

# 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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