

**FOR SALE**

# THE NEST

1000 S Futrall Dr • Fayetteville, AR • 72701

**BH  
HS**  
BERKSHIRE HATHAWAY  
HOMESERVICES

**PRESENTED BY:**  
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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%



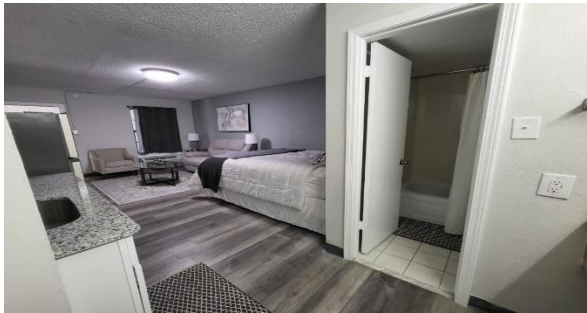
## PROPERTY DESCRIPTION

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)





## AERIAL MAP



# 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 FORM A)

### INCOME SUMMARY

GROSS INCOME	\$ 1,168,356
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### EXPENSES SUMMARY

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