

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 |

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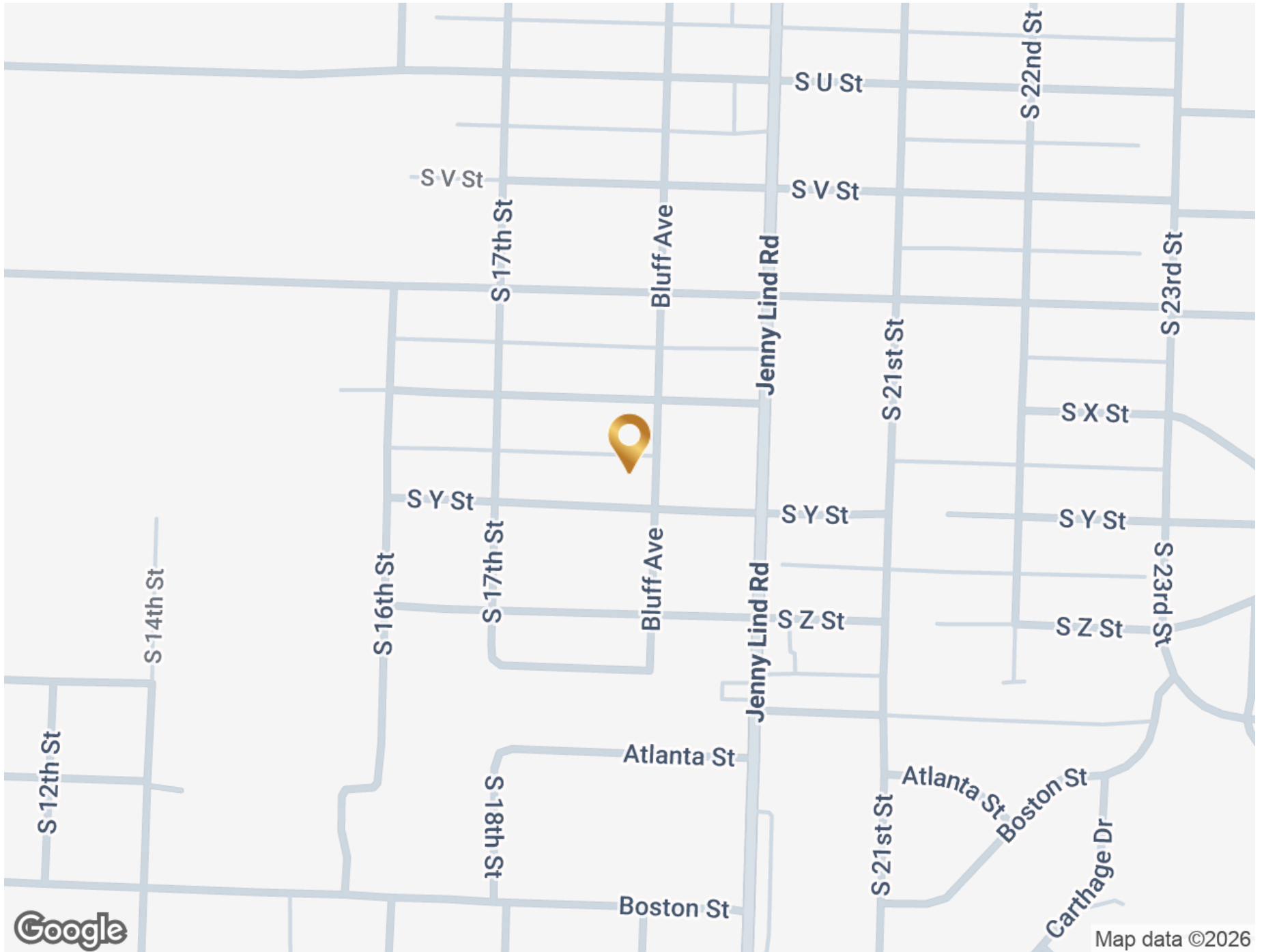


| | |
|---------------------|----------------------|
| Building Name | Ivy Hills Apartments |
| Property Type | Multifamily |
| Property Subtype | High-Rise |
| APN | 10214-0019-00073-00 |
| Building Size | 10,144 SF |
| Lot Size | 0.876 Acres |
| Year Built | 1985 |
| Year Last Renovated | 2023 |
|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

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

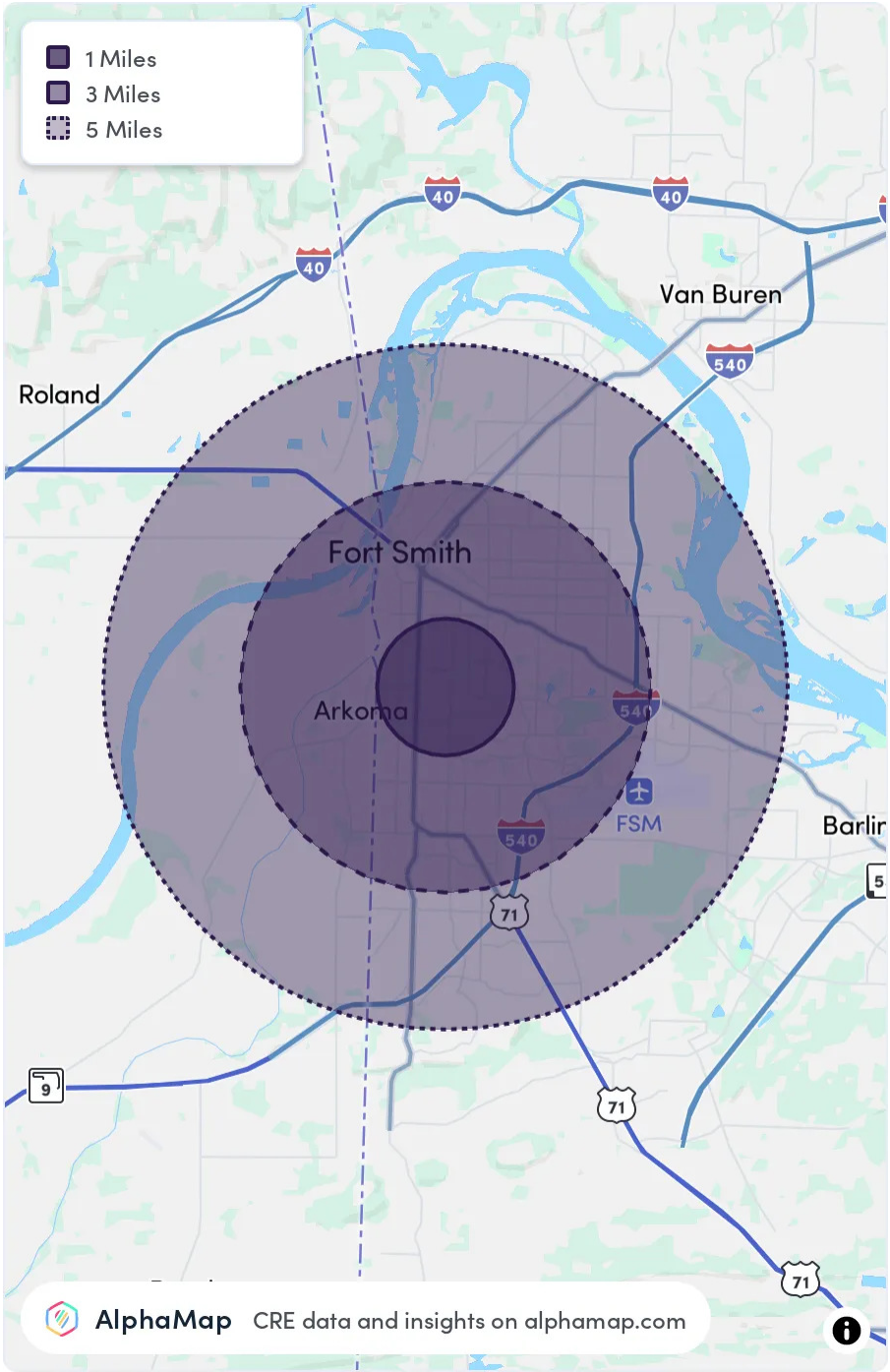




| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 7,975 | 43,702 | 78,954 |
| Average Age | 41 | 39 | 39 |
| Average Age (Male) | 39 | 38 | 38 |
| Average Age (Female) | 42 | 40 | 40 |

| 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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