Investment Pro Forma

225 NE 16th St, Oklahoma City, OK

Asking Price: $549,900
Property Type: New Construction Single-Family Rental Opportunity
Estimated Long-Term Rent: $3,089/month
Estimated Annual Gross Rent: $37,068
HOA: None
Tenant-Paid Items: Utilities, lawn care, and trash

Long-Term Rental Scenario

Income	Annual Estimate
Gross Scheduled Rent	$37,068
Less Vacancy Reserve — 5%	-$1,853
Effective Gross Income	$35,215

Operating Expenses	Annual Estimate
Property Taxes	$6,000
Insurance	$5,000
Property Management — 8%	$2,817
Maintenance Reserve — 4% of Gross Rent	$1,483
HOA	$0
Estimated Operating Expenses	$15,300

Net Operating Income	Annual Estimate
Effective Gross Income	$35,215

Less Operating Expenses	-$15,300
Estimated NOI	$19,915

Long-Term Rental Metrics

Metric	Estimate
Asking Price	$549,900
Estimated NOI	$19,915
Estimated Cap Rate	3.62%
Gross Rent Yield	6.74%
Gross Rent Multiplier	14.83
Price per SF	$261/SF
Estimated Rent per SF / Month	$1.47/SF

Furnished / Mid-Term Rental Upside Scenario

Because this is a new-construction home near Downtown OKC, the State Capitol, and OU Health, the property may also appeal to investors considering furnished monthly rental, corporate housing, traveling medical tenant, or relocation housing strategies.

The following scenario is illustrative only and assumes an average furnished / mid-term rental revenue target of **$4,750/month**, with utilities, lawn care, and trash either tenant-paid or reimbursed separately.

Income	Annual Estimate
Target Furnished / MTR Gross Revenue	$57,000
Less Vacancy Reserve — 15%	-$8,550

Effective Gross Income	$48,450

Operating Expenses	Annual Estimate
Property Taxes	$6,000
Insurance	$5,000
Property Management — 10%	$4,845
Maintenance Reserve — 4% of Gross Revenue	$2,280
HOA	$0
Estimated Operating Expenses	$18,125

Net Operating Income	Annual Estimate
Effective Gross Income	$48,450
Less Operating Expenses	-$18,125
Estimated NOI	$30,325

Furnished / MTR Metrics	Estimate
Estimated NOI	$30,325
Estimated Cap Rate	5.51%
Gross Revenue Yield	10.37%

Optional Buyer Financing Reference

For investors who choose to use leverage, a 30% down payment scenario would look approximately like this before closing costs:

Financing Reference	Estimate

Purchase Price	$549,900
Down Payment — 30%	$164,970
Estimated Loan Amount — 70%	$384,930

Debt service is not included in the NOI or cap rate calculations. Buyer financing terms, interest rate, closing costs, reserves, and cash-on-cash return will vary by buyer.

Investment Positioning

This property may be best suited for investors seeking a new-construction replacement property, 1031 exchange acquisition, low-maintenance long-term rental, or furnished / mid-term rental opportunity near major employment, government, medical, and downtown demand drivers.

Disclaimer

This pro forma is provided for informational purposes only and is based on assumptions believed to be reasonable. Seller and broker make no representation or guarantee regarding rental income, expenses, occupancy, financing, tax treatment, or investment performance. Buyer should independently verify all rents, taxes, insurance, financing terms, operating expenses, zoning, short-term or mid-term rental rules, and investment assumptions.