

## SOUTHGATE APARTMENTS

200 S BROADWAY ST & 401 S BIRCH AVE SAYRE & ERICK OK



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**Sale Price**  
\$1,100,000

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### PROPERTY DESCRIPTION

We are pleased to present a unique investment opportunity in the heart of Oklahoma, featuring a portfolio of two fully occupied apartment complexes in Sayre and Erick. This rare offering consists of 36 units across both locations, with a 24-unit complex in Sayre and a 12-unit complex in Erick, all dedicated to Section 8 housing. These properties are not just homes but a testament to steady demand, demonstrated by full occupancy and an extensive waitlist.

### PROPERTY HIGHLIGHTS

- Full Occupancy with Waitlist
- Section 8 Housing
- Cost Reduction Potential
- Central HVAC
- Laundry facility

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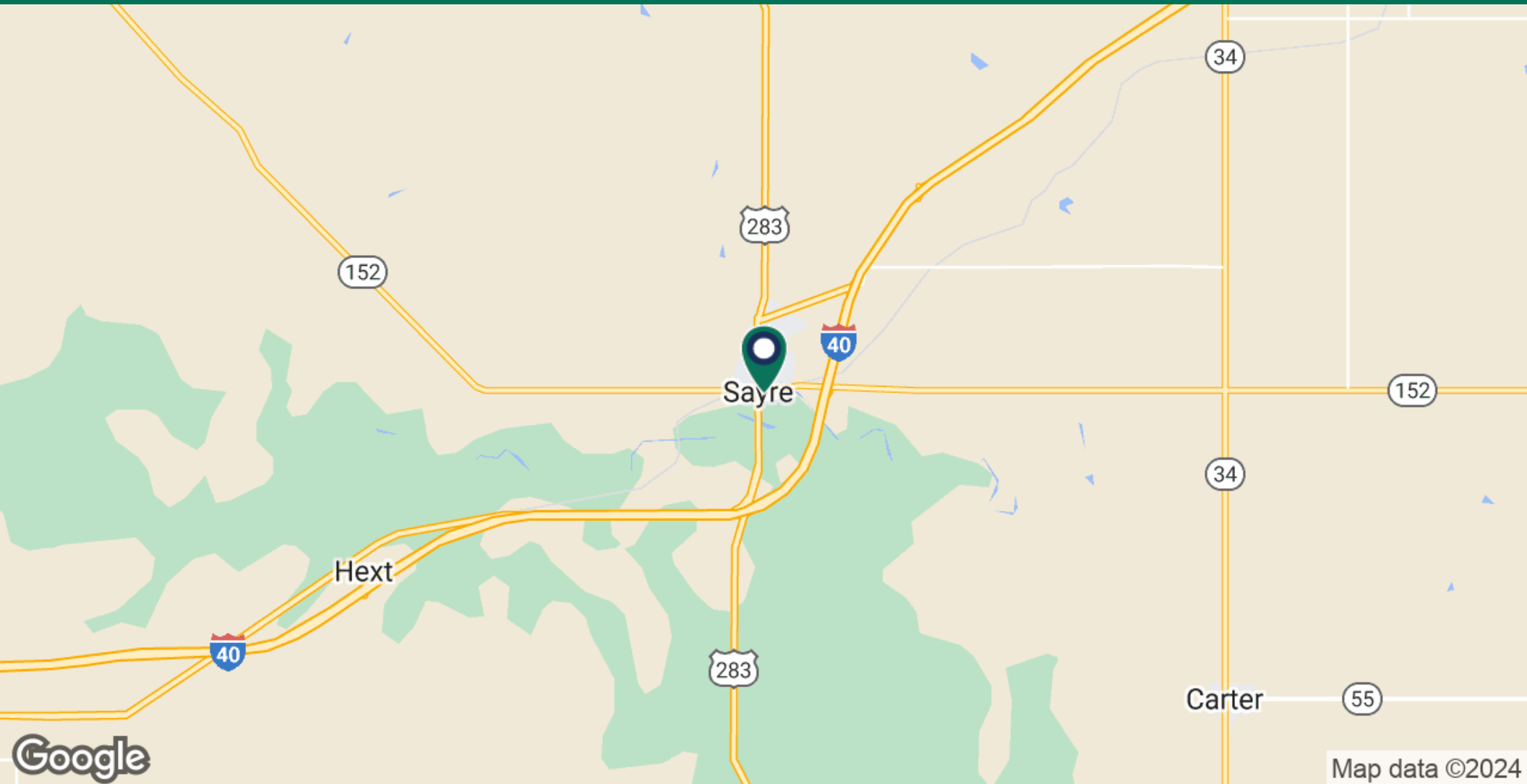
### OFFERING SUMMARY

<b>Sale Price:</b>	\$1,100,000
<b>Number of Units:</b>	34
<b>Lot Size:</b>	4.47 Acres

### INQUIRE FOR OFFERING MEMORANDUM

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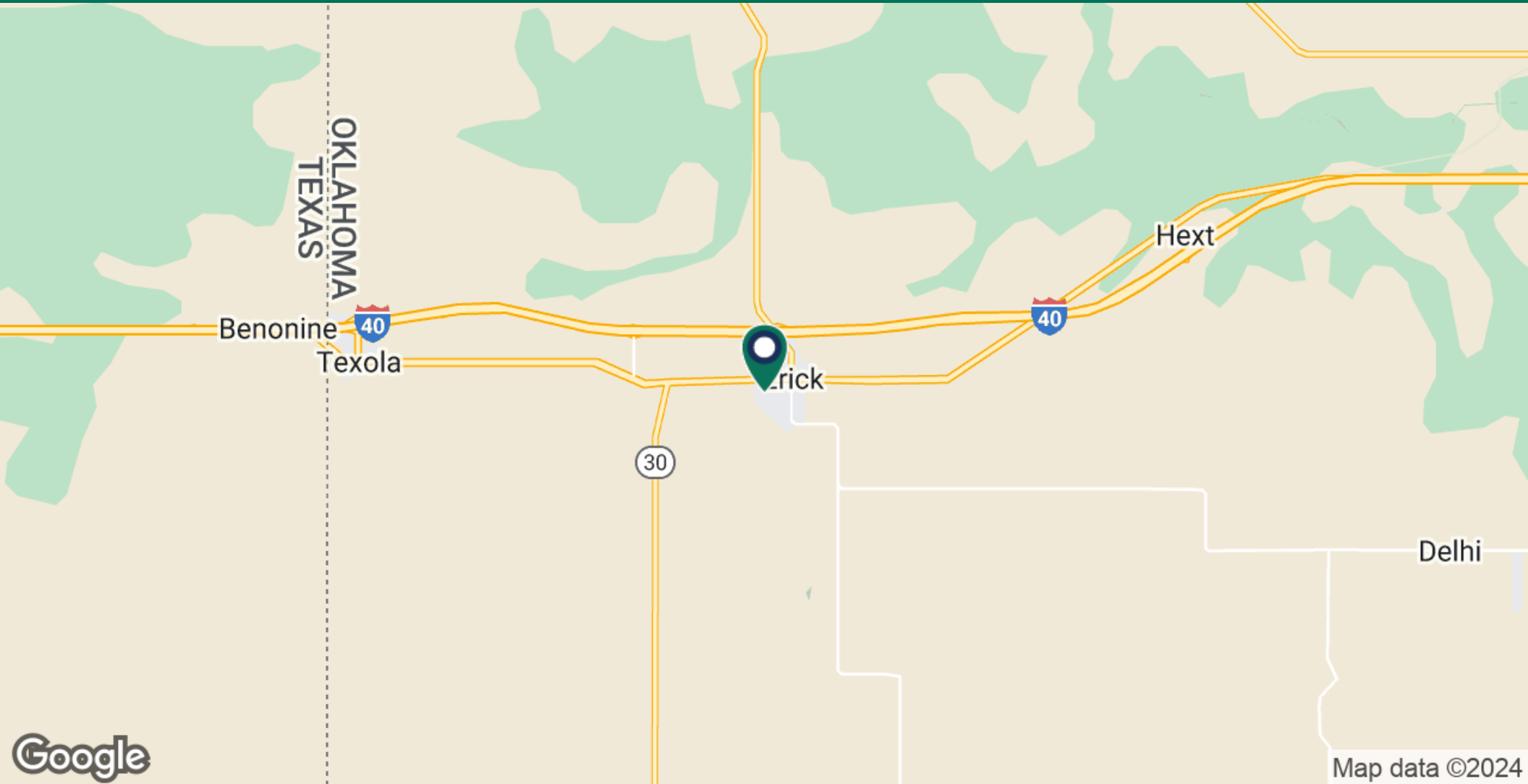
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## SOUTHGATE APARTMENTS

401 S BIRCH AVE, ERICK, OK 73645



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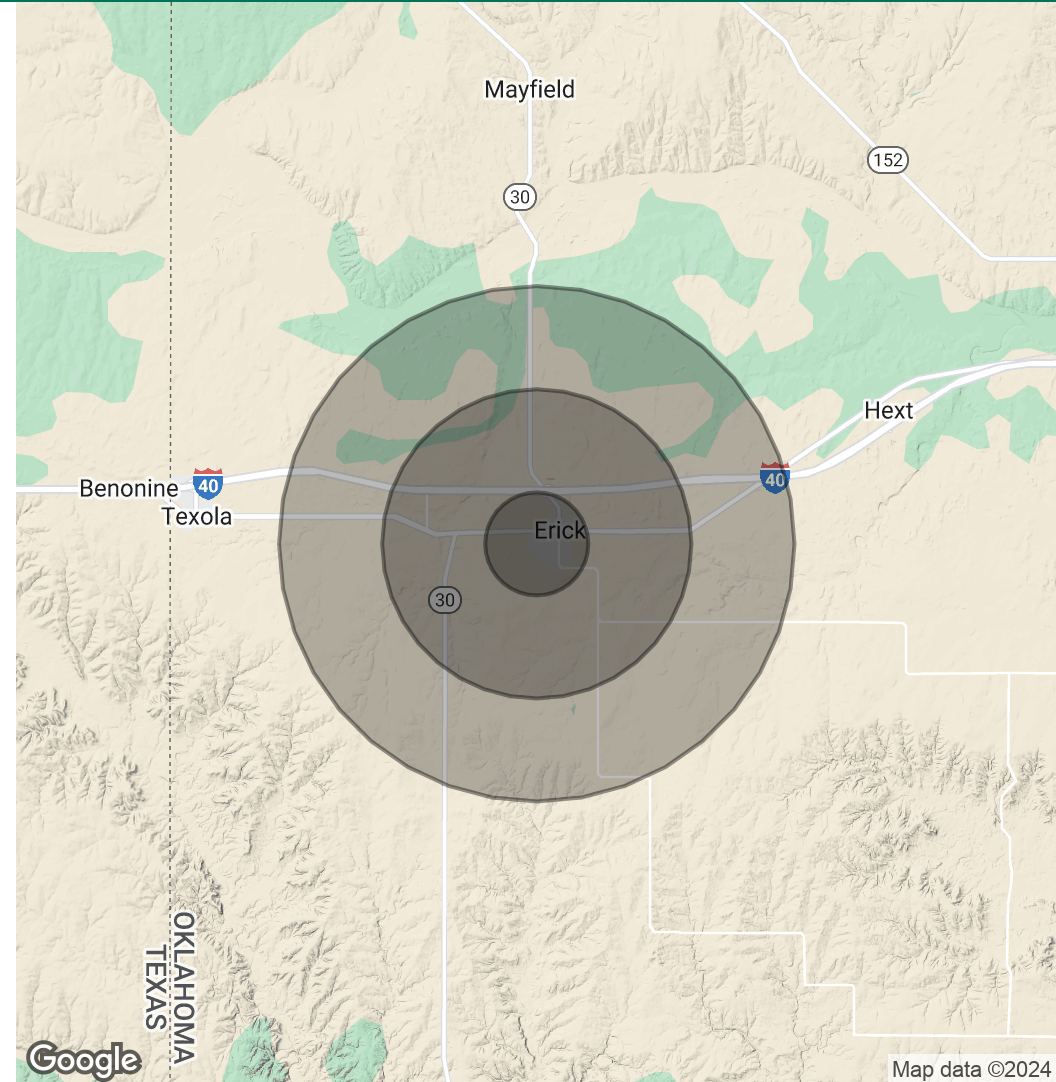
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## SOUTHGATE APARTMENTS

401 S BIRCH AVE, ERICK, OK 73645

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	692	735	817
Average Age	32.5	32.7	33.1
Average Age (Male)	31.4	31.9	32.8
Average Age (Female)	38.1	38.0	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	453	483	541
# of Persons per HH	1.5	1.5	1.5
Average HH Income	\$26,640	\$28,125	\$30,653
Average House Value	\$56,147	\$61,402	\$70,251

\* Demographic data derived from 2020 ACS - US Census



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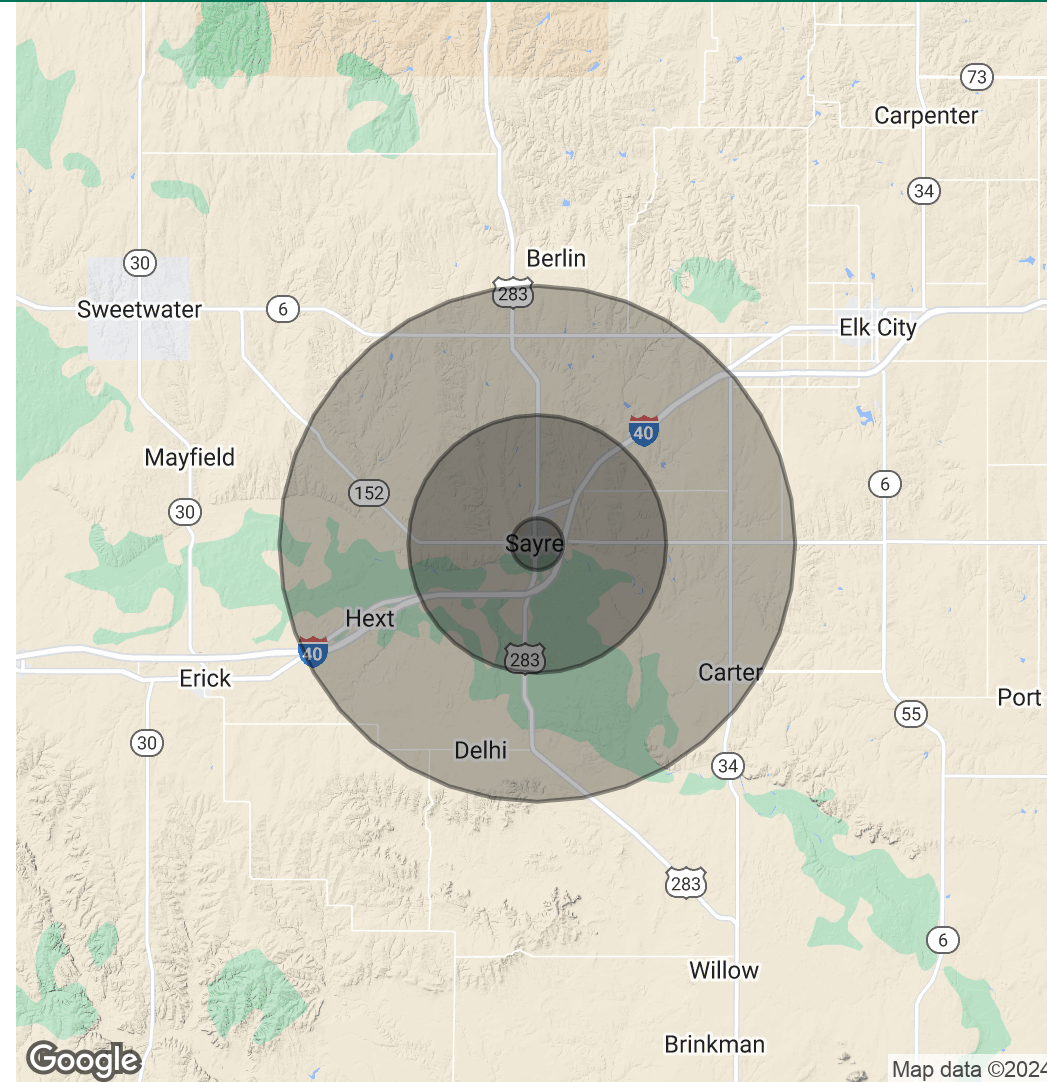
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## SOUTHGATE APARTMENTS

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	816	4,401	6,442
Average Age	45.6	41.2	41.0
Average Age (Male)	46.9	40.9	40.1
Average Age (Female)	42.1	40.9	41.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	402	1,268	2,162
# of Persons per HH	2.0	3.5	3.0
Average HH Income	\$30,759	\$39,765	\$49,273
Average House Value	\$59,664	\$78,697	\$103,399

\* Demographic data derived from 2020 ACS - US Census



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