



**SALE**

# 15 Pivot Rock Road

**15 PIVOT ROCK ROAD**

Eureka Springs, AR 72632

**PRESENTED BY:**

**NATHAN HUTCHINS**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,600,000
<b>BUILDING SIZE:</b>	30,872 SF
<b>LOT SIZE:</b>	2.07
<b>PRICE / SF:</b>	\$84.22
<b>CAP RATE:</b>	8.33%
<b>PRICE PER DOOR:</b>	\$100,000
<b>NOI:</b>	\$216,629
<b>YEAR BUILT:</b>	1995
<b>RENOVATED:</b>	2020
<b>OCCUPANCY:</b>	100%

## PROPERTY OVERVIEW

Introducing an exceptional investment opportunity at 15 Pivot Rock Road, Eureka Springs. This 30,872 SF, 27-unit apartment complex, spread across 8 buildings and over 2 acres, offers a prime Multifamily / Low-Rise/Garden investment. Built in 1995 and recently renovated in 2020, this property boasts 100% occupancy, showcasing its strong rental history and low vacancy rates. Well-maintained and in excellent condition, including a property management unit with an office, this complex presents a rare chance for investors looking for a promising asset in the Northwest Arkansas region.

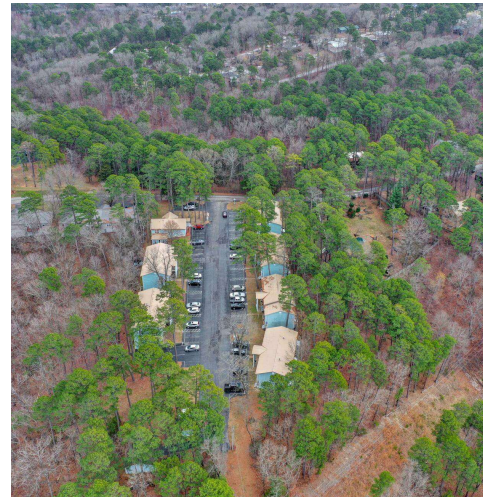
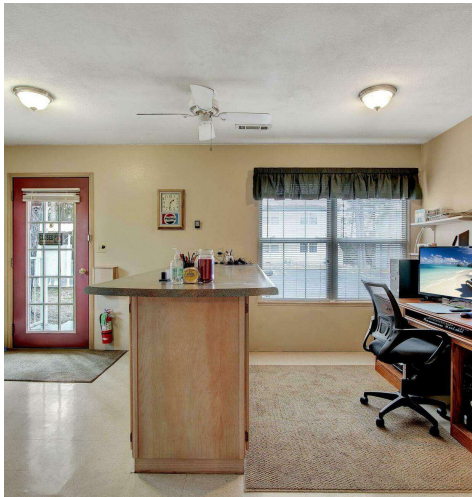
## PROPERTY HIGHLIGHTS

- 27-unit apartment complexes over 8 buildings and over 2 acres (including property management unit with office)
- Property is well maintained and in excellent condition.
- Great NWA investment opportunity with a solid rental history and low vacancy.
- Newly renovated in 2020.
- Walk out basement area could be finished out for additional apartments.
- Maintenance workshop area and storage onsite.

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# ADDITIONAL PHOTOS



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# INCOME & EXPENSES

## INCOME SUMMARY

2024 PROJECTED

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RENTAL	\$286,865
RENTAL-MISC	\$3,200
<b>TOTAL INCOME</b>	<b>\$290,065</b>

## EXPENSE SUMMARY

2024 PROJECTED

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SALARIES & WAGES	\$12,000
CLEANING	\$1,800
INSURANCE	\$17,414
PEST CONTROL	\$500
RESERVES/MAINTENANCE AND REPAIRS	\$7,500
SECURITY SERVICE	\$1,550
TAXES	\$11,000
TRASH-REMOVAL	\$1,500
UTILITES	\$4,000
YARD MAINTENANCE AND LANDSCAPING	\$2,000
TELEPHONE	\$1,500
SUPPLIES RENTAL	\$4,000
<b>GROSS EXPENSES</b>	<b>\$64,764</b>

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<b>NET OPERATING INCOME</b>	<b>\$216,629</b>
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# LOCATION MAP



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