

MYRANDA'S PLACE APARTMENTS

CONFIDENTIAL OFFERING MEMORANDUM



**Value-Add Multifamily Opportunity
in Pine Bluff, AR
80 Units | Built 1970**

CBRE

EXCLUSIVE REPRESENTATION

CBRE is the exclusively representing the seller in the disposition of Myranda's Place Apartments.

COMMUNICATION

All communications, inquires and requests should be addressed to the CBRE Team, as representatives of the seller. Management at the property should not be contacted directly. Seller reserves the right to remove the property from the market. Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the property, to terminate discussions with any party at any time or to extend the deadlines set for in the time schedule..

PROPERTY VISITS

All tours or site visits are to be arranged exclusively through CBRE. Please do not contact the on-site staff directly or go to the property without scheduling a visit. To schedule a tour, please contact:

LeBryant Crew | lebryant.crew@cbre.com | 870 677 8677

DOCUMENT CENTER

Investors agreeing to the terms and conditions set forth in the confidentiality agreement can expect an invitation to a password protected document center containing electronic forms of the offering memorandum, operating statements, rent roll and other information that should be useful in your evaluation of the property. For questions regarding the document center, please contact:

Benjamin Crawford | benjamin.crawford@cbre.com | 405-312-5861

OFFERS

Please submit all offers CBRE team via email. All offers should include:

- Proposed purchase price
- Timing for inspection period and closing
- Amount of earnest money, amount non-refundable
- Summary of closed transactions with references
- Summary of investment strategy
- Source of funds for the acquisition
- Buyer resume

CBRE

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TABLE OF CONTENTS

1

2

3

4

5

6

MYRANDA'S
PLACE
APARTMENTS

An aerial photograph of a school campus. In the foreground, a large, single-story building with a grey metal roof and blue-trimmed windows is visible. To its left is a smaller building with a grey roof and a fenced-in area that appears to be a sports field or playground. A large parking lot with several cars is situated between the buildings. In the background, there is a residential neighborhood with brick houses and a large electrical substation with power lines. The entire image is overlaid with a semi-transparent blue gradient and a large white letter 'I' on the left side.

EXECUTIVE SUMMARY

The Offering

CBRE is pleased to announce the exclusive listing of Myranda's Place Apartments, an 80-unit garden-style multifamily community located in Pine Bluff, AR.



INVESTMENT SUMMARY

ADDRESS	2213 East 7th Avenue, Pine Bluff, AR 71601
PRICE	Determined by Market
LOAN ASSUMPTION OR FREE & CLEAR	Free and Clear
YEAR BUILT	1970
TOTAL UNITS	80
NET RENTABLE AREA	39,960 SF
AVERAGE UNIT SIZE	500 SF
AVERAGE MARKET RENT / UNIT	\$631
AVERAGE MARKET RENT / SF	\$1.26
AVERAGE LEASED RENT / UNIT	\$632
AVERAGE LEASED RENT / SF	\$1.27
OCCUPANCY	88.8%





INVESTMENT HIGHLIGHTS

SUBSTANTIAL VALUE-ADD POTENTIAL AND INVESTMENT RETURNS

Property presents new ownership the ability to mark rents to market with in-place comp set rents \$100 over current effective rents. With a majority of units in mostly classic condition, the property presents significant upside by implementing a systematic interior renovation program to bring rates up to premium market standards. Given the location, demand, and property features, Myranda's Place Apartments offer the potential for strong cash flow and attractive returns on investment, making it an appealing opportunity for both seasoned investors and newcomers to the market.

WELL MAINTAINED ASSET

Current ownership has focused on updating exterior and common area features on the property. This allows the next owner to focus primarily on further interior upgrades with most units in near-classic condition.

80 UNITS OF HIGH-DEMAND WORKFORCE HOUSING IN GROWING PINE BLUFF, AR

With limited supply being delivered in the next two years and continuously strong demand, moderate income apartments deliver some of the strongest fundamentals in real estate. Pine Bluff is experiencing revitalization efforts and economic development, creating opportunities for appreciation in property values. Investing in Myranda's Place Apartments allows you to be part of this growth story, making it a strategic long-term investment.

LOCATION

Myranda's Place Apartments are strategically situated just minutes from downtown Pine Bluff, providing residents with easy access to a vibrant array of dining, shopping, and entertainment options. The nearby Saracen Casino, which has been a significant economic driver in the region, attracts visitors and generates a consistent demand for rental housing. Additionally, the presence of UAPB ensures a steady influx of students and faculty seeking convenient living arrangements.

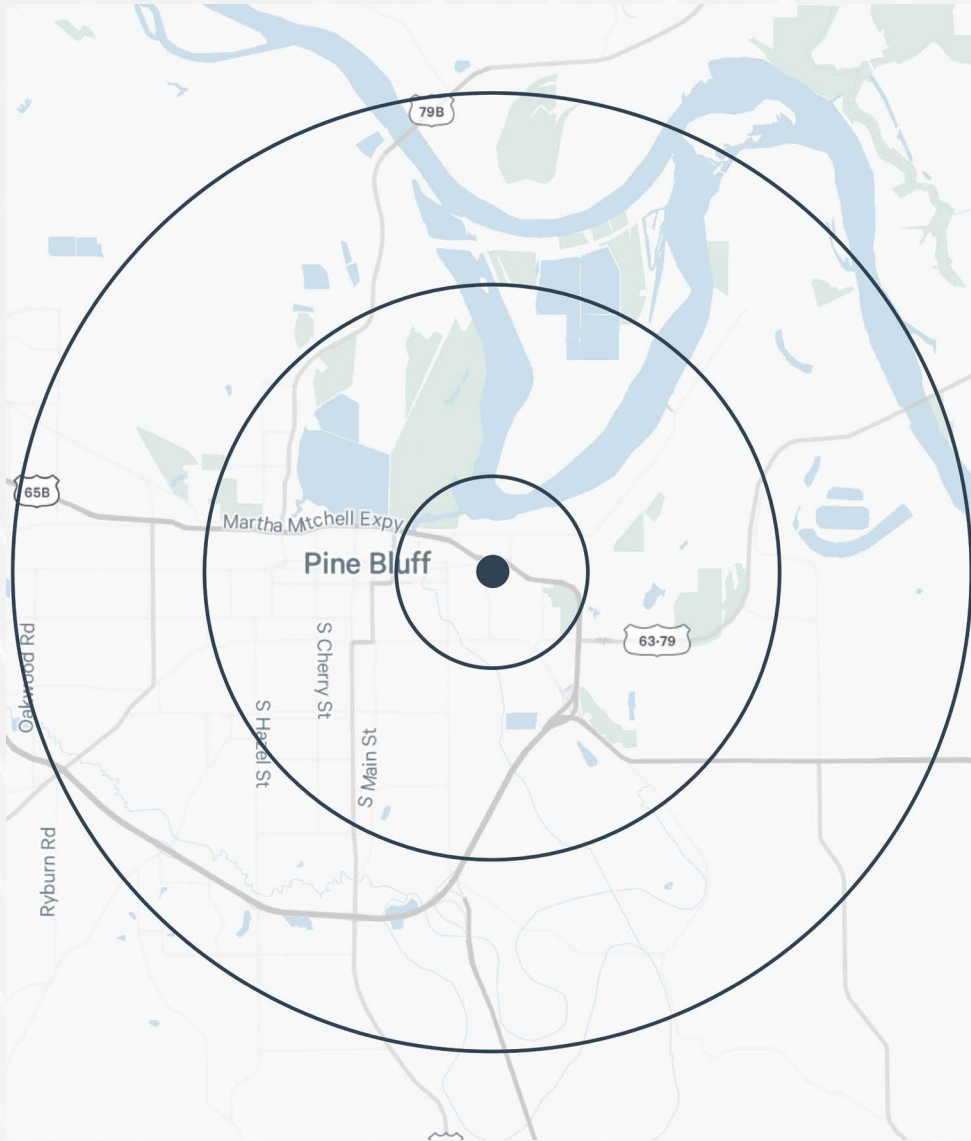
LOCATION AERIAL



A photograph of a two-story brick building with a balcony, set against a blue sky with light clouds. A large, semi-transparent number '2' is overlaid on the left side of the image. The text 'LOCATION OVERVIEW' is centered over the building.

LOCATION OVERVIEW

DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
Population	3,687	17,199	33,342
Average Household Income	\$51,375	\$52,882	\$58,736
Average Home Value	\$100,462	\$119,057	\$148,243
Businesses	146	864	1,456
Bachelor's Degree or Higher	15.0%	16.4%	18.2%
Median Age	39.5	36.9	38.4
Avg. Household Size	2.45	2.32	2.26
Renter Occupied Units	34.1%	39.7%	39.9%

LOCATION OVERVIEW

PINE BLUFF

Pine Bluff is a city steeped in history and situated on the Arkansas River, offers a blend of Southern charm and modern amenities. With a population of around 40,000, it provides a more intimate and affordable living experience compared to larger metropolitan areas. Residents and visitors enjoy access to a variety of recreational opportunities, including the Delta Rivers Nature Center, Lake Saracen, and the Pine Bluff Arsenal Museum. The city's rich heritage is showcased through its historic downtown district, featuring architectural gems and a palpable sense of the past.

Foodies can explore a diverse culinary landscape in Pine Bluff. From classic Southern comfort food to international flavors, the city boasts a range of dining experiences. Local favorites often include down-home cooking at places like Granny's Kitchen, alongside newer establishments offering contemporary fare. Additionally, the city's proximity to the Arkansas River provides opportunities for fishing and waterfront dining, adding to the overall appeal.

Pine Bluff also offers unique attractions that set it apart. The Arkansas Railroad Museum highlights the region's significant role in the development of the railroad industry. The University of Arkansas at Pine Bluff, a historically Black university, contributes to the city's cultural and educational landscape, fostering a vibrant atmosphere. The presence of these institutions, along with a revitalized downtown area, indicates a community actively working to preserve its history while embracing growth and progress.

Ultimately, Pine Bluff is a city with a strong sense of identity, offering a balance of history, culture, and modern convenience. Its affordable living, access to outdoor recreation, and diverse dining scene make it an attractive option for those seeking a relaxed lifestyle with a touch of Southern hospitality. The ongoing revitalization efforts and the presence of cultural institutions indicate a promising future for this Arkansas gem.

3 MILE RADIUS



Population
17,199



Median Age
36.9



Avg. Household Income
\$52,882



Avg. Housing Value
\$199,057

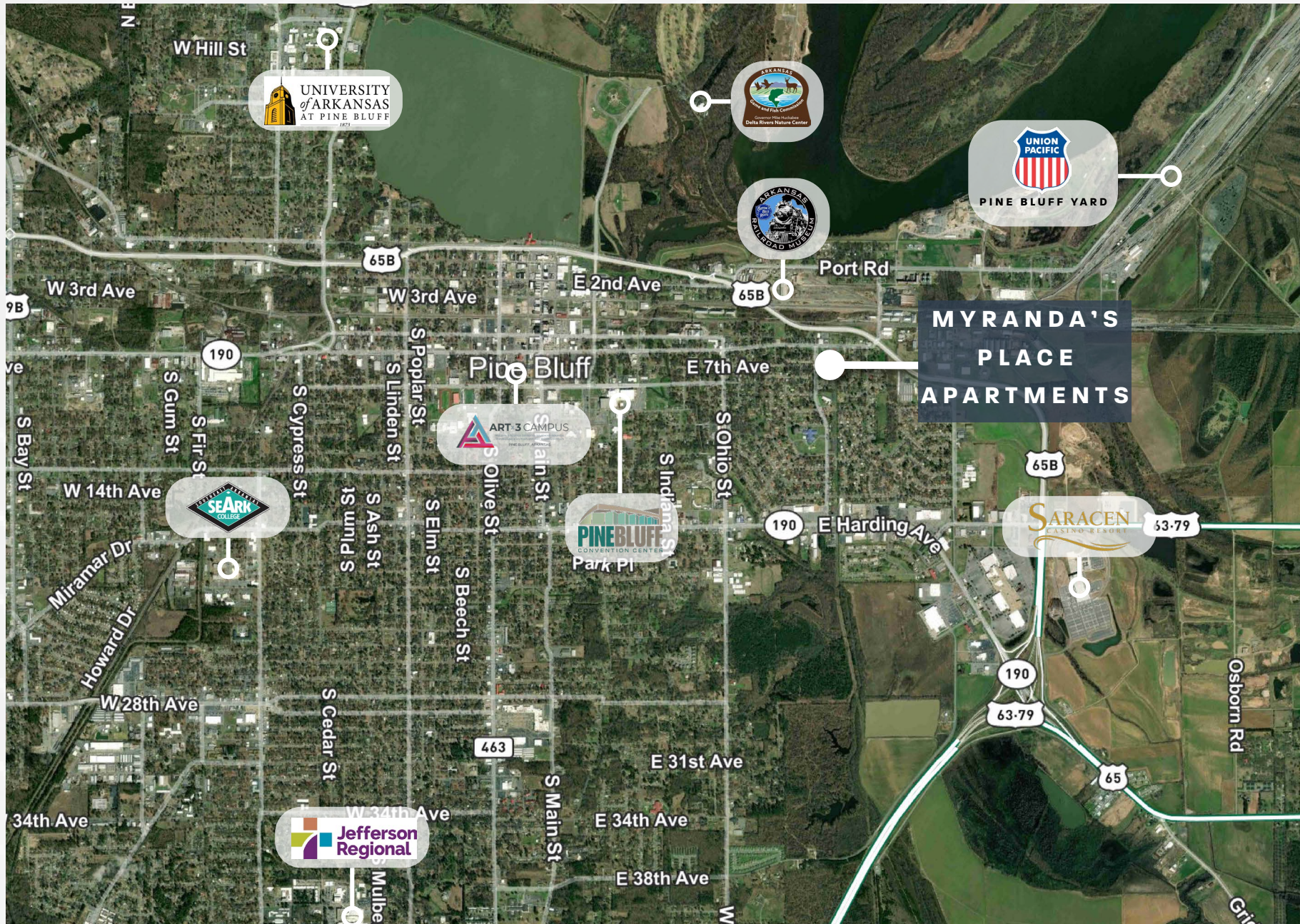


Renter Occupied Units
39.7%



Avg. Household Size
2.32

TRADE AERIAL



NEARBY AMENITIES

EATERIES

1. Lucky's
2. Underwater Seafood
3. Sam's Southern Eatery
4. Riq's Boys Tacos
5. Legends Restaurant
6. Red Oak Steakhouse
7. Church's Chicken
8. Kylan's Kitchen
9. Charro's Mexican Food
10. The Cajun Fried House
11. Mongolian Grill
12. China Kitchen
13. Atomic Wings
14. Momma's Diner
15. Lybrand's Bakery & Deli
16. Big Banjo Pizza Parlor
17. Rally's
18. Chili's Grill & Bar
19. Grider Field Restaurant
20. Leon's Catfish & Shrimp Restaurant
21. Ocean's Fish & Chicken
22. El Sol Mexican Restaurant
23. Wright's Ranch House

GROCERY STORES

1. Harding Family Market
2. Cash Saver
3. Super 1 Foods
4. Pine Bluff Food Market
5. Walmart Supercenter
6. Super 1 Foods
7. Tractor Supply Co.
8. Brookshires

COCKTAILS & BREWERIES

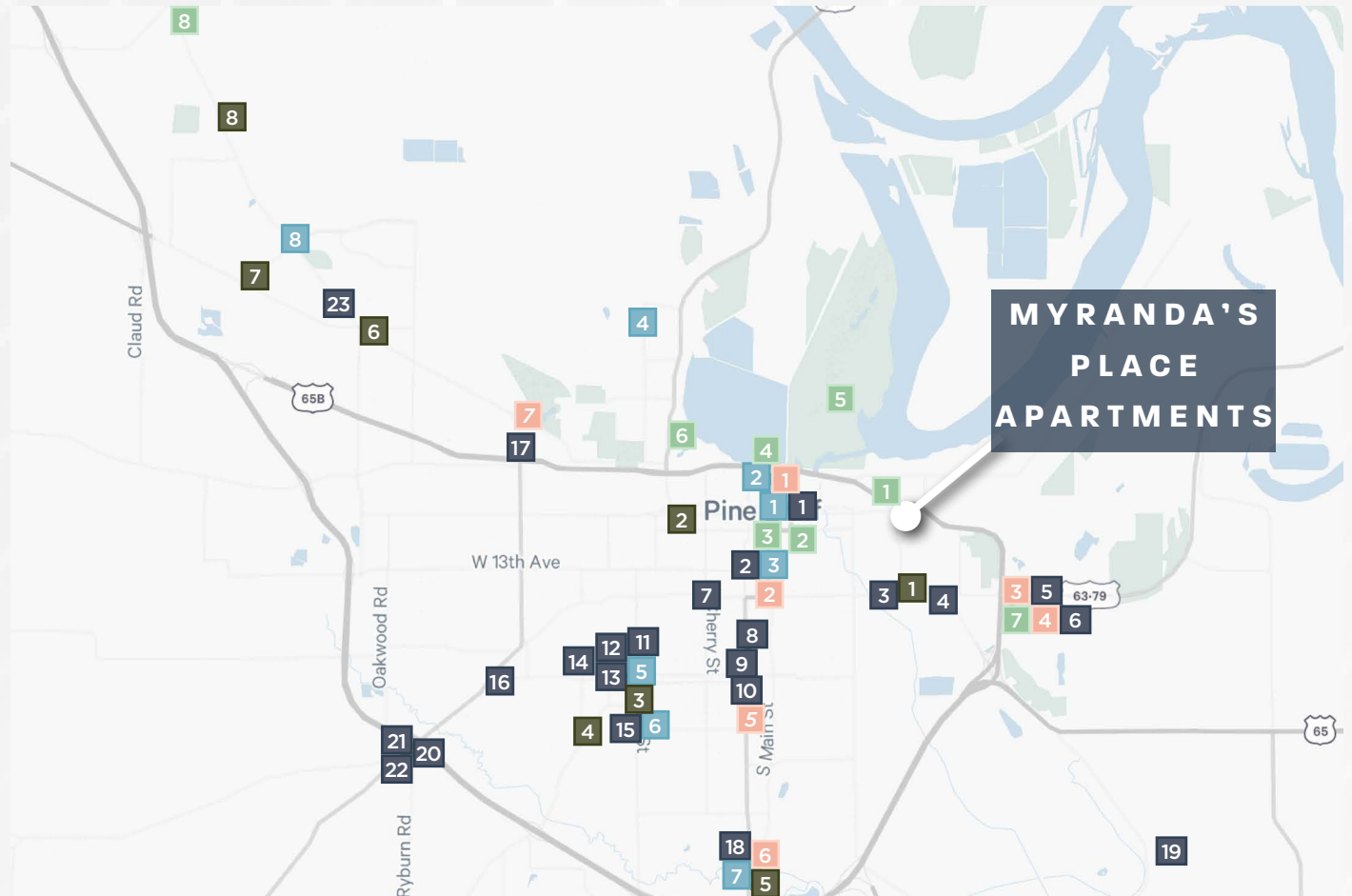
1. RJ's Sports Grill & Bar
2. Man Cave Bar & Cigar Lounge
3. Saracen Casino Resort
4. Legends Restaurant
5. 410 Lounge
6. Chili's Grill & Bar
7. Sonny's

COFFEE SHOPS

1. Lucky's
2. Indigo Blue Coffee House
3. Shipley Do-Nut
4. Starbucks
5. Shipley Do-Nut
6. Lybrand's Bakery & Deli
7. Tropical Smoothie Cafe
8. Mill Town Coffee Co. - White Hall

THINGS TO DO

1. Arkansas Railroad Museum
2. Pine Bluff Convention Center
3. Arts & Science Center-Se Arkansas
4. Saracen Landing
5. AGFC Governor Mike Huckabee Delta Rivers Nature Center
6. Lake Saracen Fishing Bank Area
7. Saracen Casino Resort
8. Crenshaw Springs Water Park



NEARBY AMENITIES

PINE BLUFF CULTURAL DISTRICT

The proposed Pine Bluff Cultural District is projected to significantly boost the economy of Jefferson County, primarily through increased visitor spending. Tourism Economics estimates that the district will attract a total of 128,000 visits annually. This figure includes both local patrons and an estimated 88,000 non-local visitors, who are expected to contribute substantially to the local economy.

These non-local visitors are anticipated to generate \$13.6 million in direct spending. This spending will extend beyond the cultural district itself, encompassing local businesses such as restaurants, retailers, and various recreation and entertainment venues throughout Jefferson County, thereby creating a broader economic ripple effect.

The direct spending of \$13.6 million by non-local visitors is forecast to result in a total countywide economic impact of \$18.2 million annually. This substantial economic activity is crucial for job creation and revenue generation within the county.

Furthermore, this \$18.2 million economic impact is expected to support approximately 250 annualized part-time and full-time jobs. Additionally, it is projected to generate \$1.9 million in state and local tax revenues on an annual basis, providing significant financial benefits to the public sector.

explorepinebluff.com



607
S. IDAHO

PROPERTY DESCRIPTION

Myranda's Place
APARTMENTS
877-534-3808

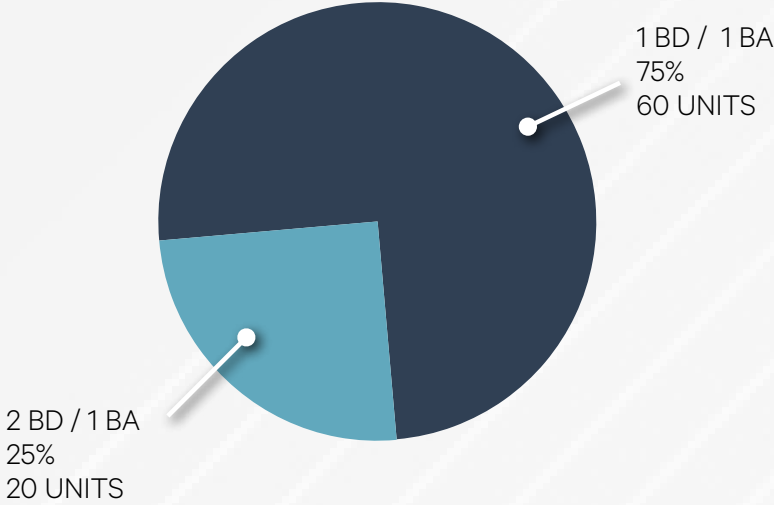
PROPERTY OVERVIEW



UNIT MIX

UNIT NAME	UNIT COUNT	UNIT SQ. FT.	MARKET RENT	MARKET RENT PSF	LEASED RENT	LEASED RENT PSF
1 BD / 1 BA	60	433	\$606	\$1.40	\$606	\$1.40
2 BD / 1 BA	20	700	\$704	\$1.01	\$704	\$1.01
Total/Avg	80	500	\$631	\$1.26	\$632	\$1.26

PERCENTAGE UNIT MIX



COMMUNITY AMENITIES

- › Ample Parking
- › Laundry Facility
- › Swimming Pool
- › On-site Maintenance



INTERIOR FEATURES

- › Air Conditioning
- › Heating
- › Ceiling Fans
- › Cable Ready



PROPERTY DETAILS

GENERAL INFORMATION

PRICE	PRICED BY MARKET
YEAR BUILT	1970
NUMBER OF BUILDINGS	8
TOTAL UNITS	80
NET RENTABLE AREA	39,960
AVG. UNIT SIZE	500
AVG. RENT	\$631
OCCUPANCY	88.8%

SITE

SIZE	0.92 ACRES
DENSITY	87.0

PARKING

SURFACE SPACES	125
PARKING RATIO	1.56 SPACES/UNIT

EDUCATION

SCHOOL	
ELEMENTARY SCHOOL	BROADMOOR ELEMENTARY SCHOOL
MIDDLE SCHOOL	SOUTHEAST MIDDLE SCHOOL
HIGH SCHOOL	WATSON CHAPEL HIGH SCHOOL

CONSTRUCTION

BUILDING TYPE	BRICK
FRAMING	WOOD
FOUNDATION	CONCRETE
EXTERIOR MATERIALS	METAL DOORS
ROOF CONSTRUCTION	METAL ROOF MATERIALS
WINDOWS	METAL MOSTLY SINGLE - REPLACEMENTS ARE DOUBLE 40+ / 7 YEARS
HVAC	1 BR & STUDIO: PTAC 2 BR: CENTRAL / ALL HVAC IS ELECTRIC
HOT WATER HEATER	1 BR + STUDIO: GAS TANKS IN ATTIC 2 BR: ELECTRIC TANK PER UNIT
STAIR SYSTEM	METAL STAIRS

UTILITY/SERVICE

	PROVIDER	SEPARATELY METERED	PAID BY	FEE
ELECTRICITY	ENTERGY	PER APT + SECURITY	TENANT	\$1,040/MONTH
GAS	SUMMIT UTILITIES	PER BUILDING	LANDLORD	\$635/MONTH
WATER/SEWER	LIBERTY UTILITIES	PER BUILDING	LANDLORD	\$1,005/MONTH
CABLE/INTERNET	PINE BLUFF CABLE	1 HOOKUP	LANDLORD	\$110/MONTH
TRASH	WASTE MANAGEMENT	3 TRASH CANS	LANDLORD	\$1,120/MONTH

UTILITY INCOME

ONE BEDROOM	S: \$575 \$650
TWO BEDROOMS	\$750

PROPERTY DETAILS

ON-SITE PERSONNEL

TITLE	FULL-TIME / PART-TIME
MANAGER	1 FULL-TIME
MAINTENANCE	1 FULL-TIME
HOUSEKEEPING	2 FULL-TIME
TOTAL	4 FULL-TIME

TAXES

ACCOUNT NUMBER	930-07748-000 930-07749-000 930-11857-000 930-07743-000 930-07745-000 930-07746-000
SCHOOL DISTRICT	031
	2025
2025 APPRAISED VALUE	\$2,679,200
2025 TAXABLE VALUE	\$1,870,245
ASSESSMENT FACTOR	20.00%
2025 ASSESSED VALUE	\$374,049
MILL RATE	67.30000
2025 PROJECTED TAXES	\$25,173
PER UNIT	\$315

STANDARD FEES

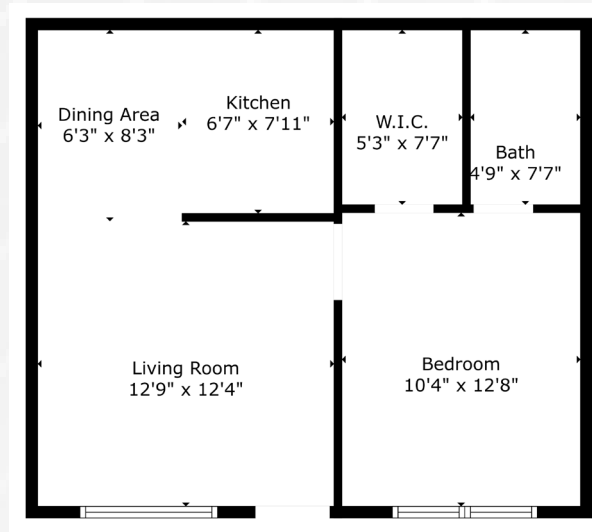
SECURITY DEPOSIT	S: \$250 1: \$400 2: \$500
APPLICATION FEES	\$30
LEASE CANCELLATION FEE	VARIES (\$100/MONTH)
LOCK CHANGE FEE	\$60
LOCKOUT FEE	\$25
KEY REPLACEMENT FEE	APT: \$25 MB: \$15

FLOOR PLANS



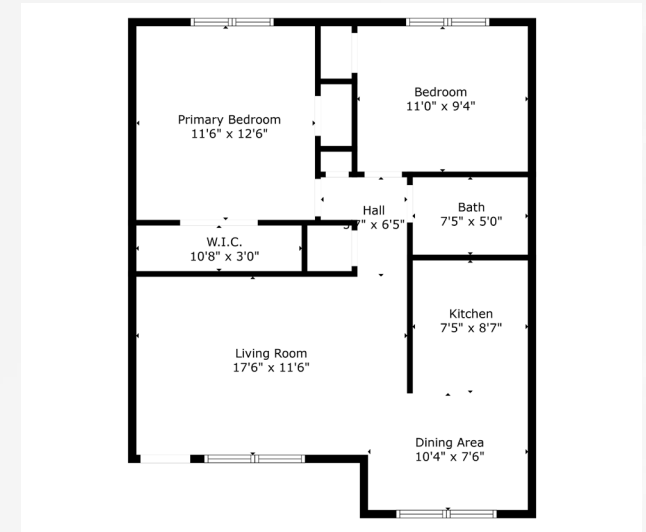
A1

1 BED / 1 BATH (Studio)
400 SF
4 Units



A2

1 BED / 1 BATH
435 SF
56 Units



B2

2 BED / 1 BATH
700 SF
20 Units

An aerial photograph of a residential neighborhood. In the center, there is a large, two-story brick building with a flat roof, possibly a school or community center. To its right is a smaller, single-story brick building. The surrounding area includes several other houses, a parking lot with several cars, and a grassy area. In the background, there are dense green trees and a clear blue sky. A large, semi-transparent white number '4' is overlaid on the left side of the image. The text 'FINANCIAL ANALYSIS' is centered over the middle of the image in a bold, white, sans-serif font.

FINANCIAL ANALYSIS

HISTORICAL & YEAR ONE PROFORMA

OPERATING INCOME	T-12 Aug-25		T-6 Aug-25		T-3 Aug-25		T-2 Aug-25		T-1 Aug-25		Stabilized Pro Forma	
Gross Scheduled Rent (1)	\$540,260	\$6,753	\$551,903	\$6,899	\$546,110	\$6,826	\$545,662	\$6,821	\$563,189	\$7,040	\$605,352	\$7,567
Loss to Lease	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$6,054)	1.00%
GROSS POTENTIAL RENT	\$540,260	\$6,753	\$551,903	\$6,899	\$546,110	\$6,826	\$545,662	\$6,821	\$563,189	\$7,040	\$599,299	\$7,567
		% ADJ GPR		% ADJ GPR		% ADJ GPR		% ADJ GPR		% ADJ GPR		% ADJ GPR
Vacany Loss	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	0.00%	(\$29,965)	5.00%
Concessions	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	0.00%	(\$1,498)	0.25%
Bad Debt	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	0.00%	(\$2,996)	0.50%
INCOME ADJUSTMENTS	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	0.00%	(\$34,460)	5.75%
NET RENTAL INCOME	\$540,260	\$6,753	\$551,903	\$6,899	\$546,110	\$6,826	\$545,662	\$6,821	\$563,189	\$7,040	\$564,839	\$7,060
		Per Unit		Per Unit		Per Unit		Per Unit		Per Unit		Per Unit
Other Income (2)	\$14,402	\$180	\$13,683	\$171	\$14,475	\$181	\$15,240	\$191	\$20,502	\$256	\$14,981	\$187
TOTAL OTHER INCOME	\$14,402	\$180	\$13,683	\$171	\$14,475	\$181	\$15,240	\$191	\$20,502	\$256	\$14,981	\$187
EFFECTIVE GROSS INCOME	\$554,662	\$6,933	\$565,586	\$7,070	\$560,585	\$7,007	\$560,902	\$7,011	\$583,691	\$7,296	\$579,820	\$7,248
OPERATING EXPENSES												
Payroll	\$48,074	\$601	\$75,700	\$946	\$76,700	\$959	\$78,120	\$977	\$82,440	\$1,031	\$64,000	\$800
General/Administrative	\$767	\$10	\$1,120	\$14	\$240	\$3	\$180	\$2	\$360	\$5	\$8,000	\$100
Marketing & Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000	\$50
Repairs & Maintenance	\$45,223	\$565	\$50,933	\$637	\$61,088	\$764	\$52,109	\$651	\$15,869	\$198	\$46,000	\$575
Contract Services	\$2,200	\$28	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,000	\$100
Turnover	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,000	\$100
Trash	\$13,563	\$170	\$13,615	\$170	\$13,599	\$170	\$13,635	\$170	\$13,749	\$172	\$14,000	\$175
Utilities (3)	\$36,361	\$455	\$40,920	\$511	\$43,234	\$540	\$45,135	\$564	\$47,835	\$598	\$37,823	\$473
Cable / Internet	\$1,887	\$24	\$2,137	\$27	\$2,425	\$30	\$3,638	\$45	\$2,915	\$36	\$2,000	\$25
Insurance (4)**	\$29,913	\$374	\$29,913	\$374	\$29,913	\$374	\$29,913	\$374	\$29,913	\$374	\$31,115	\$389
Real Estate Taxes (5)**	\$20,383	\$255	\$20,383	\$255	\$20,383	\$255	\$20,383	\$255	\$20,383	\$255	\$36,073	\$451
Management Fees	\$84,893	15.31%	\$56,639	10.01%	\$56,059	10.00%	\$56,090	10.00%	\$58,369	10.00%	\$23,193	4.00%
TOTAL EXPENSES	\$283,265	\$3,541	\$291,359	\$3,642	\$303,641	\$3,796	\$299,203	\$3,740	\$271,833	\$3,398	\$282,204	\$3,528
NOI BEFORE RESERVES	\$271,397	\$3,392	\$274,227	\$3,428	\$256,944	\$3,212	\$261,698	\$3,271	\$311,858	\$3,898	\$297,616	\$3,720
Replacement Reserves	\$24,000	\$300	\$24,000	\$300	\$24,000	\$300	\$24,000	\$300	\$24,000	\$300	\$24,000	\$300
NET OPERATING INCOME	\$247,397	\$3,092	\$250,227	\$3,128	\$232,944	\$2,912	\$237,698	\$2,971	\$287,858	\$3,598	\$273,616	\$3,420

** T-6, T-3, T-2 and T-1 operating expenses included full trailing 12 expense for Insurance and Real Estate Taxes

(1) GSR based on Market Rents from 09/01/25 Rent Roll

(2) Other Income and grown at 3.00% annaully from 08/31/25 Trailing 12 actual.

(3) Utilities grown at 3.00% annaully from 08/31/25 Trailing 12 actual.

(4) Insurance grown at 3.00% annaully from 08/31/25 Trailing 12 actual.

(5) Pro Forma Year 1 expense for Real Estate Taxes is based on projected Assessed Value of \$2,680,000

You are solely responsible for independently verifying the information in this Memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

UNIT MIX & TAX DETAIL

UNIT BREAKDOWN							
Unit Type	Total Units	Occupied Units	Square Feet	Market Rent as of 9/01/25	Per SF	Leased Rent as of 9/01/25	Per SF
1 BED / 1 BATH (A1)	60	52	433	\$606	\$1.40	\$606	\$1.40
2 BED / 1 BATH (A2)	20	19	700	\$704	\$1.01	\$704	\$1.01
TOTAL	80	71	39,960	\$50,446	-	\$44,894	-
AVERAGE	-	-	500	\$631	\$1.26	\$632	\$1.27

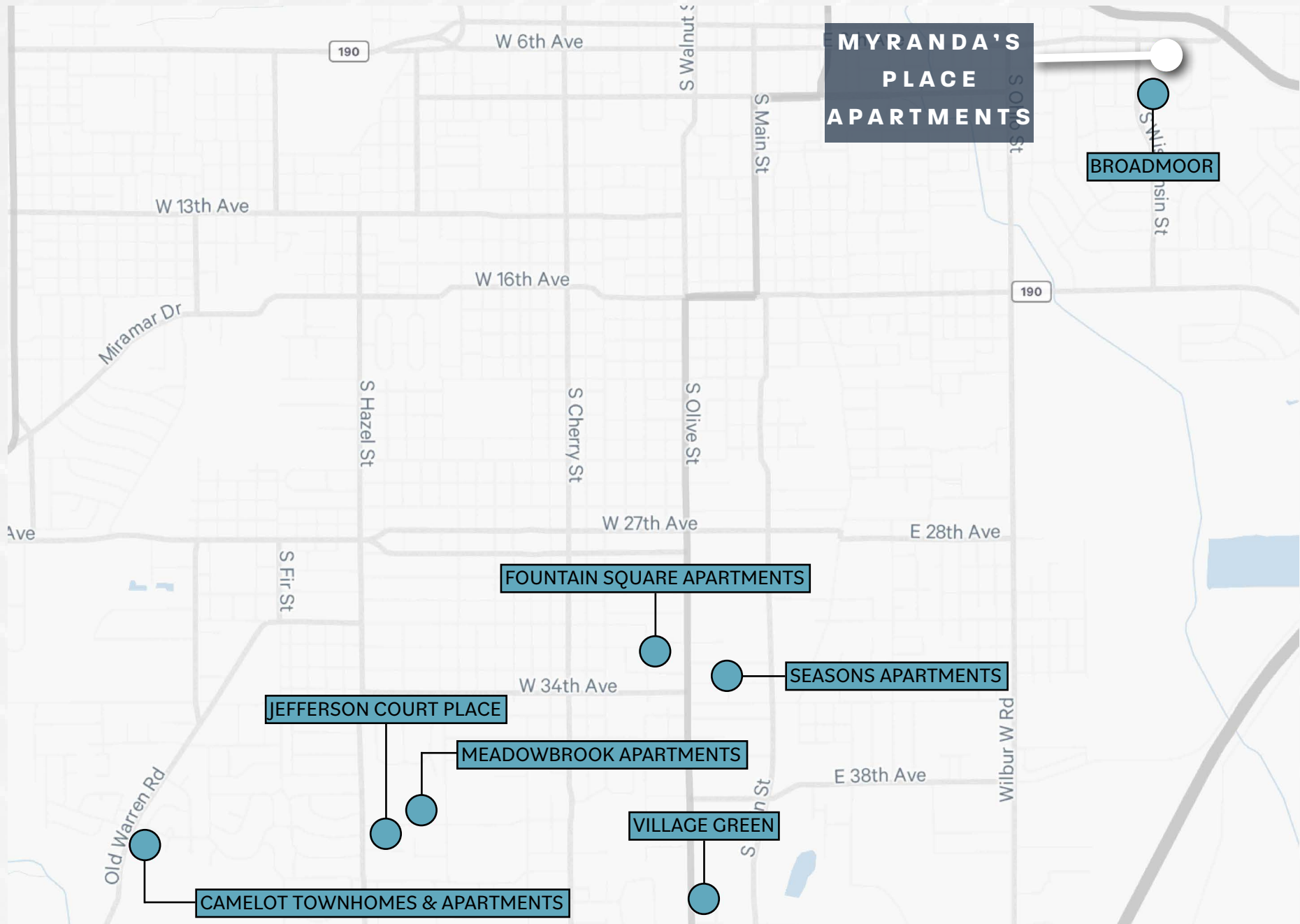
TAX DETAIL	
ACCOUNT NUMBER	930-07748-000 930-07749-000 930-11857-000 930-07743-000 930-07745-000 930-07746-000
SCHOOL DISTRICT	031
	2025
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2025 TAXABLE VALUE	\$1,870,245
ASSESSMENT FACTOR	20.00%
2025 ASSESSED VALUE	\$374,049
MILL RATE	67.30000
2025 PROJECTED TAXES	\$25,173
PER UNIT	\$315

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RENT COMPARABLES

RENT COMPARABLES MAP



RENT COMPARABLES

	Address	Year Built	# of Units	Avg. Unit Sq. Ft.	Rent	Rent / SF
1	Broadmoor 801 S Wisconsin St Pine Bluff, AR 71601	1972	70	756	\$759	\$1.00
2	Meadowbrook Apartments 1901 W 40th Ave Pine Bluff, AR 71603	1973	64	787	\$729	\$0.93
3	Village Green 4321 S Olive St Pine Bluff, AR 71603	1910	144	869	\$779	\$0.90
4	Seasons Apartments 301 W 33rd Ave Pine Bluff, AR 71603	1981	80	801	\$686	\$0.86
5	Jefferson Court Place 2100 W 40th Ave Pine Bluff, AR 71603	1968	63	861	\$724	\$0.84
6	Camelot TH & Apartments 4001 Old Warren Rd Pine Bluff, AR 71603	1973	98	946	\$779	\$0.82
7	Fountain Square Apartments 3201-3221 S Beech St Pine Bluff, AR 71603	1974	40	950	\$650	\$0.68
AVERAGE		1964	80	853	\$729	\$0.86
	Myranda's Place Apartments 2213 E 7th Ave Pine Bluff, AR 71601	1970	80	500	\$631	\$1.26

RENT COMPARABLES

MYRANDA'S PLACE APARTMENTS

2213 East 7th Avenue, Pine Bluff, AR 71601

Year Completed:1970

Occupancy: 88.8%

Unit Type	Unit Count	Unit Sq. Ft.	Rent	Rent PSF
1 BD / 1 BA	60	433	\$606	\$1.40
2 BD / 1 BA	20	700	\$704	\$1.01
Total/Avg	80	500	\$631	\$1.26



BROADMOOR

801 South Wisconsin Street, Pine Bluff, AR 71601

Year Completed:1972

Occupancy: 88.6%

Unit Type	Unit Count	Unit Sq. Ft.	Rent	Rent PSF
1 BD / 1 BA	30	615	\$698	\$1.14
2 BD / 1 BA	30	788	\$778	\$0.99
3 BD / 1.5 BA	10	1,080	\$884	\$0.82
Total/Avg	70	756	\$759	\$1.00



RENT COMPARABLES

MEADOWBROOK APARTMENTS

1901 West 40th Avenue, Pine Bluff, AR 71603

Year Completed:1973

Occupancy: 95.3%

Unit Type	Unit Count	Unit Sq. Ft.	Rent	Rent PSF
1 BD / 1 BA	28	664	\$675	\$1.02
2 BD / 1 BA	32	854	\$765	\$0.90
3 BD / 2 BA	4	1,109	\$825	\$0.74
Total/Avg	64	787	\$729	\$0.93



VILLAGE GREEN

4321 South Olive Street, Pine Bluff, AR 71603

Year Completed:1910

Occupancy: 100.0%

Unit Type	Unit Count	Unit Sq. Ft.	Rent	Rent PSF
1 BD / 1 BA	65	728	\$741	\$1.02
2 BD / 1.5 BA	79	986	\$811	\$0.82
Total/Avg	144	869	\$779	\$0.90



RENT COMPARABLES

SEASONS APARTMENTS

301 West 33rd Avenue, Pine Bluff, AR 71603

Year Completed:1981

Occupancy: 87.5%

Unit Type	Unit Count	Unit Sq. Ft.	Rent	Rent PSF
1 BD / 1 BA	32	681	\$625	\$0.92
2 BD / 1.5 BA	40	859	\$711	\$0.83
3 BD / 2 BA	8	990	\$807	\$0.82
Total/Avg	80	801	\$686	\$0.86



JEFFERSON COURT PLACE

2100 West 40th Avenue, Pine Bluff, AR 71603

Year Completed:1968

Occupancy: 93.7%

Unit Type	Unit Count	Unit Sq. Ft.	Rent	Rent PSF
1 BD / 1 BA	16	711	\$649	\$0.91
2 BD / 1.5 BA	47	912	\$750	\$0.82
Total/Avg	63	861	\$724	\$0.84



RENT COMPARABLES

CAMELOT TOWNHOMES & APARTMENTS

4001 Old Warren Road, Pine Bluff, AR 71603

Year Completed:1973

Occupancy: 94.9%

Unit Type	Unit Count	Unit Sq. Ft.	Rent	Rent PSF
1 BD / 1 BA	6	611	\$680	\$1.11
2 BD / 2.5 BA	72	891	\$762	\$0.86
3 BD / 2 BA	20	1,243	\$870	\$0.70
Total/Avg	98	946	\$779	\$0.82



FOUNTAIN SQUARE APARTMENTS

3201-3221 South Beech Street, Pine Bluff, AR 71603

Year Completed:1974

Occupancy: 90.6%

Unit Type	Unit Count	Unit Sq. Ft.	Rent	Rent PSF
1 BD / 1 BA	15	900	\$594	\$0.65
2 BD / 1 BA	15	950	\$645	\$0.68
3 BD / 1 BD	10	1,000	\$743	\$0.72
Total/Avg	40	950	\$650	\$0.68





PINE BLUFF OVERVIEW

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PINE BLUFF OVERVIEW

Pine Bluff, Arkansas is a city brimming with potential and a rich history, offering a unique blend of Southern charm and revitalizing energy. Situated on the banks of the Arkansas River, the city boasts beautiful natural surroundings, providing ample opportunities for outdoor recreation. From exploring the picturesque Lake Langhofer to enjoying a leisurely stroll through the serene Delta Rivers Nature Center, residents and visitors alike can connect with nature and appreciate the area's stunning beauty. The city is also home to a thriving arts and culture scene, with the Southeast Arkansas Arts and Science Center showcasing local talent and providing engaging experiences for all ages. The historic downtown area is undergoing exciting revitalization, with new businesses and developments breathing new life into the heart of the city.

Pine Bluff is a community on the rise, fostering a welcoming atmosphere and a strong sense of pride. The city's commitment to education, evident in the presence of the University of Arkansas at Pine Bluff, contributes to a vibrant intellectual environment. The dedicated residents are actively involved in community initiatives, working together to create a brighter future for their city. With its affordable cost of living, friendly people, and ongoing improvements, Pine Bluff presents a compelling opportunity for those seeking a welcoming place to live, work, and enjoy a fulfilling life. The city's positive momentum and commitment to growth make it an exciting place to be a part of, and a hidden gem worth discovering.





ATTRACTIONS

Pine Bluff, Arkansas offers a diverse array of attractions for visitors. Education enthusiasts can explore the historic campus of the University of Arkansas at Pine Bluff (UAPB), a historically Black university with a rich legacy and vibrant community. History buffs will be captivated by the Arkansas Railroad Museum, showcasing a fascinating collection of locomotives, railcars, and artifacts that chronicle the state's railroad history. The museum offers a glimpse into the vital role railroads played in the development of Arkansas.

For those seeking entertainment and leisure, the Saracen Casino Resort provides a thrilling experience. Boasting a modern casino floor with various gaming options, the resort also features dining establishments and live entertainment venues. The Saracen Casino Resort contributes significantly to Pine Bluff's economic growth and offers a dynamic destination for both local residents and tourists. These attractions, alongside the city's natural beauty, make Pine Bluff a destination with something to offer for everyone.

EDUCATION

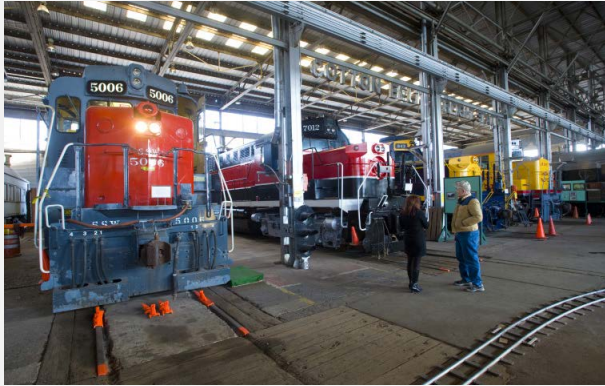
THE UNIVERSITY OF ARKANSAS PINE BLUFF

The University of Arkansas at Pine Bluff (UAPB) is a historically Black university (HBCU) located in Pine Bluff, Arkansas. Founded in 1873, UAPB holds a significant place in the history of higher education, particularly for African Americans in the state. It offers a diverse range of undergraduate and graduate programs across various disciplines, including agriculture, business, education, arts and sciences, and engineering technology. Known for its commitment to student success and community engagement, UAPB provides a supportive learning environment that fosters academic excellence, leadership development, and personal growth. The university actively promotes research and outreach initiatives, contributing to the economic and social development of the surrounding community and the state of Arkansas.

Beyond academics, UAPB is recognized for its vibrant campus life and strong sense of community. The university boasts a rich tradition of athletics, with its Golden Lions teams competing in the Southwestern Athletic Conference (SWAC). UAPB also offers numerous student organizations, clubs, and cultural events that enrich the student experience and promote diversity. The university emphasizes the importance of preparing its graduates to be successful professionals and engaged citizens. By providing a comprehensive education and a nurturing environment, UAPB empowers its students to make a positive impact on the world and carry on the legacy of the institution's commitment to progress and opportunity.



ENTERTAINMENT



Source: arkansas.com

ARKANSAS RAILROAD MUSEUM

The Arkansas Railroad Museum offers a fascinating glimpse into the state's rich railway history. Housed in a former Missouri Pacific Railroad shop, the museum boasts a diverse collection of locomotives, rolling stock, and artifacts. Visitors can explore steam engines, diesel locomotives, passenger cars, and cabooses, each telling a story of transportation and industry. Interactive exhibits and knowledgeable volunteers provide insights into the engineering, social impact, and daily life of those who worked on the rails. The museum is a captivating destination for rail enthusiasts and anyone interested in Arkansas's past.



Source: arkansas.com

SARACEN CASINO RESORT

The Saracen Casino Resort offers a premier entertainment experience. Featuring a sprawling gaming floor with slots, table games, and a high-limit area, it caters to all levels of players. Beyond gaming, the resort boasts multiple dining options, from casual eateries to upscale restaurants. Guests can enjoy live entertainment, relax in the hotel's comfortable accommodations, and take advantage of amenities like a pool and spa. The Saracen Casino Resort aims to provide a comprehensive and exciting destination for both local residents and visitors alike, contributing to the local economy and offering a vibrant recreational hub.



Source: arkansas.com

THE ARTS & SCIENCE CENTER FOR SOUTHEAST ARKANSAS

The Arts & Science Center for Southeast Arkansas (ASC) is a vibrant hub for creativity and learning. It provides a welcoming space for the community to engage with visual and performing arts, as well as scientific exploration. ASC offers diverse exhibitions, live performances, educational workshops, and outreach programs for all ages. Its mission is to enrich lives through the arts and sciences, fostering creativity, critical thinking, and cultural understanding. From art classes to theatrical productions, the center plays a vital role in the cultural landscape of Southeast Arkansas, inspiring and educating generations.

QUALITY OF LIFE



Community

#8 City Where Millennials are Buying Homes

Source: CNBC.com

1,250+ Young Professionals in the Create Little Rock Program

#1 Master of Public Service Degree in the Nation Offered at the Clinton School of Public Service

Source: Little Rock Regional Chamber, 2023



Innovation

2023 Great American Defense Community

Source: Association of Defense Communities (ADC), 2023

U of A startup CelluDot **Wins Statewide Innovation Award**

Source: uark.edu

A hotbed of innovation The Little Rock Tech Park is a 21st century idea factory in the heart of Little Rock's creative corridor

Source: Little Rock Regional Chamber, 2022.



Career

#9 America's Top 10 Small Cities for Prosperity

The Little Rock Regional Chamber serves as Metro Little Rock's major thread connecting business and industry with education.

Source: Little Rock Regional Chamber, 2022



Outdoors

60+ Parks In Little Rock
Source: LittleRock.com, 2023

More than **5,000 Acres** of Outdoor Recreation Space Best Cities for Outdoor Recreating Activities in America

Source: Niche, 2023

MAJOR EMPLOYERS



COMPANY	EMPLOYEES
Jefferson Regional Medical Center	1,560
Tyson Foods	1,500
Arkansas Department of Correction	825
Saracen Casino Resort	832
U.S. Army - Pine Bluff Arsenal	820
Suzano	800
Food and Drug Administration - Jefferson Laboratories	650
University of Arkansas Pine Bluff	650
Union Pacific Railroad	610
Central Moloney, Inc.	550
Wal-Mart Supercenter	525
Pine Bluff School District	520
Simmons Bank	273
Source: www.jeffersoncountyalliance.com	

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MYRANDA'S PLACE APARTMENTS

CONFIDENTIAL OFFERING MEMORANDUM

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