

RIVERVIEW PLACE.



T H E M I S S I O N

1

F L O O R P L A N S

2

L O C A T I O N

3

F I N A N C I A L S

4

01

THE MISSION

Riverview Place is committed to creating sustainable, inclusive communities by providing affordable housing solutions in Elkins, Arkansas. Our mission is to add value to the city of Elkins while offering new, well-designed four-plex units that enhance quality of life.



BRANDING

RIVERVIEW
PLACE



Rhodes

Gotu

Figtree Light

RIVERVIEW
PLACE

02

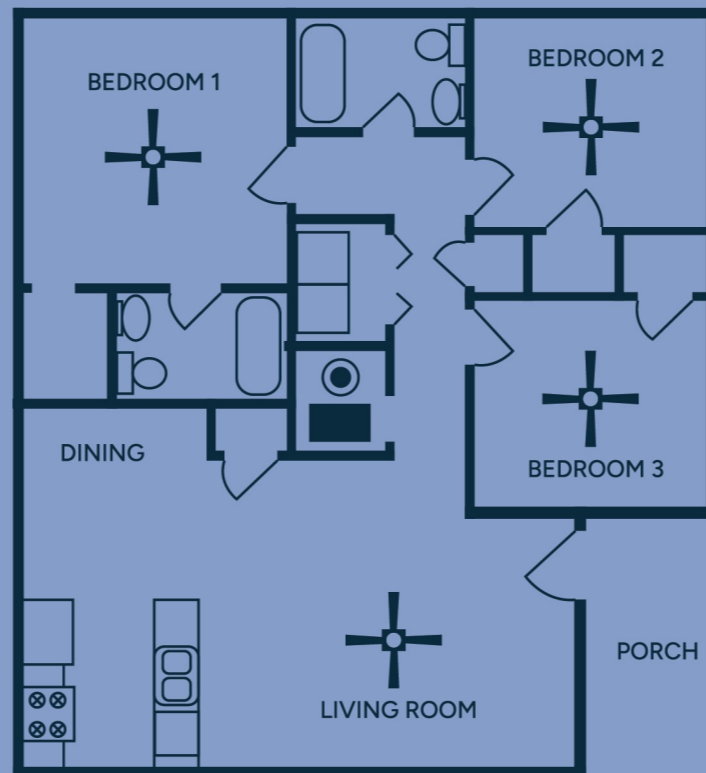
FLOOR PLANS

Riverview Place presents eleven four-plex residences, each featuring two 2-bedroom units and two 3-bedroom layouts. Every unit is designed with spacious, open kitchen and living areas, promoting comfort and connectivity. Additionally, each residence includes 2.5 bathrooms and a welcoming porch.

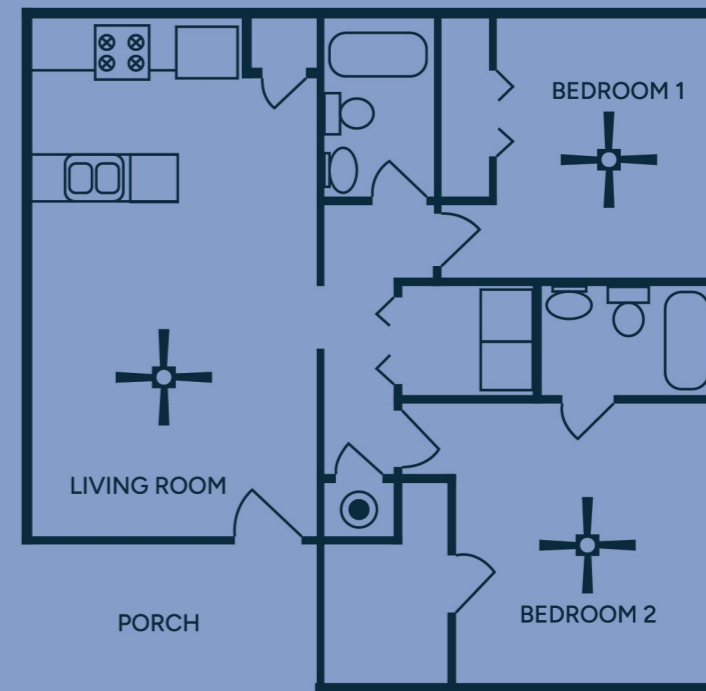


FLOOR PLANS

3-bedroom



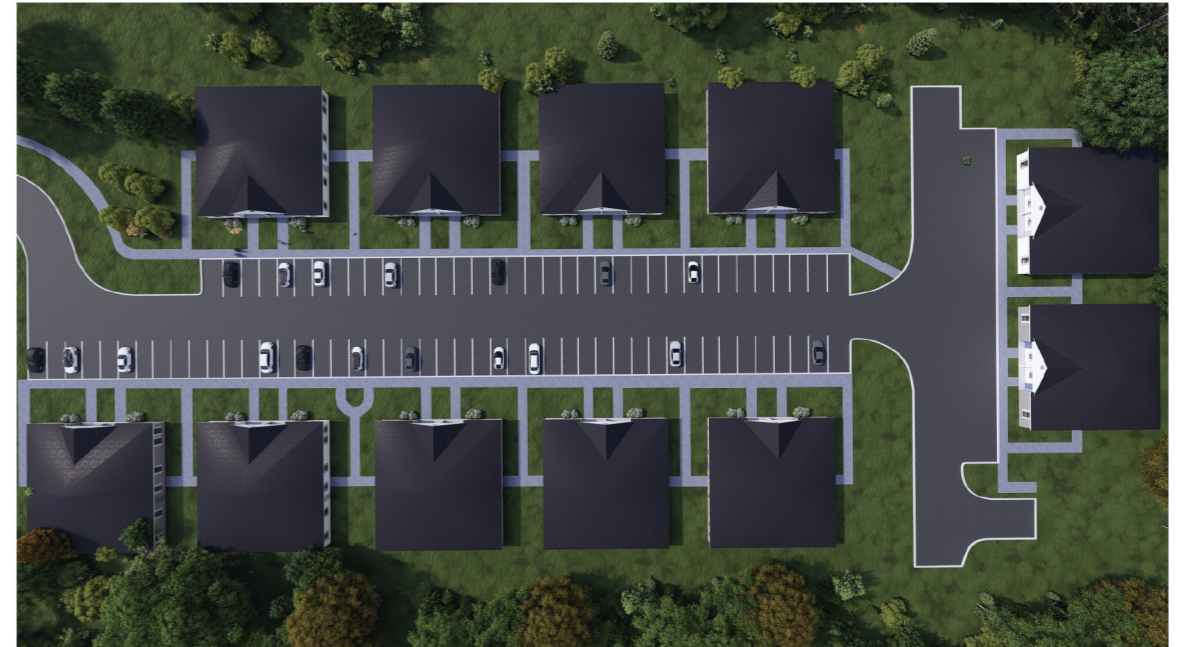
2-bedroom



03

LOCATION

Situated conveniently off Highway 16 on Riverview Drive, Riverview Place offers a prime location adjacent to Harps Food Store and mere minutes away from a variety of dining options and schools. Our community is also just a 12-minute drive from the downtown area of Fayetteville, ensuring easy access to the university and night life.



LOCATION



INVESTMENT SUMMARY/CASH FLOW ANALYSIS

Monthly Operating Income		4 Plex
Number of Units		11
Average Monthly Rent per 2BR Unit @1350/mo- 22 units		29,700.00
Average Monthly Rent per 3BR Unit @1575/mo- 22 units		34,650.00
	Total Rental Income	64,350.00
% Vacancy and Credit Losses		-2.00%
	Total Vacancy Loss	1,287.00
Other Monthly Income		
Gross Monthly Operating Income		63,063.00

Monthly Operating Expenses		
Property Management Fees	3,153.15	
Repairs and Maintenance	750.00	
Real Estate Taxes	5,000.00	
Rental Property Insurance	2,000.00	
Homeowners/Property Association Fees		
Replacement Reserve	-	
Utilities	-	
- Water and Sewer	100.00	
- Gas and Electricity	250.00	
- Garbage	50.00	
- Cable, Phone, Internet	120.00	
Pest Control	-	
Accounting and Legal		
Monthly Operating Expenses		11,423.15

Net Operating Income (NOI)	
Total Annual Operating Income	756,756.00
Total Annual Operating Expense	137,077.80
Annual Net Operating Income	619,678.20

Capitalization Rate and Valuation	
Desired Capitalization Rate	5.75%
Property Valuation (Offer Price)	10,777,012.17 -
Actual Purchase Price	10,700,000.00
Actual Capitalization Rate	5.79% -

Loan Information		
Down Payment	-	
Loan Amount	-	
Acquisition Costs and Loan Fees	-	
Length of Mortgage (years)	25	
Annual Interest Rate	7.000%	
Initial Investment	-	
Monthly Mortgage Payment (PI)	-	
Annual Interest	-	
Annual Principal	-	
Total Annual Debt Service		-

Cash Flow and ROI	
Total Monthly Cash Flow (before taxes)	51,639.85
Total Annual Cash Flow (before taxes)	619,678.20
Cash on Cash Return (ROI)	



Thank you.



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