

FOR SALE

THE NEST

1000 S Futrall Dr • Fayetteville, AR • 72701



PRESENTED BY:

KORTNI JOHNSON – BHHS SOLUTIONS REAL ESTATE

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2905 Walton Blvd Ste 29 Bentonville, AR 72712



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$12,500,000
NUMBER OF UNITS:	106
LOT SIZE:	1.75 Acres
BUILDING SIZE:	38,028 SF
NOI (PRO FORMA):	\$728,356
CAP RATE (PRO FORMA):	5.82%

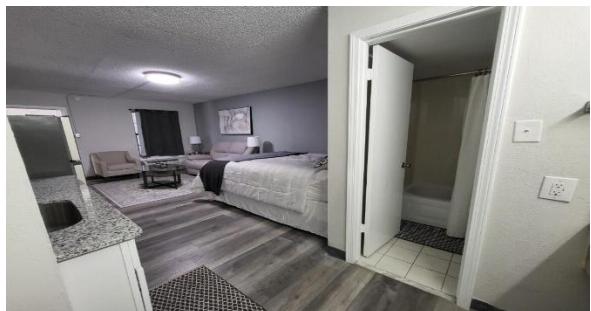
PROPERTY DESCRIPTION

The Nest is a 106-unit apartment complex within 1 mile of the University of Arkansas. This property offers luxury at an affordable price.

PROPERTY HIGHLIGHTS

- Newly renovated in 2025
- Updated parking lot
- All electric units
- Conveniently located near major retail, dining, and university
- Several value-add opportunities

ADDITIONAL PHOTOS



LOCATION MAP

(click photo for interactive map)



The information provided is believed to be accurate and reliable; however, no guarantees, express or implied, are made regarding its completeness or accuracy. All prospective buyers are encouraged to perform their own due diligence and independently verify all information before making any purchasing decisions.

AERIAL MAP



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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$12,500,000
PRICE PER SF	\$328
PRICE PER UNIT	\$117,925
GRM	10.7
CAP RATE	5.82%

OPERATING DATA (PRO FORMA)

VACANCY RATE BASED ON	2%
GROSS INCOME	\$1,168,356
OPERATING EXPENSES	\$440,000
NET OPERATING INCOME	\$728,356

INCOME & EXPENSES (PRO FORMA)

INCOME SUMMARY

GROSS INCOME	\$ 1,168,356
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EXPENSES SUMMARY

TAXES	\$70,000
INSURANCE	\$60,000
MAINTENANCE (POOL INCLUDED)	\$31,000
LAWN MAINTENANCE/PEST CONTROL	\$15,000
UTILITIES & INTERNET	\$204,000
MANAGEMENT	\$60,000
OPERATING EXPENSES	(\$ 440,000)
NET OPERATING INCOME	\$ 728,356

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