

SHORTER COLLEGE GARDENS



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800 North Beech Street
 North Little Rock, AR 72114
 (501) 375-6437



Fully Affordable - Private Sector

Number of Units	196
Completion Year	1967
Census Tract	28
Improvements Rating	C-
Location Rating	C-
Location Class	Urban
Affordable Program	Primary Affordability Type Project Based Section 8
Prior Names	No previous names on record

<p>Owner Millennia Housing Companies Angelica Sinito 127 Public Square #4000 Cleveland, OH 44114 (216) 520-1250</p>
<p>Manager Millennia Housing Management Alan G. Weckerly 127 Public Square #4000 Cleveland, OH 44114 (216) 520-1250</p>

PROPERTY COMPOSITION

Unit Type	Phase	Unit Count	% of Total	Size (SqFt)		Actual Asked Rent		Fair Market Rent	
				Unit	Total	Per Unit	Per SqFt	PerUnit	PerSqFt
One Bedroom		52	26.53%	550	28,600	\$717	\$1.30	\$892	\$1.62
Two Bedroom/One Bath		64	32.65%	720	46,080	\$861	\$1.20	\$1,032	\$1.43
Three Bedroom/One Bath		80	40.82%	800	64,000	\$1,011	\$1.26	\$1,376	\$1.72
Total/Average		196	100%	708	138,680	\$884	\$1.25	\$1,135	\$1.60

Rent Year 2025

Actual asked rent source: PBS8

Jan-April Max Allowable and Net rents reflect prior year until HUD data is updated.

Family Size Adjustments – assumption of how many persons live in a type of unit made per HUD guidelines:

- Studio = 1 person
- 1 bedroom = 1.5 persons
- 2 bedroom = 3 persons
- 3 bedroom = 4.5 persons
- 4 bedroom = 6 persons
- 5 bedroom = 7.5 persons
- 6 bedroom = 9 persons

RENTAL RATE HISTORY- BY YEAR

No Rental Rate History is available for this property

SALES AND LOANS

Sales History

Sale Date	Sale Price			Loan		Buyer	Seller
	Total	Per Unit	Per SqFt	Amount	Maturity Date		
2015/12	\$7,050,000	\$35,969	\$51	\$4,875,000		Millennia Housing Companies	Reliance Capital Partners
2008/09	\$3,200,000	\$16,327	\$23			Reliance Capital Partners	Intrepid Management
2005/05	\$2,800,000	\$14,286	\$20			Intrepid Management	Mays, George B.

PROPERTY CHARACTERISTICS

Common Area Amenities

- Controlled Access
- Playground
- Laundry Facilities
- Total Parking - 233 Spaces
- Parking Type - Grade Level
- Rental Office - Stand Alone

Functional Characteristics

- Two Story
- Roof Type - Pitched (Composition Shingle)
- Construction Type - Masonry
- Indoor Corridor

Services Provided As

- Heat Individual - Electric
- Individual Domestic Hot Water - Electric

Other Factors

- Fully Affordable - Private Sector
- Located in Qualified Census Tract
- Property is located in an Opportunity Zone
- Traffic Count - 4,600 cars per day

Apartment Interior Amenities

- High Speed Internet Access

Site Characteristics

- Net Site Size - 10.73 acres
- Net Development Density - 18.27 units per acre
- Number of Buildings - 13
- County - Pulaski
- Assessors Parcel Number(s) - 33N2880000200

Utilities Metering

- Electricity (Individual)
- Water (Central)

Utilities Responsibility

- Resident Pays Electricity
- Property Pays Sewer
- Property Pays Trash Removal
- Property Pays Water

AREA MAP

