

**FOR SALE**

# ISABELLE COURT 24-UNIT CONDO PORTFOLIO

225 Country Club Parkway | Maumelle,  
Arkansas

**OFFERED AT  
\$7,250,000**

Underwritten day-one cap: 6.82%  
6% management fee included



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# WHY THIS OFFERING WINS

## \$632.4K

annualized scheduled gross rent

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## \$494.2K

underwritten NOI after 6% management

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## 6.82%

day-one ask cap at \$7.25M

- One acquisition delivers immediate scale
- Townhome-style product beats commodity apartment inventory
- 20 units already sit at today's \$2,200–\$2,300 band
- Only four legacy leases remain below current interior pricing

Key metrics based on current scheduled rent roll and seller-provided operating expenses.



# SCALE, FRONTAGE, AND IMMEDIATE VISIBILITY



**24**

units in one closing

**\$52.7K**

current monthly schedule

**\$617.1K**

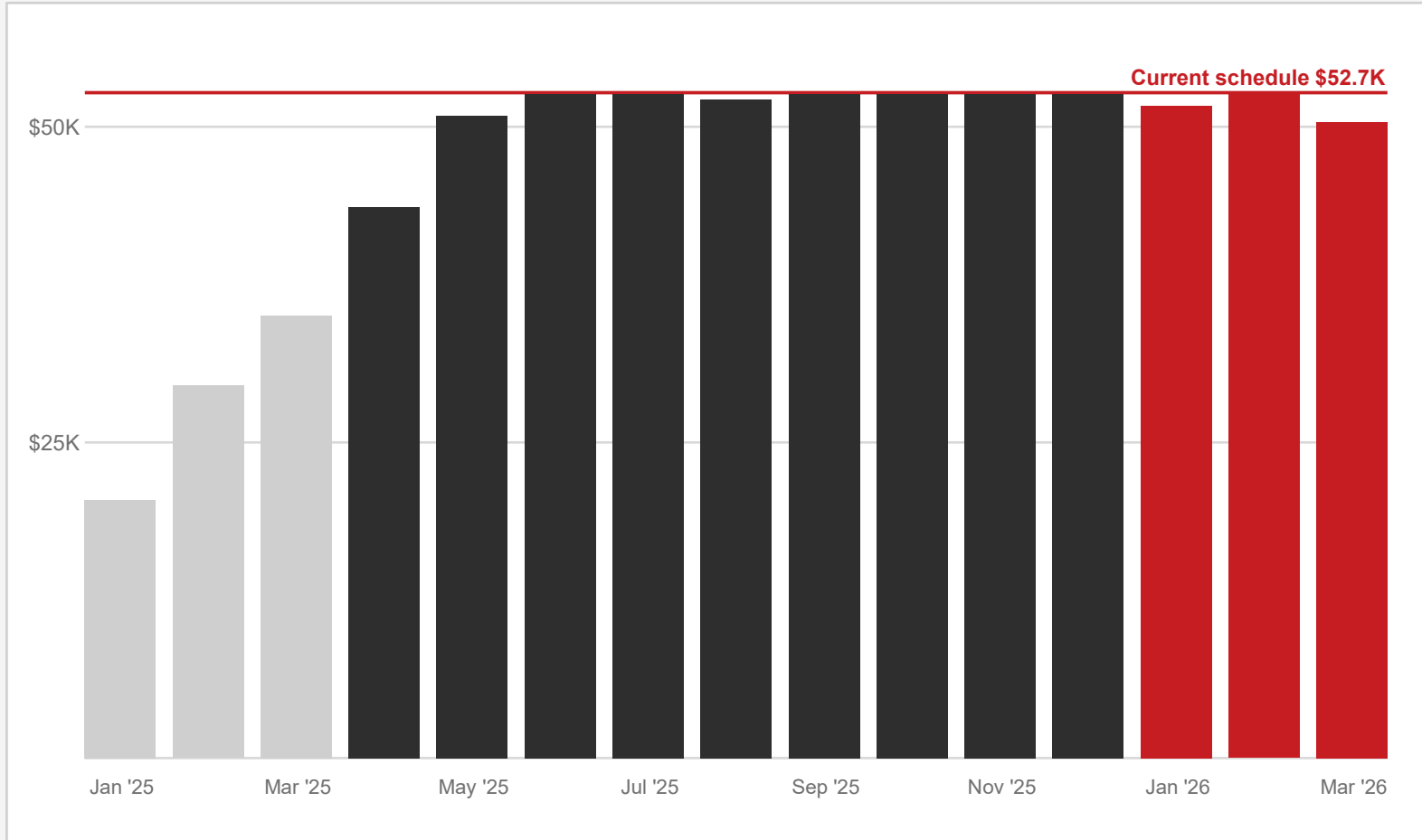
trailing 12-month collections

**6 / 14 / 4**

units at \$2,300 / \$2,200 /  
legacy

Outline image helps investors instantly understand the perimeter and one-acquisition scale of the site.

# COLLECTIONS RAMP IS ALREADY BUILT



**T12**  
**\$617,075**

**Q1 2026 avg monthly  
collections**  
**\$51,596**

**2025 total collections**  
**\$547,251**

The heavy lift is already  
done. Current collections  
are sitting on the schedule  
line.

# EMBEDDED UPSIDE IS SIMPLE, NOT SPECULATIVE

The current rent roll already tells the story. Twenty units are already in the \$2,200–\$2,300 band. Only four legacy leases sit below today's interior pricing.

## Current rent stack

**6 units @ \$2,300**

**14 units @ \$2,200**

**2 units @ \$2,050**

**2 units @ \$2,000**

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**+\$8,400 annual**

**upside**

Move the four legacy leases to \$2,200 and the gross income lifts immediately without needing heroic assumptions.

# PRICED TO PENCIL

## Underwriting stack

Scheduled annual rent **\$632,400**

Less fixed expenses **(\$100,290)**

Less management @ 6% **(\$37,944)**

**Underwritten NOI \$494,166**

**ASK \$7,250,000**  
**DAY-ONE CAP 6.82%**

## Cap-rate value check

6.50%	\$7.60M	+\$353K vs ask
6.75%	\$7.32M	+\$72K vs ask
<b>6.82%</b>	<b>\$7.25M</b>	<b>Current ask</b>
7.00%	\$7.06M	-\$190K vs ask



# CONVENTIONAL DEBT STILL WORKS

Illustrative financing only — 6.5% interest, 30-year amortization, and 2.0% buyer closing costs.

## Why this matters

The deal already carries a 6.82% day-one cap at the current ask. That gives lenders room to work, while buyers still retain obvious upside from the four legacy leases and future rent growth.

This table is before any mark-to-market on the four below-market leases, before depreciation benefits, and before any future refinancing.

Down Payment	DSCR	Annual Cash Flow	Cash-on-Cash
30%	1.28x	\$109K	4.71%
35%	1.38x	\$137K	5.10%
40%	1.50x	\$164K	5.39%

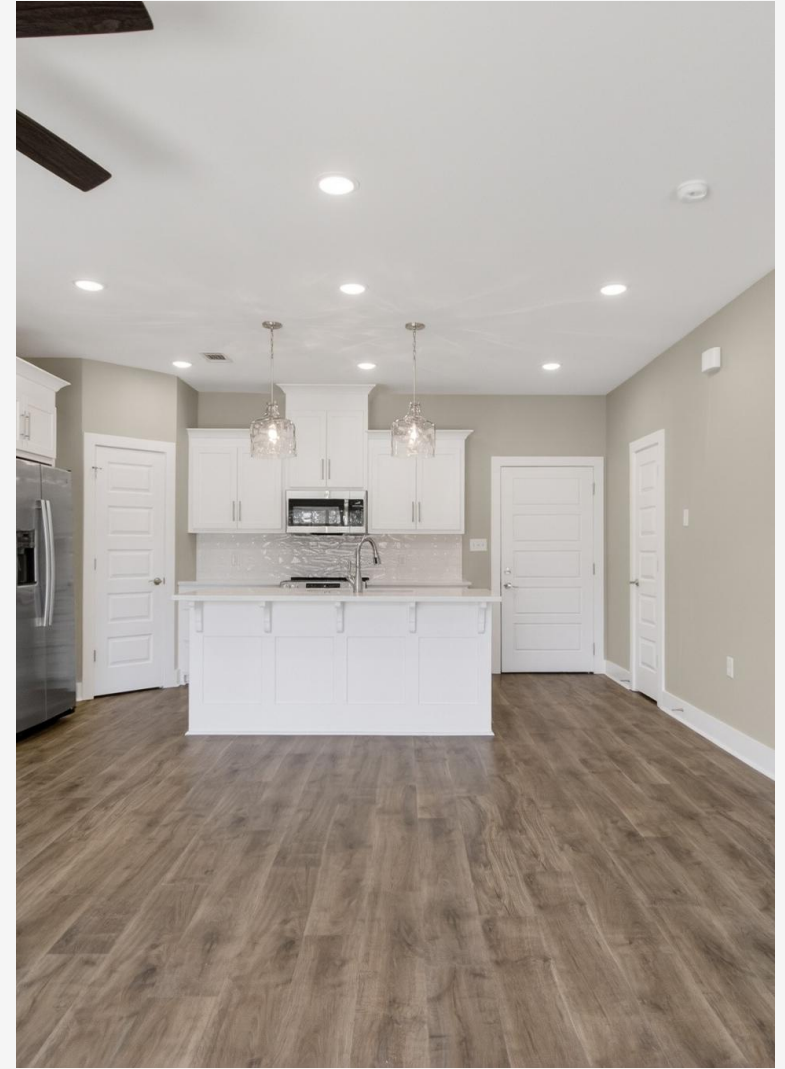
**At 40% down, illustrative annual cash flow exceeds \$164K while DSCR moves to 1.50x.**

# THIS DOESN'T LOOK LIKE TYPICAL RENTAL STOCK



**Modern townhome frontage | open-air views | clean finish package | stronger curb appeal than commodity rental stock**

# INTERIORS BUILT TO LEASE



**White shaker cabinetry | hard-surface floors | bright open layouts | strong light and clean finish package**



## GET THE BUYER FILE

24 units. One closing. Real in-place cash flow.

Buyer package available upon request:

- current rent rolls
- collections history
- operating expenses
- underwriting assumptions
- tour coordination

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225 Country Club

Parkway

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Financial information is based on seller-provided materials and illustrative underwriting. Buyers should verify all information independently.