

Forrest Brook & Stone Creek Apartments Portfolio

3014 Presley St & 2851 Xavier St | Fort Smith, AR

101 Units | 5 Commercial Spaces

Colliers

Offering
Memorandum

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Property Details

Name of Property	Forrest Brook Apartments
Address of Property	3014 Presley Street
City, State	Fort Smith, AR 72901
Number of Units	61
Acreage	1.95
Occupancy	95.08%
Year Built	1985
Rentable Square Feet	47,132

Rental Rates & Unit Mix Summary

UNIT TYPE	# OF UNITS	SF/UNIT	TOTAL SF	RENT/UNIT	RENT/SF
1 BR / 1 BA	33	524	17,292	\$750	\$1.43
2 BR / 1.5 BA	16	1,040	16,640	\$899	\$0.86
2 BR / 1.5 BA	12	1,100	13,200	\$899	\$0.82
TOTALS/AVERAGES	61	773	47,132	\$818	\$1.06

*MARKET RENTS DO NOT INCLUDE ADDITIONAL CHARGES OF A MONTHLY \$50 UTILITY CHARGE AND A MONTHLY \$15 TENANT LIABILITY AND PEST CONTROL CHARGE.

Parcel View



Property Details

Name of Property	Stone Creek Apartments
Address of Property	2851 Xavier St
City, State	Fort Smith, AR 72908
Number of Units	40
Acreage	2.07
Occupancy	97.50%
Year Built	2008
Rentable Square Feet	39,440 (Residential) & 5,916 (Commercial)

Rental Rates & Unit Mix Summary

RESIDENTIAL RENTAL RATES & UNIT MIX SUMMARY					
UNIT TYPE	# OF UNITS	SF/UNIT	TOTAL SF	RENT/UNIT	RENT/SF
2 BR / 2 BA	19	986	18,734	\$895	\$0.91
2 BR / 2 BA (reno)	21	986	20,706	\$925	\$0.94
TOTALS/AVERAGES	40	986	39,440	\$911	\$0.92

*MARKET RENTS DO NOT INCLUDE ADDITIONAL CHARGES OF A MONTHLY \$50 UTILITY CHARGE AND A MONTHLY \$15 TENANT LIABILITY AND PEST CONTROL CHARGE.

COMMERCIAL RENTAL RATES & UNIT MIX SUMMARY					
UNIT TYPE	# OF UNITS	SF/UNIT	TOTAL SF	RENT/UNIT	RENT/SF
Commercial	1	986	986	\$745	\$0.76
Commercial	1	986	986	\$745	\$0.76
Commercial	1	986	986	\$745	\$0.76
Commercial	1	986	986	\$785	\$0.80
Commercial	1	1,972	1,972	\$1,600	\$0.81
TOTALS/AVERAGES	5	1,183	5,916	\$924	\$0.78

Parcel View



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