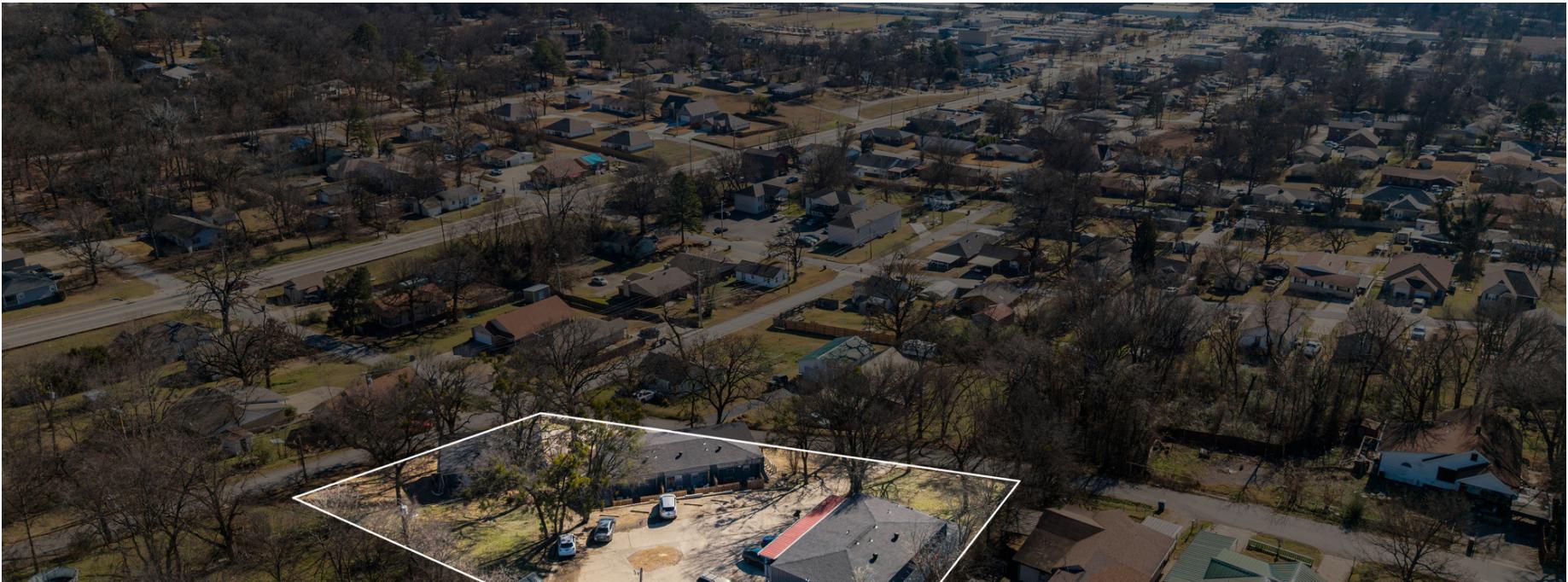


Ivy Hills Apartments

1805 S Y St, Fort Smith, AR 72901

MULTIFAMILY PROPERTY FOR SALE





VIDEO

Property Description

Unlock the potential of this prime investment opportunity located in Fort Smith, AR. This well-maintained, 10,144 SF Multifamily / High-Rise property, featuring 15 units, was thoughtfully renovated in 2023 and boasts an impressive 80% occupancy rate. Built in 1985 and zoned RM-3, it presents a solid foundation for investors seeking long-term returns. With its strategic location and strong market demand, this property offers an exceptional portfolio addition. Embrace the potential for lucrative returns and take advantage of this turnkey investment in the thriving Fort Smith area.

Property Highlights

- 10,144 SF building
- 15 units
- Built in 1985

Offering Summary

Sale Price:	\$1,025,000
Number of Units:	15
Lot Size:	0.876 Acres
Building Size:	10,144 SF
NOI:	\$69,763.00
Cap Rate:	6.81%

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	494	1,425	3,653
Total Population	1,066	2,987	7,975
Average HH Income	\$58,953	\$64,610	\$73,916

Building Name	Ivy Hills Apartments
Property Type	Multifamily
Property Subtype	High-Rise
APN	10214-0019-00073-00
Building Size	10,144 SF
Lot Size	0.876 Acres
Year Built	1985
Year Last Renovated	2023
Number of Floors	2
Number of Buildings	3

Unlock the potential of this prime investment opportunity located in Fort Smith, AR. This well-maintained, 10,144 SF Multifamily / High-Rise property, featuring 15 units, was thoughtfully renovated in 2023 and boasts an impressive 80% occupancy rate. Built in 1985 and zoned RM-3, it presents a solid foundation for investors seeking long-term returns. With its strategic location and strong market demand, this property offers an exceptional portfolio addition. Embrace the potential for lucrative returns and take advantage of this turnkey investment in the thriving Fort Smith area.

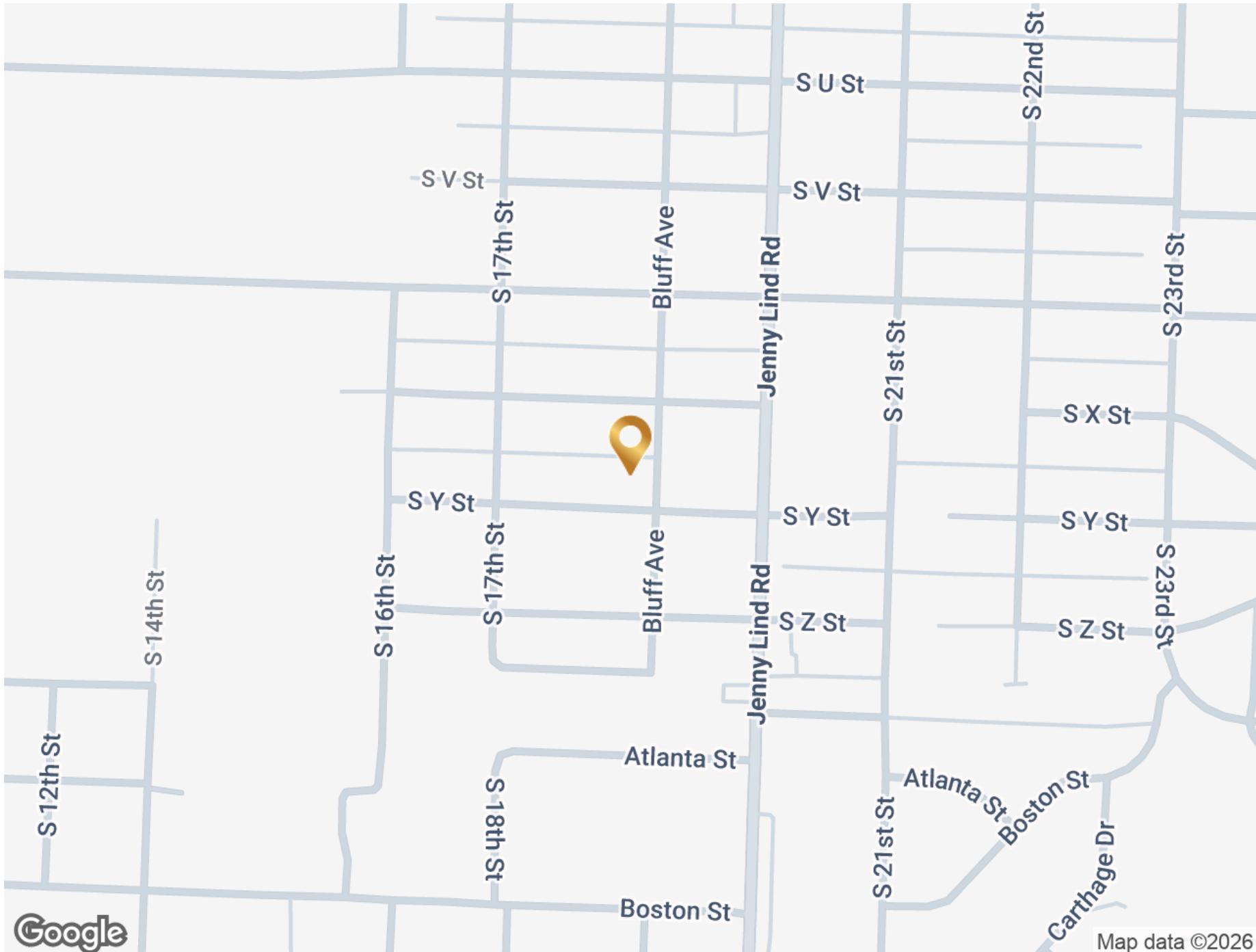


- 10,144 SF building
- 15 units
- Built in 1985
- Renovated in 2023
- Zoned RM-3
- Prime Fort Smith location
- 80% occupancy

IVY HILLS APARTMENTS

FORT SMITH, AR 72901

FOR SALE

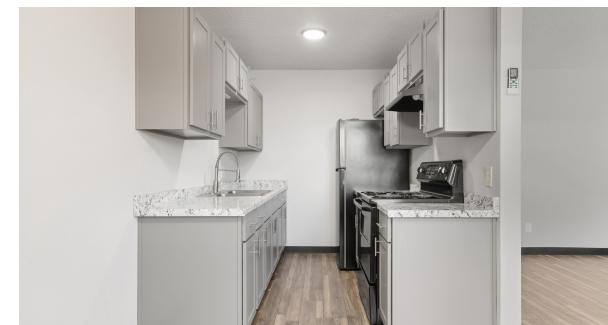


Joshua Harmon Principal Broker 479.719.0344 joshua@harmonrealestatecompany.com



IVY HILLS APARTMENTS FORT SMITH, AR 72901

FOR SALE

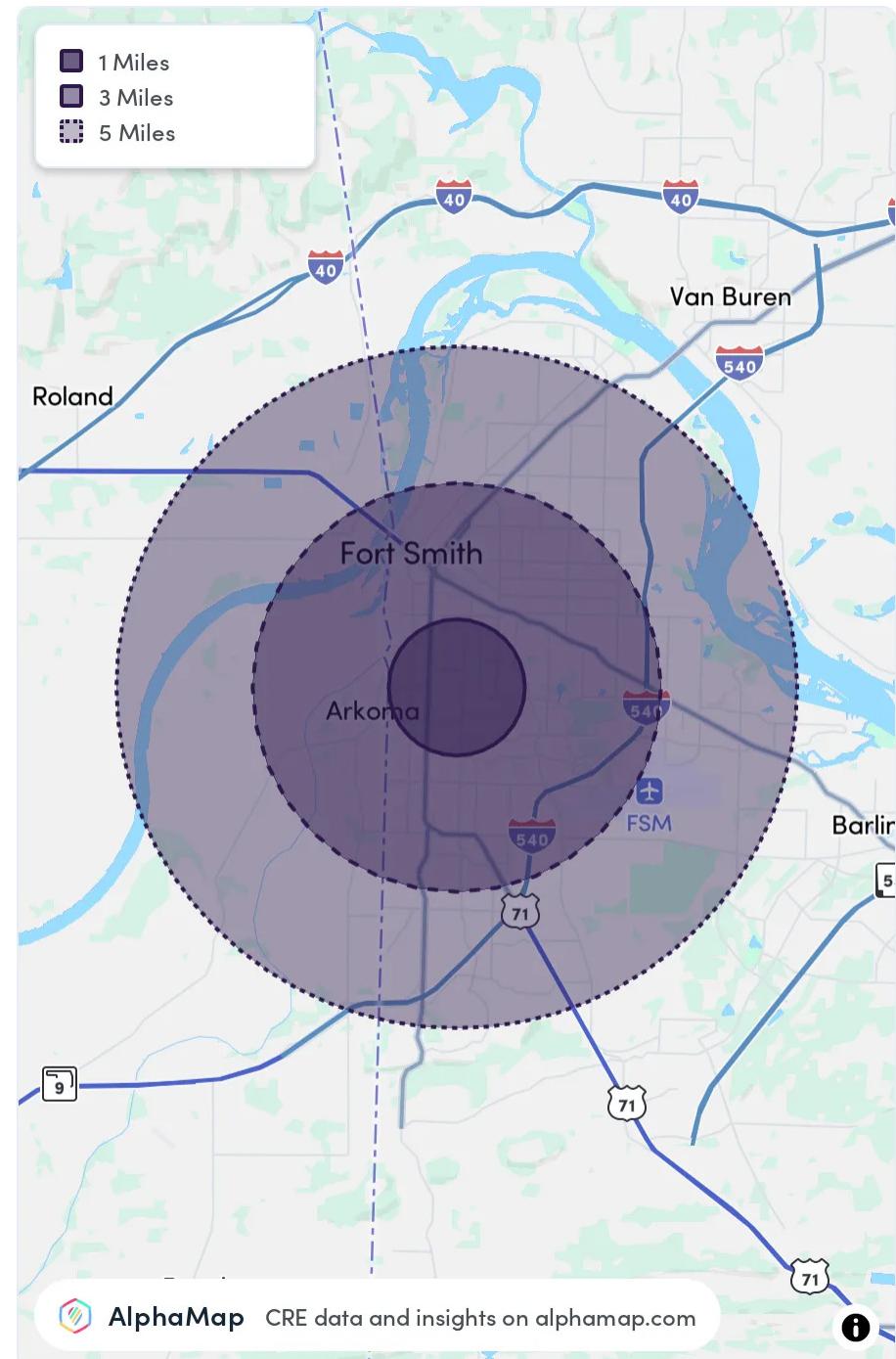


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Population	1 Mile	3 Miles	5 Miles
Total Population	7,975	43,702	78,954
Average Age	41	39	39
Average Age (Male)	39	38	38
Average Age (Female)	42	40	40

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	3,653	18,481	32,253
Persons per HH	2.2	2.4	2.4
Average HH Income	\$73,916	\$70,582	\$70,388
Average House Value	\$237,085	\$205,406	\$199,432
Per Capita Income	\$33,598	\$29,409	\$29,328

Map and demographics data derived from AlphaMap





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Principal Broker

Direct: 479.719.0344
joshua@harmonrealestatecompany.com