

# Offering Memorandum



**1621 S Q Street | Fort Smith, Arkansas**

Listed by GC Multifamily

**GC**  
**MULTIFAMILY**

# Executive Summary

1621 S Q Street presents the opportunity to acquire a newer-build four-unit multifamily asset in Fort Smith, Arkansas. The property consists of two duplex buildings totaling four units, each featuring a 2-bedroom, 2-bathroom layout with modern interior finishes. The property benefits from tenant-paid utilities, separate water metering, and durable finishes that support low maintenance and stable rental demand.



# Investment Highlights

- ◆ Two duplex buildings totaling four residential units
- ◆ 2 Bedroom / 2 Bathroom floorplans
- ◆ Granite countertops and stainless steel appliances
- ◆ Modern fixtures and finishes
- ◆ Tile flooring throughout for durability
- ◆ Washer and dryer hookups in each unit
- ◆ Tenant-paid water and electricity
- ◆ Water separately metered
- ◆ Newer construction
- ◆ Quiet residential location in Fort Smith



# Property Details



1621 S Q  
Street |  
Fort Smith,  
Arkansas

## Property Address

1621 S Q Street, Fort Smith, AR

## Listed By

GC Multifamily

## Property Type

Multifamily – Duplexes

## Buildings

2

## Total Units

4

## Unit Layout

2 Bed / 2 Bath

## Utilities

Tenant pays water and electricity

## Water Metering

Separately metered

## Interior Finishes

Granite countertops, stainless  
appliances, tile flooring

# Financial Summary

## 2025 ACTUAL FINANCIALS

ANNUAL PERFORMANCE SUMMARY

### INCOME & EXPENSES


	GROSS RENTAL INCOME	\$41,260
	TAXES	\$3,804
	INSURANCE	\$916
	OPERATING EXPENSES	\$7,084
	NET OPERATING INCOME (NOI)	\$27,839


### KEY METRICS




	GROSS INCOME	\$41,260
	TOTAL EXPENSES	\$7,084
	NOI	\$27,839

### FINANCIAL HIGHLIGHTS

 SOLID CASH FLOW  
\$27,839 NOI

 STRONG PERFORMANCE  
5.8% CAP RATE

 LOW OPERATING EXPENSES  
\$7,084

 STABLE INCOME  
\$41,260 GRI

## Unit Mix

Unit Type	Beds/Baths	Units	Notes
Residential	2 Bed / 2 Bath	4	Granite, stainless appliances, tile floors, W/D hookups

## Current Rental Income

Units	Current Rent Per Unit	Monthly Income	Annual Income
4	\$955	\$3,820	\$45,840

## Value-Add Opportunity

The current rental rate of \$955 per unit presents an immediate value-add opportunity. Based on market positioning and the quality of the property finishes, rents could potentially be increased by approximately \$100 per unit.

Units	Proposed Rent Per Unit	Monthly Income	Annual Income
4	\$1,055	\$4,220	\$50,640

# Property Photos

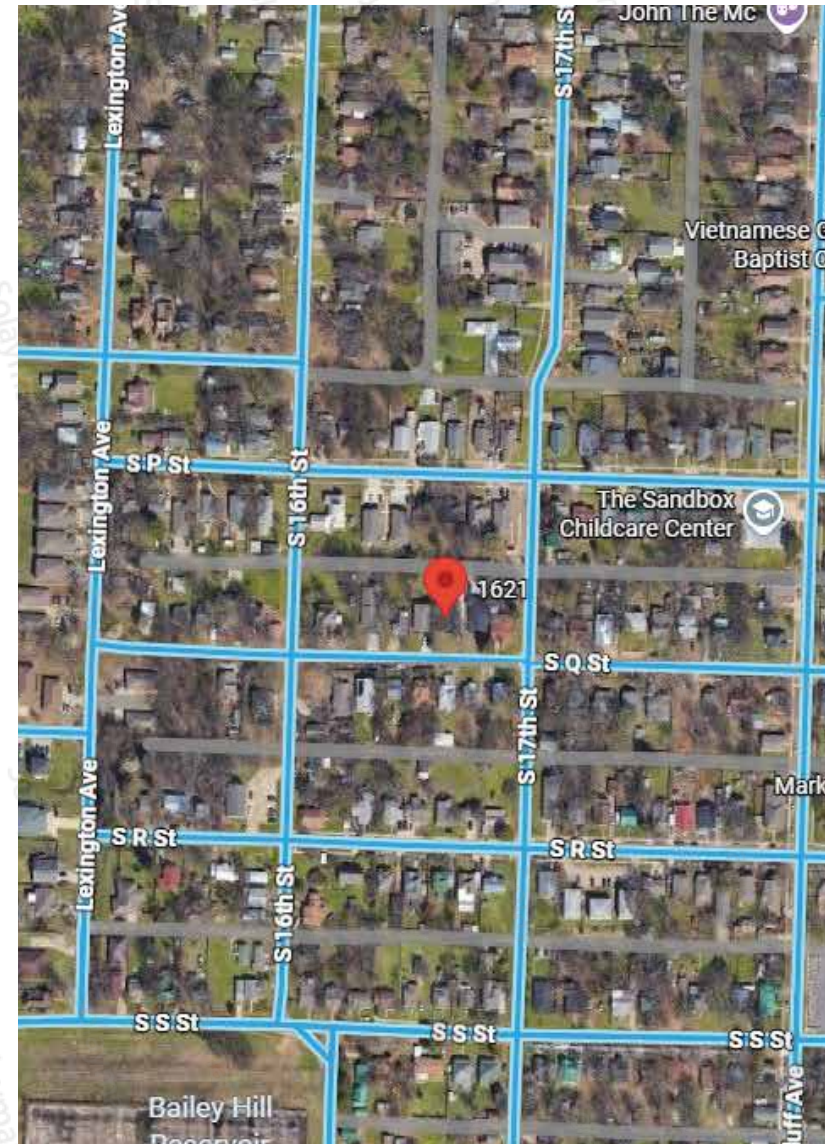


# Property Photos



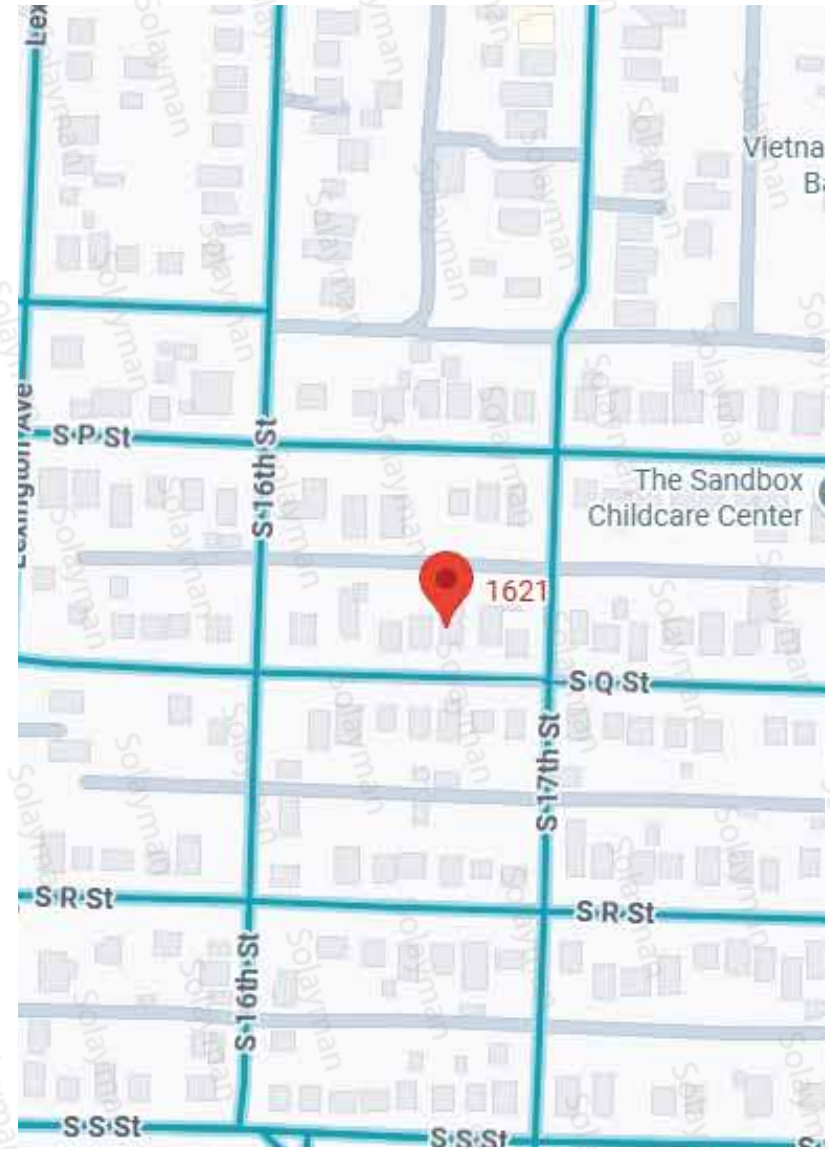
# Location Overview – Fort Smith, Arkansas

Fort Smith serves as a regional economic hub for western Arkansas and eastern Oklahoma. The city benefits from a stable workforce supported by healthcare, manufacturing, logistics, and education sectors. Updated rental properties offering modern finishes continue to see strong demand from residents seeking quality housing options.



# Investment Summary

1621 S Q Street offers investors a turn-key small multifamily opportunity with modern finishes, efficient unit layouts, and tenant-paid utilities. With the potential to increase rents by approximately \$100 per unit, the property provides both immediate income and upside potential in a stable rental market.



# Contact



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