

# For Sale

9 Duplex Townhouses  
Vilonia, Arkansas

## Residential Rental Investment Opportunity!



18 total units in 9 buildings plus one finished lot and approximately 2 acres of undeveloped expansion land. Excellent investment opportunity in great rapidly growing community in Central Arkansas.

**Price: \$1,200,000**

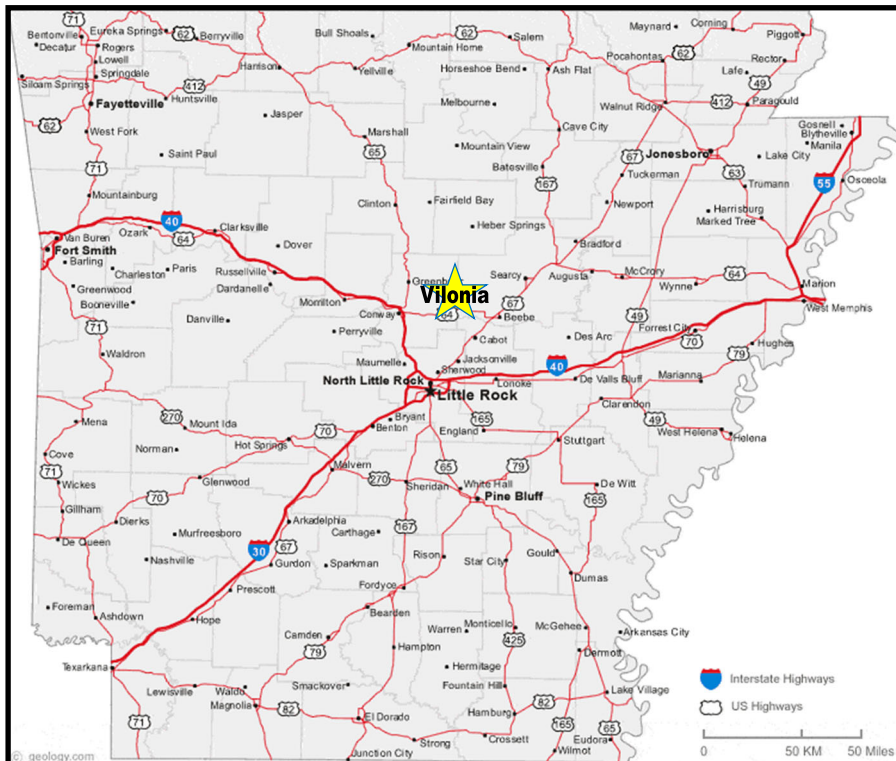
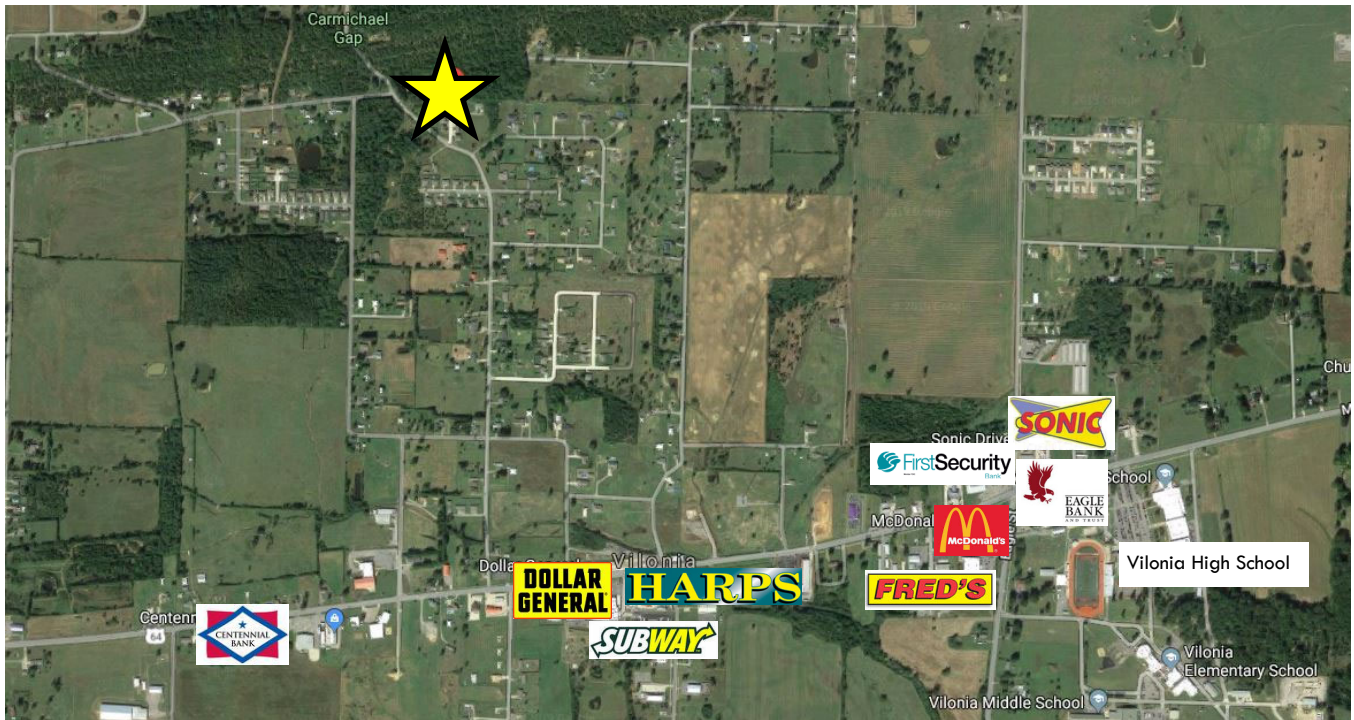
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# Vilonia, Arkansas

Vilonia is a rapidly growing community in central Arkansas. Its average annual growth for the past several years is almost 5%. It's recognized as being in one of the state's best school districts.

It primarily serves as a bedroom community to Conway, Little Rock/North Little, Jacksonville and Little Rock Air Force Base.





## Vilonia Duplex Townhouses Vilonia, Arkansas

	2018	2017	2016
<b>Rental Income</b>	<b>\$139,710</b>	<b>\$142,442</b>	<b>\$129,093</b>
Less insurance proceeds		- <u>5,055</u>	
		<b>\$137,387</b>	
 <b>Expenses</b>			
Materials	\$1,036	\$1,883	\$526
Carpet Cleaning	0	190	650
Painting	630	897	0
HVAC	1,847	832	1,225
Yard	5,600	5,725	5,800
Cleaning	174	1,722	521
Insurance	7,334	6,111	6,569
Trash	4,422	3,670	2,694
Utilities	2,506	3,193	2,321
Plumbing	285	185	195
Flooring	3,618	5,257	0
Maintenance Labor	6,267	15,902	8,391
Pest Control	1,590	1,532	1,847
Appliances	229	1,082	420
Real Estate Tax	11,346	11,346	13,570
Insurance Proceeds	<u>0</u>	- <u>5,055</u>	<u>0</u>
Total Expenses	\$46,884	\$54,472	\$44,729
 <b>Net Operating Income</b>	 <b>\$92,826</b>	 <b>\$82,915</b>	 <b>\$84,364</b>

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