



Sub Type: **Pkg/Sngl Family Hm** List: **\$2,490,000**
 DOM: **94**

ML#: **1313875** **Active**
 County: **Benton** Lot/Block: **2A-E/1** Total Units: **5**
 Type: **Craftsman** Taxes: **\$21,830**
 Grs Inc: **\$138,180** Annl Exp:
 NOI: Pt Grs Inc: **\$150,000**
 Htd SF: **10,400/Appraisal** Eff Grs Inc:
 Subdivision: **Oak View ADD** Levels: **2**
 Sch Dist: **Rogers** Tax Relief:
 Yr Blt: **2023**
 Age Desc: **Resale** Disabled Access: **No**
 Leases: **Yes** Parcel ID: **02-06757-000**
 Apx Acres: **0.31** Covenant: **No** Disclosure:
 Flood Zone: **No**
 Lot Desc: **Landscaped, Level, Sidewalk**
 Surveillance: **No** Surveillance data cannot be verified.

Internal Information

List Agt: **Joseph Hayes & Associates** Agt Cell: **479-871-8108** Agt Phone: **479-871-8108**
 Lst Agt Email: **jhayes723@gmail.com** Ofc Phone: **479-657-6747**
 List Ofc: **Keller Williams Market Pro Realty Branch Office**
 Internal Remarks: **Exterior showings only until under contract**
 Showing Inst: **Call Appt Center, Other-Specify In Remarks, Tenant Occupied**
 Call to Show: **855-917-9144** Direct Cont: **70228 Joseph Hayes (Team ID: HAYESTEAM) 479-871-8108**
 LP/HtSF: **\$239.42** List Date: **07/08/2025** Exp Date: **01/08/2026**
 Subject To: **N/A** With Date: Agency: **Exclusive Right to Sell**
 Virtual Tour: **<https://tour.nwarealtors.org/510508506504502-W-Persimmon-Street-Rogers-AR-72756/unbranded>**

Units Information

BR	FB	HB	SqFt	Rent	Unit Includes	Tenant Pays
4 Bdrms	2	1	2,080	\$2,295		
4 Bdrms	2	1	2,080	\$2,325		
4 Bdrms	2	1	2,080	\$2,395		
4 Bdrms	2	1	2,080	\$2,250		
4 Bdrms	2	1	2,080	\$2,250		

Property Information

Amenities: **Eat-In-Kitchen, Pantry, Washer/Dryer** A/C: **5/Central**
Connection
 Exterior: **Brick, Concrete Siding** Heat Sys: **5/Central**
 Fencing: **Wood Privacy** Roads: **Public, Surface Paved**
 Fireplace: **5/Living Room** Utilities: **Electric, Gas Public, Sewer, Water Public**
 Floor: **Carpet, Tile, Wood** Wtr Htr: **5/Electric**
 Foundation: **Concrete Slab** Windows:
 Patio: **Patio** Basement: **No**
 Roof: **Architectural Shingle** Driveway: **Concrete**
 Garage/Cpt: **10/Garage** Parking: **Attached Garage**
 Garage/Cpt Loc.: **Attached** Golf Course:
 POA Incl: In City Limit: **Yes**
 Lot Dim: Lot Location: **Near Park, Near Shopping Center, Near Trails (Near Biking, Mountain Biking, Walking Trails)**

Apx Acres Open: **.31** Apx Acres Wooded: **0**
 Water/Lake: **Lake Area** Lake: **Lake Atalanta**
 Appliances: **Dishwasher, Gas Range, Microwave** Trail Type: **Biking, Mountain Biking, Walking**
 Equipment: **Garage Door Opener, Keyless Entry** Landscaped: **Front**
 Specialty Rm: Security Sys: **No** Equip Held By:
 Legal: Lots 2A-2E Oak View ADD - Rogers Exclusions:
 Addl Parcel ID: **02-06757-001, 02-06757-002, 02-06757-003, 02-06757-004** Financing Avail.: Flood Ins Req.:

Builder Name: **Signature Builders**
 Public Remarks: **Exceptional investment opportunity in the core of Downtown Rogers. 5 single-family homes built in 2023, all 100% leased. Each unit includes a spacious layout featuring 4 bedrooms, 2.5 baths, and a 2-car attached garage. Hardie-board / brick exteriors and high end finishes throughout!**

MLS Remarks: **Only exterior showings until under contract. Each house is the same floor plan.**
 Directions: **From I49N, take exit 85, merge onto Hwy 71 B, take left onto AR-12E, left onto 8th St, right onto Persimmon**

Information is deemed reliable, but not guaranteed.
Contact your county assessor for tax calculation information.