



*Villas on SixtyFifth
Little Rock, AR*

5001 West 65th Street



EAGLE ROCK
REALTY + PROPERTY MANAGEMENT



CONTACT TODAY

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Eagle Rock Realty is pleased to present the exclusive offering of Villas on SixtyFifth, a fantastic value-add opportunity in Little Rock, AR. Constructed in 1972. Villas on SixtyFifth consists of 224 units averaging 775 square feet. Over the past three years ownership has spent +/- \$1,500,000 on painting the exterior, replacing the roofs, and replacing all of the unit's windows.

This property is currently in a distressed state with low occupancy, having experienced multiple fires across three buildings. However, Eagle Rock Realty and the property owners are actively revitalizing the community and will begin leasing on 3/2/2025. The first 70 units will be available for rent starting 3/7/2025, with an additional 70 units becoming available as the initial buildings reach occupancy.

Villas on SixtyFifth has significant frontage on West 65th Street (16,000 VPD). Villas on SixtyFifth is 7-miles from Baptist Health Medical Center, 3.5-miles from The University of Arkansas at Little Rock, 6-miles from The University of Arkansas Medical Science Center and 6-miles from Downtown Little Rock, home to a variety of independently owned and operated restaurants, museums and boutique shopping centers. Villas on SixtyFifth is 8 miles from Bill and Hillary Clinton National Airport.

▶ VALUE-ADD OPPORTUNITIES

- Increase Occupancy
- Finish out upgrades on classic units - adding an additional \$100 rent premium
- Add covered parking spots for \$25/Month
- Implement RUBS for Trash and Pest Control - Additional \$26,880 In Annual Revenue
- Add in-unit laundry

▶ HIGHLIGHTS

- Ownership has Spent \$1.5 million on Property Renovations Since 2021 on Painting the Exterior, Replacing the Roofs, and Replacing All Window Units
- Opportunity to Invest in a High-Growth Market Close to The University of Arkansas at Little Rock with 2025 Rent Growth Projected at 3.5% for the Submarket - CoStar

▶ SUMMARY

Units	224
Year Built	1972
Avg. Unit Size	775 SF
Avg. Rent	\$700
Electricity	Paid by Property, Master Meter
HVAC	3 Chiller & Boiler Systems
Hot Water	3 Gas Boiler Systems



VILLAS ON SIXTYFIFTH

▶ UNIT AMENITIES

- Ceramic Tile Flooring*
- Stainless Steel Light Fixtures
- Modern Shower Tile and Vanity*
- Dishwasher
- Ceiling Fans
- Two-Tone Paint
- White Appliances
- Two-Inch Blinds

**In Select Units*

▶ COMMUNITY AMENITIES

- Community Room
- Playground
- Picnic and Grilling Area
- On-Site Laundry Facility
- Online Service Request Acceptance
- Gated Community/ Controlled Access
- Convenient access to interstate 30 and U.S. Highway 708

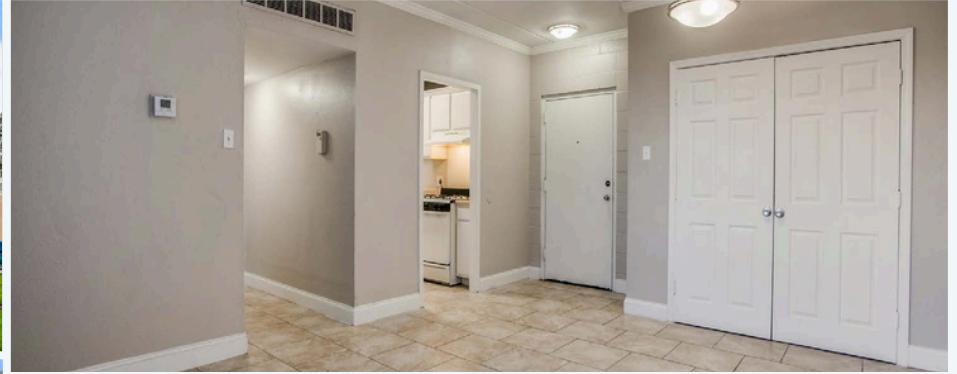
▶ AREA DEMOGRAPHICS

- Market Rents are Projected to Grow 3.5% in 2025 - CoStar
- Rents Have Grown by 3.6% Over the Past Year - CoStar
- \$34,627 Median Household Income - 1 Mile Radius - CoStar











General

Terms	Free & Clear
Address	5001 West 65th Street Little Rock AR, 72209
Year Built	1972
Units	224
Net Rentable SF	173,600
Average Unit Size	775 SF
Site Size	12.59 Acres
Density	154.4 Units/Acre
Occupancy	Actively Leasing

Construction

Foundation	Slab - No Known Issues
Exterior	Wood Siding with Brick Façade
Roof	Asphalt Shingle
Number of Buildings	There are 6 Buildings

Mechanical

HVAC	Chiller & Boiler System for Every Two Buildings
Hot Water	3 Gas Boiler Systems
Wiring	Copper
Plumbing	Copper and PVC

Utilities

Electricity	Paid by Property - Master Meter
Water/Sewer	Paid by Property - Master Meter
Gas	Paid by Property

Tax Detail

Assessed Value	\$7,348,000
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Tax Information

County	Pulaski
CAD Account No.	44L1220007300
Tax Rate	1.40%

Laundry / Washer and Dryers

Laundry	Laundry Facility On-Site
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Parking

Paving	Asphalt
Total Spaces	342
Open Spaces	342

School Information

School District	Little Rock School District
Elementary	Wakefield Elementary School
Middle School	Cloverdale Aerospace Tech Charter School
High School	Little Rock Southwest High School

Leasing Fees

Application Fee	\$25 Per Application
Administration Fee	Currently Not Being Charged
Security Deposit	\$199
Pet Deposit	\$199
Pet Rent	\$15/Month
Reserved Parking	Value-Add Opportunity
Trash Fee	Value-Add Opportunity
Pest Control Fee	Value-Add Opportunity
Month-to-Month Fee	\$100

1. University of Arkansas Medical Sciences

UAMS is a public medical school in Little Rock with a budget of \$1.3 billion for research and more than \$100 million in annual research funding. They currently employ 9,700 people.

2. Baptist Health Medical Center

843-bed medical center ranked #2 in Little Rock and High Performing in 4 procedures by U. S. News. They have 7,340 employees.

3. Arkansas Children's Hospital

336-bed pediatric hospital with a Level I trauma center. It's among the largest in the US, with a staff of more than 505 physicians, 200 residents, and 4,400 support staff. 4,370 employees.

4. Arkansas Blue Cross and Blue Shield

Arkansas Blue Cross and Blue Shield is the largest health insurer in Arkansas, with headquarters in Little Rock and 2,900 employees.

5. CHI St. Vincent Infirmiry

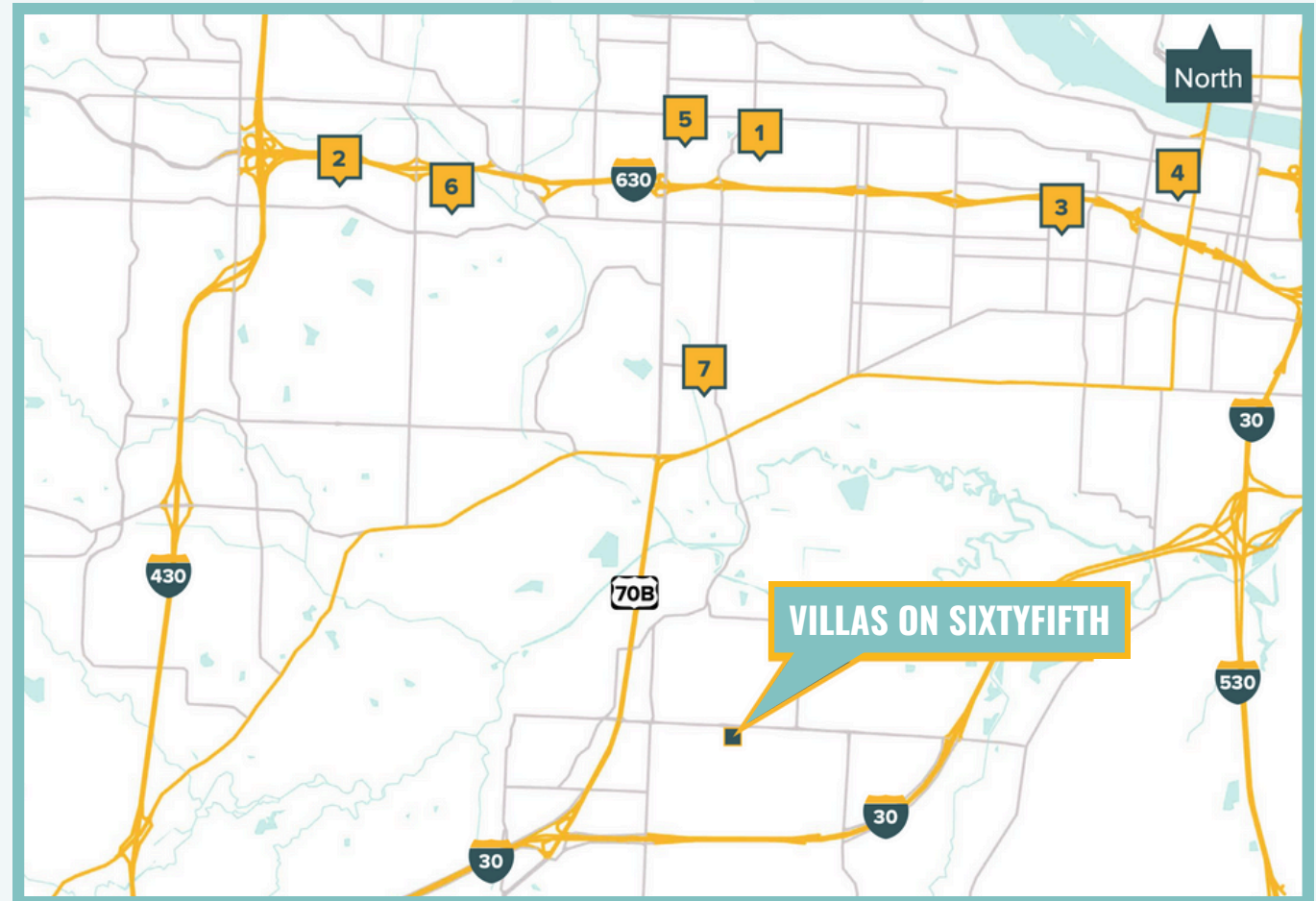
The 600-bed hospital ranked #3 in Little Rock and high performing in 5 procedures/ conditions by US news with 970 employees.

6. CARTI Cancer Center

The Central Arkansas Radiation Therapy Institute, or CARTI, is a cancer treatment facility that treats 35,000 patients each year and has 750 employees.

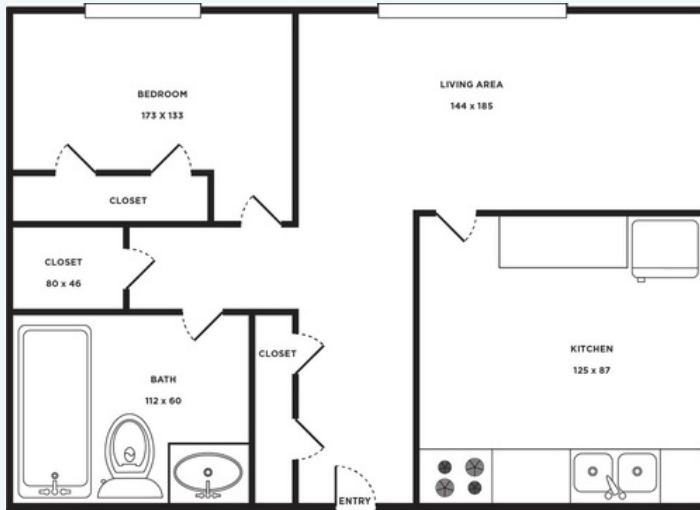
7. The University of Arkansas at Little Rock

The public research university has 471 academic staff, 1,852 administrative staff, and more than 9,000 students.

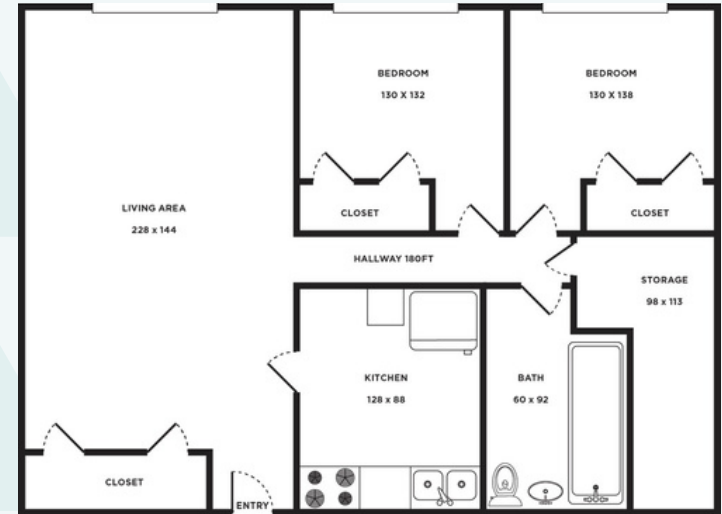




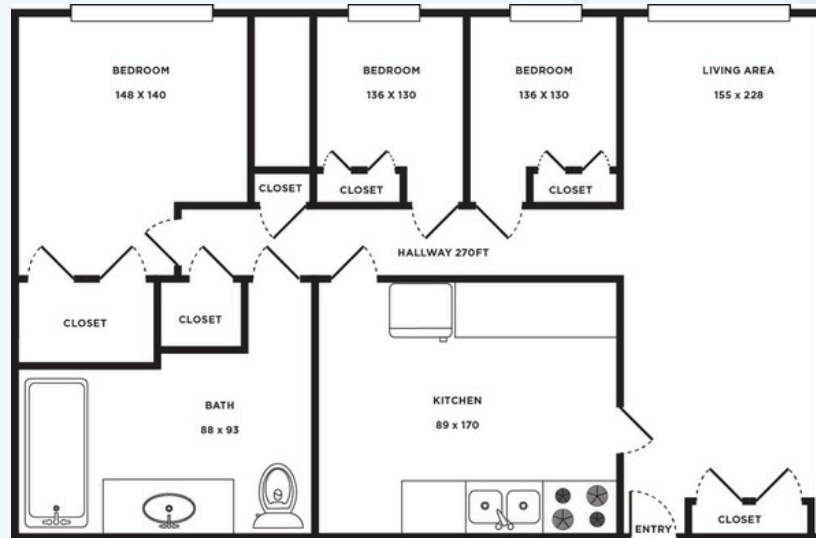
Type	# Units	% of Total	Square Feet	Effective Rent	Market Rent	Comp Supported Rent	Effective \$/SF	Market \$/SF
One Bedroom / One Bath	96	43%	680	\$650	\$678	\$697	\$0.95	\$0.99
Two Bedroom / One Bath	96	43%	805	\$725	\$753	\$762	\$0.90	\$0.93
Three Bedroom / One Bath	32	14%	970	\$900	\$925	\$952	\$0.93	\$0.95
Average:			775	\$758	\$785	\$804	\$0.93	\$0.95
Total:	224	100%	173,600	\$160,800	\$175,840	\$180,021		
Annual:				\$1,929,600	\$2,110,080	\$2,160,256		



1 Bedroom: 1 Bed / 1 Bath / 680 Sqft



2 Bedroom: 2 Bed / 1 Bath / 805 Sqft



3 Bedroom: 3 Bed / 1 Bath / 970 Sqft



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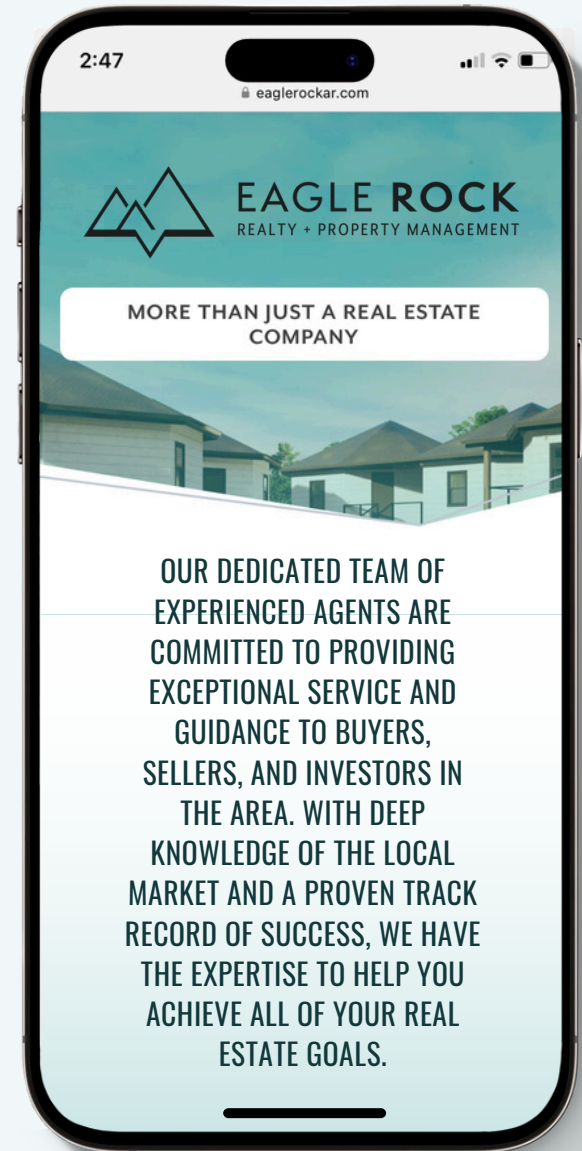
THANK YOU!

Bryce Richardson, REALTOR®

INTERESTED? LET'S CHAT!

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Buyer's broker will be responsible for sourcing any Buyer-side commissions.

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