COMMERCIAL OFFERING MEMORANDUM | MULTIFAMILY INVESTMENT OPPORTUNITY

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# ATTENTION INVESTORS AND GROUP-HOUSING OPERATORS

## Multifamily Property Available for Sale or Master Lease

**Property Address: 1078 Rheagen Kay Avenue, Tuttle, OK 73089**




| BUILDING SIZE | LAND SIZE | UNZONED | SURVEY |
|---|---|---|---|
| ±10,350 SF | ±2.78 ACRES | GRADY COUNTY | AVAILABLE |

### 35-BED FINANCIAL PRO FORMA UNDERWRITING AVAILABLE UPON REQUEST

Detailed financial underwriting, including projected income, operating expenses, capitalization rate, and cash-on-cash analysis, is available to interested parties. All financial projections are hypothetical and not a guarantee of future performance.

### EXISTING ASSET & OPERATING POTENTIAL

- **Established Event-Venue Infrastructure:** Originally configured as a wedding and event venue, the ±10,350 SF property features seven suites, two multi-bed dormitories, commercial kitchen infrastructure and expansive common areas.
- **35-Bed Operating Potential:** Existing improvements provide a foundation for evaluating a proposed 35-bed operating configuration, subject to applicable zoning, occupancy, building, fire/life-safety and program requirements.
- **Specialized Operating Models:** Existing improvements offer flexibility for evaluating residential and supportive-living concepts, including models that may or may not require program-specific licensing or certification, depending on services provided and applicable regulations.
- **Flexible Acquisition Opportunities:** Available for outright purchase or a potential long-term master lease. Alternative lease structures may be considered. Detailed APOD and financial underwriting available upon request.

### POTENTIAL OPERATING CONCEPTS

CONCEPTUAL USES ONLY — SUBJECT TO REQUIRED APPROVALS

- Shared Living
- Veteran Housing
- Sober Living
- Retreat & Event Venue

***AI-ASSISTED IMAGE DISCLOSURE:*** *Certain exterior photographs have been digitally altered or enhanced to illustrate potential landscaping improvements. These modifications are for illustrative purposes only and do not represent existing site conditions. Actual property conditions may differ.*



**Frank Miskovsky IV**
Broker Associate
Office: 405-400-1611 | sales@okcbroker.com | OKCBroker.com

**REAL Broker, LLC**
**405-590-2712**

Property information is believed to be reliable but is not guaranteed. All measurements, acreage, and features are approximate and subject to independent verification. Any proposed use or operating model is conceptual only and subject to all applicable zoning, building, fire-code, licensing, and regulatory approvals. This is not an offer of housing, and no preference, limitation, or discrimination based on race, color, religion, sex, national origin, disability, or familial status is expressed or implied.

EQUAL HOUSING OPPORTUNITY