (1) 2 Bedroom House
- (7) Studios
- Two Story
- Good Building Structure
- 14 Parking Spaces
- Built in 1962, Upstairs Added in 1984



TOTAL SF **5,773 SF MOL**

ZONING **Residential**

VACANT SF **1,682 SF MOL**

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LOCATION HIGHLIGHTS

- Located Midway Between Oklahoma City & Tulsa
- Growing Area
- Near Foster Park
- All Schools Nearby



DEMOGRAPHICS

Population		
1 Mile: 10,411	3 Mile: 79,186	5 Mile: 242,545
Average Household Income		
1 Mile: \$48,590	3 Mile: \$49,072	5 Mile: \$51,194
Total Households		
1 Mile: 4,918	3 Mile: 36,212	5 Mile: 108,255

Rent	Monthly	Annual
12 Units	\$5,000.00	\$60,000.00
Taxes		\$920.00
Insurance		\$3,984.00
Total Expenses		\$38,175.00
Net Operation Income		\$21,825.00

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