

INVESTMENT PROPERTY OFFERING — CARLISLE, ARKANSAS

# Carlisle Apartment Portfolio

*16 Units · Two Properties · One Exceptional Opportunity*

## Alexander Heights

701 E 4th Street · Carlisle, AR 72024

8 Units · New Roof Dec 2024

## Carlisle Apartments

316 E 7th Street · Carlisle, AR 72024

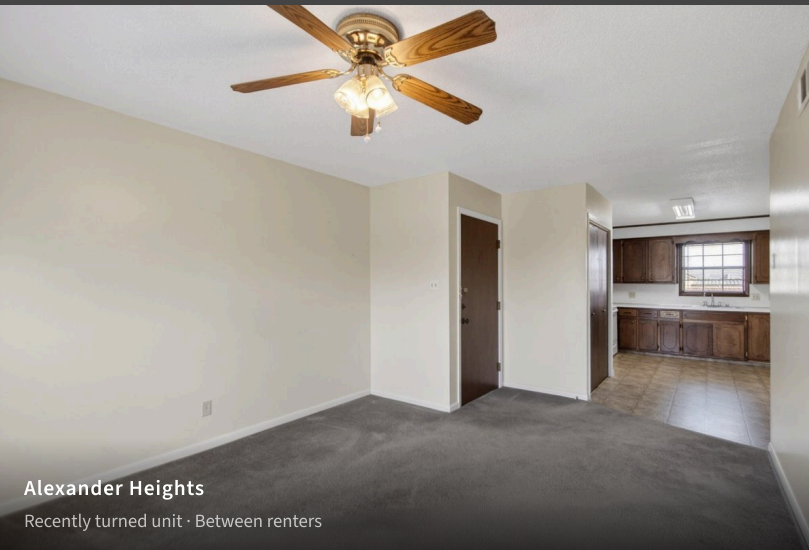
8 Units · New Roof Oct 2025



Alexander Heights  
701 E 4th Street · Exterior



Carlisle Apartments  
316 E 7th Street · Exterior



Alexander Heights  
Recently turned unit · Between renters



Carlisle Apartments  
Occupied unit · Living area

ASKING PRICE

# \$360,000 per property

\$720,000 as a complete 16-unit portfolio

100% OCCUPIED · WAITING LIST

BOTH ROOFS NEW 2024-2025

NO DEBT · NO ENCUMBRANCES

# Portfolio Overview

16 UNITS · CARLISLE, ARKANSAS

CARLISLE APARTMENT PORTFOLIO  
INVESTMENT OFFERING 2025

16

TOTAL UNITS

All 2-bedroom

\$87,300

CURRENT ANNUAL INCOME

Verified rent roll

\$62,668

NET OPERATING INCOME

5-yr avg expenses

100%

OCCUPANCY

Waiting list active

These two properties are offered as a **turnkey 16-unit portfolio** representing decades of continuous ownership, consistent cash flow, and an exceptional occupancy record. Both buildings sit near Carlisle Schools — a sustained driver of family tenant demand — and both carry brand-new roofs installed within the past 18 months. The portfolio is offered free and clear of all debt. Properties may be purchased individually at \$360,000 each or together at \$720,000.

## INCOME ANALYSIS

SCENARIO	ALEXANDER HEIGHTS	CARLISLE APARTMENTS	COMBINED ANNUAL	COMBINED NOI
Current rent roll	\$43,500	\$43,800	\$87,300	\$62,668
Stabilized at \$500/mo	\$48,000	\$48,000	\$96,000	\$71,368
<i>Regional market rate (\$675–700/mo)*</i>	<i>\$64,800</i>	<i>\$64,800</i>	<i>\$129,600</i>	<i>\$104,968</i>
<b>Operating expenses (5-yr avg)</b>	<i>Combined \$24,632/year · Tenants pay all utilities</i>			<b>\$24,632</b>

\*Comparable 2-bedroom units in Hazen, AR currently listing at \$675–\$700/month. Upside scenario is illustrative; not guaranteed.

## WHY THIS PORTFOLIO

- **Exceptional occupancy history.** Both properties have been continuously full throughout their ownership, with a current waiting list at both locations.
- **Both roofs brand new.** Alexander Heights: December 2024. Carlisle Apartments: October 2025. No major capital expenditure anticipated for years.
- **Near Carlisle Schools.** Both complexes sit near Carlisle Schools — a consistent draw for family renters.
- **Documented rent upside.** Current rents are conservatively priced below comparable units in the region, with a clear path to higher income as tenants turn over naturally.
- **Clean title, no debt.** Both properties offered free and clear of all encumbrances.

## REGIONAL RENT COMPS

### 2-BEDROOM MONTHLY RENTS · CENTRAL ARKANSAS

These properties (current avg)	\$453–\$456/mo
These properties (at \$500 standardized)	\$500/mo
Hazen, AR (comparable town)	\$675–\$700/mo
Lonoke, AR	\$775/mo
Ward, AR	\$785/mo
<i>Upside vs. nearest comp</i>	<b>+ \$175–\$200/unit/mo</b>

## CONTACT

Dustin Freeman · 501.606.9527

## ASKING PRICE

\$360,000 per property · \$720,000 as a portfolio

## AVAILABLE

Individually or as a complete portfolio

## Alexander Heights

701 E 4th Street · Carlisle, AR 72024

Individual asking price

**\$360,000**

UNITS

**8 · All 2BR**

CURRENT INCOME

**\$43,500/yr**

AVG RENT/UNIT

**\$453/mo**

ROOF

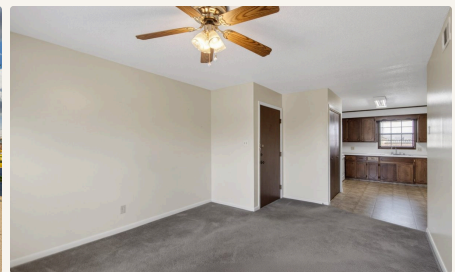
**New Dec 2024**

UTILITIES

**Tenant-paid**

HVAC

**Central air**



Alexander Heights is a fully occupied 8-unit residential complex that has maintained continuous tenancy throughout its ownership history. All units are two-bedroom and all-electric with central air conditioning. Each unit includes an individual outside storage closet and a separate owner storage room is on the property. A brand-new roof was installed in December 2024. Located within close proximity to Carlisle Schools, the property draws consistent family tenant demand with an active waiting list currently in place.

100% OCCUPIED

ACTIVE WAITING LIST

NEW ROOF DEC 2024

NEAR CARLISLE SCHOOLS

TENANT-PAID UTILITIES

INDIVIDUAL STORAGE CLOSETS

NO DEBT

# Carlisle Apartments

316 E 7th Street · Carlisle, AR 72024

Individual asking price

## \$360,000

### UNITS

8 · All 2BR

### CURRENT INCOME

\$43,800/yr

### AVG RENT/UNIT

\$456/mo

### ROOF

New Oct 2025

### UTILITIES

Tenant-paid

### HVAC

Central air



Carlisle Apartments is a fully occupied 8-unit residential complex available for the first time in over 30 years. All units are two-bedroom and all-electric with central air conditioning, individual outside storage closets, and a dedicated owner storage room on site. A new roof was installed in October 2025. Located near Carlisle Schools, the property has maintained an unbroken occupancy record throughout its ownership with a current waiting list of prospective tenants.

100% OCCUPIED

ACTIVE WAITING LIST

NEW ROOF OCT 2025

NEAR CARLISLE SCHOOLS

TENANT-PAID UTILITIES

INDIVIDUAL STORAGE CLOSETS

NO DEBT

### CONTACT

Dustin Freeman · 501.606.9527

### ASKING PRICE

\$360,000 per property · \$720,000 as a portfolio

### AVAILABLE

Individually or as a complete portfolio

## FINANCIAL SUMMARY

PORTFOLIO — AS OFFERED	
Asking price (per property)	\$360,000
Asking price (portfolio)	\$720,000
Total units	16 (all 2BR)
Price per unit	\$45,000
CURRENT INCOME	
Gross annual rent (current)	\$87,300
Operating expenses (5-yr avg)	\$24,632
Net operating income	\$62,668
Cap rate on asking price	~8.7%
STABILIZED INCOME (\$500/MO)	
Gross annual rent	\$96,000
Net operating income	\$71,368
Cap rate on asking price	~9.9%
REGIONAL MARKET RATE (\$675-700/MO)*	
Gross annual rent (potential)	\$129,600
Net operating income (potential)	\$104,968
Cap rate on asking price	~14.6%

\*Regional market rate scenario is illustrative based on comparable listings in Hazen, AR. Not a guarantee of future income.

## KEY INVESTMENT STRENGTHS

### Why This Asset Stands Out

- **Zero vacancy risk.** Both properties fully occupied throughout their entire ownership history. Active waiting lists at both locations today.
- **No near-term capital risk.** Brand-new roofs on both buildings — December 2024 and October 2025 — mean no major capex expected for years.
- **Tenant-paid utilities.** All-electric units with tenants responsible for all utility costs. Zero owner exposure to utility increases.
- **Significant rent upside.** Current rents are well below regional comparables. Natural tenant turnover provides a clear, no-cost path to substantially higher income.
- **School proximity.** Both properties near Carlisle Schools — a durable structural driver of family tenant demand.
- **Clean, debt-free transfer.** Both properties offered free and clear. No assumption of debt required.

## OFFERING STRUCTURE

Both properties are offered at **\$360,000 each**, or as a complete 16-unit portfolio at **\$720,000**. Whether purchased together or separately, the price reflects strong current cash flow, documented rent upside, and two newly roofed buildings with zero vacancy history. Serious inquiries welcome for either structure.

All financial figures are based on owner-provided records. Prospective buyers are encouraged to conduct independent due diligence including inspection, review of rent rolls, tax records, and expense documentation. Income projections based on regional market comparables are illustrative only and do not constitute a guarantee of future performance. This brochure is for informational purposes and does not constitute a legal offering document.

## CONTACT

Dustin Freeman · 501.606.9527

## ASKING PRICE

\$360,000 per property · \$720,000 as a portfolio

## AVAILABLE

Individually or as a complete portfolio