

# 1 2br (10542 USD)

Location **Oklahoma**  
<https://www.genclassifieds.com/x-568665-z>



This is a house best suited for a buy and hold investor. Great returns after rehab here. See details below and reply to post if you are interested in purchasing. Only cash buyers.

Details:  
2 bed, 1 bath  
1054 Sq Ft  
Built in 1930  
Corner lot

Repairs Needed:  
Refinish wood floors  
Install kitchen (it is down to studs right now)  
Install bathroom (also down to studs)  
New windows  
Paint inside/outside

ARV: MLS comps show \$/sqft to range from \$72-\$62. I'll take the middle road and peg this house at ~\$70,618 using \$67/sqft.

Rents: According to Rentometer.com, rents range from \$1000 - \$425 with a median of \$625. You can EASILY beat \$625 with a recently renovated house.



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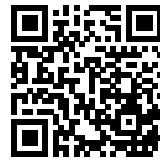
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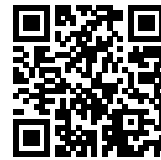
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