



## ARKANSAS INVESTMENT PROPERTY PORTFOLIO

- 98-PROPERTY INVESTMENT PORTFOLIO
- PROPERTIES LOCATED THROUGHOUT ESTABLISHED CENTRAL ARKANSAS COMMUNITIES
- SCALABLE INVESTMENT OPPORTUNITY WITH DIVERSIFIED REAL ESTATE HOLDINGS

### **CONTACTS:**

**FRED LOUIS**

(303) 720-9410

zakrzewskif3@gmail.com

**Legacy Realty Group**

4100 E Mississippi

Ave, 4th Floor,

Glendale,

CO 80246



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## RESPONSIBILITY FOR DUE DILIGENCE

All parties engaging in a commercial real estate transaction are solely responsible for conducting their own independent investigations. This includes, but is not limited to:

- Verifying property conditions, zoning restrictions, and compliance with applicable local, state, and federal regulations.
- Assessing the financial performance of the property, including reviewing leases, rental income, expenses, and other operational metrics.
- Consulting appropriate third-party professionals, such as attorneys, accountants, architects, engineers, contractors, and market analysts.

Projections regarding rental income, market rents, or property valuation provided by Legacy Realty Group are for informational purposes only and may vary due to market fluctuations, contractual obligations, or other factors. No guarantees are made regarding the financial performance or future potential of the property.

## PROFESSIONAL ADVICE

Legal and contractual matters related to the property should be reviewed with a qualified attorney. Tax implications should be discussed with a certified public accountant or tax professional. Zoning, environmental concerns, and regulatory compliance should be assessed by appropriate consultants, engineers, or planners. Legacy Realty Group does not provide legal, financial, or tax advice.

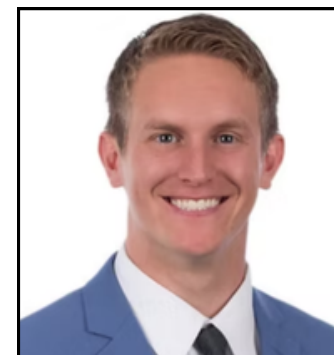
## FAIR HOUSING AND EQUAL OPPORTUNITY

Legacy Realty Group is committed to marketing and operating in compliance with all applicable fair housing and equal opportunity laws. All services and commercial property listings are offered without discrimination and in accordance with ethical business practices.

## CONTACTS

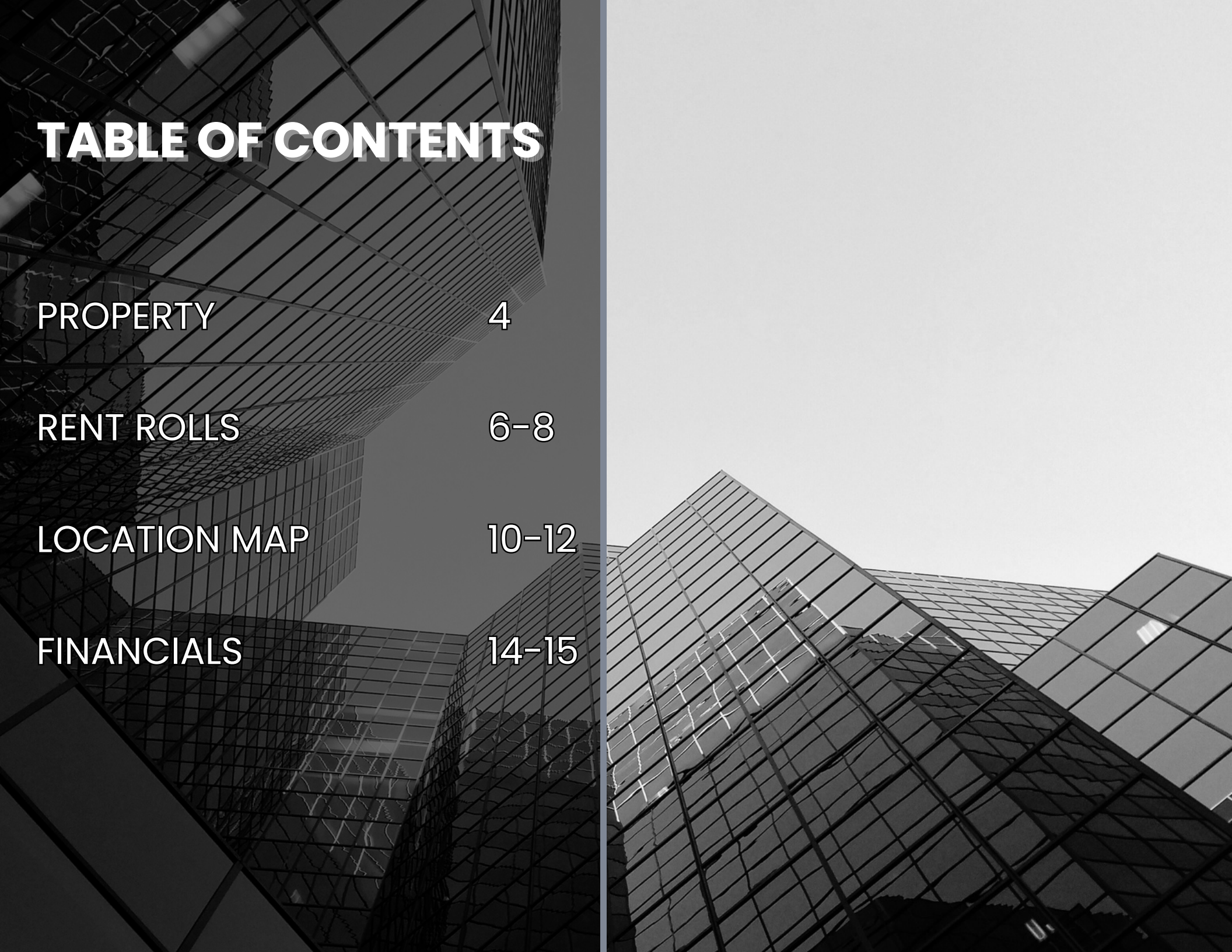
### FRED LOUIS

Broker/Agent  
(303) 720-9410  
zakrzewskif3@gmail.com



**Legacy Realty Group**  
4100 E Mississippi  
Ave, 4th Floor,  
Glendale,  
CO 80246





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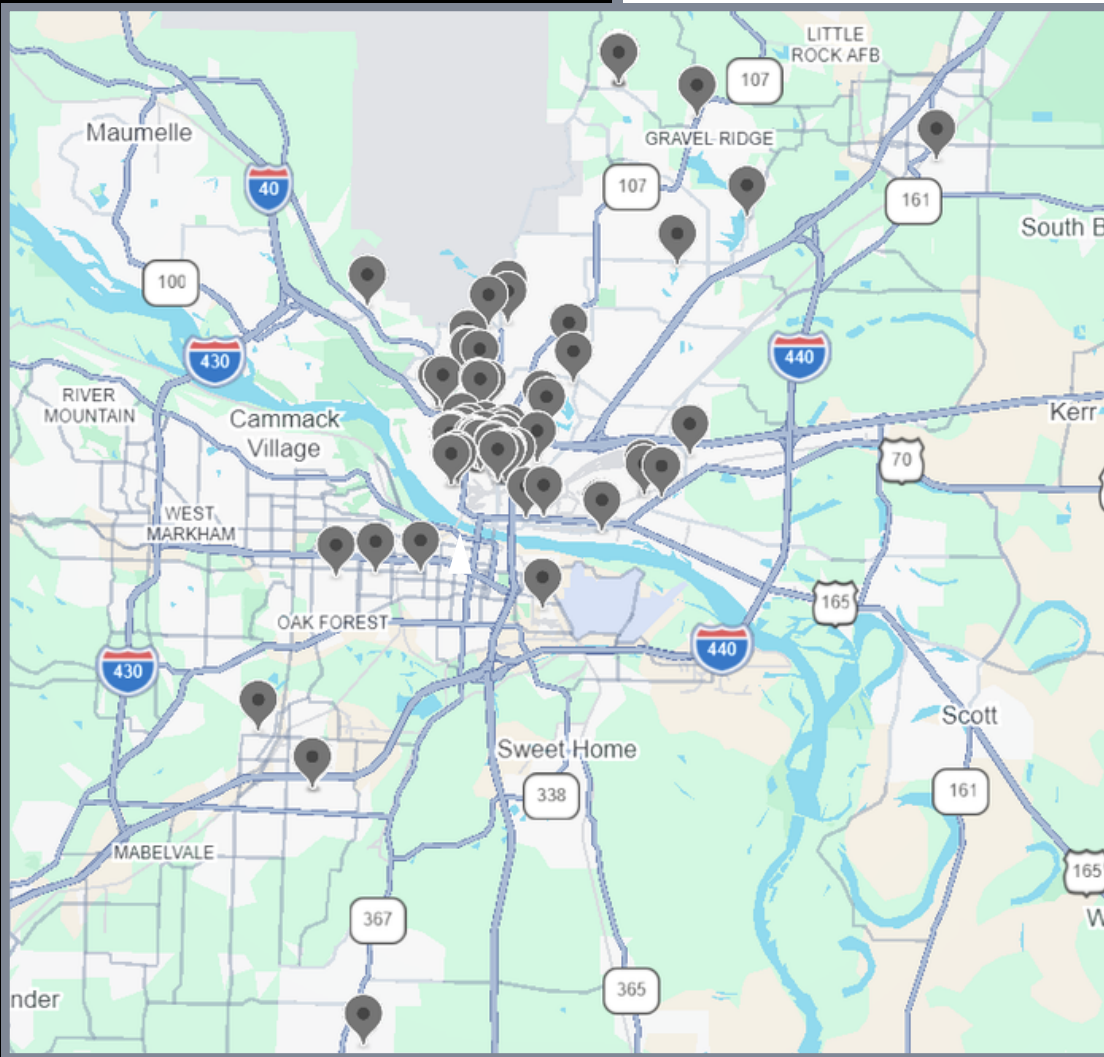
PROPERTY  
EVALUATION



## LOCATION

## 98-PROPERTY INVESTMENT PORTFOLIO

## RESIDENTIAL & COMMERCIAL ASSETS ACROSS ARKANSAS



|                                      |                                     |
|--------------------------------------|-------------------------------------|
| <b>Sale Price:</b>                   | <b>\$6,750,000</b>                  |
| <b>Property Type:</b>                | <b>Residential &amp; Commercial</b> |
| <b>Average Building Area:</b>        | <b>1,542 SF</b>                     |
| <b>Average Lot Size:</b>             | <b>0.29</b>                         |
| <b>Sale Type:</b>                    | <b>Portfolio Sale</b>               |
| <b>Units:</b>                        | <b>98</b>                           |
| <b>Residential Properties:</b>       | <b>91</b>                           |
| <b>Commercial Properties:</b>        | <b>7</b>                            |
| <b>Oldest Property:</b>              | <b>1900</b>                         |
| <b>Newest Property:</b>              | <b>2009</b>                         |
| <b>Communities:</b>                  | <b>4 Arkansas Communities</b>       |
| <b>Projected Monthly Gross Rent:</b> | <b>\$89,825.00</b>                  |
| <b>Projected Annual Gross Rent:</b>  | <b>\$1,077,900.00</b>               |

This portfolio presents a rare opportunity to acquire 98 residential and commercial properties across established Arkansas communities in a single transaction. With a diverse mix of property types and broad geographic coverage, the portfolio offers investors the potential to expand their real estate holdings through one acquisition while benefiting from a well-distributed asset base.

- 98 residential and commercial properties offered as one portfolio.
- Diversified assets located across established Arkansas communities.
- Opportunity to acquire a large-scale investment through a single transaction.

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# RENT ROLLS

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# RENT ROLLS

| ADDRESS                  | RENT CYCLE | RENT       |
|--------------------------|------------|------------|
| 114 1/2 E 19TH           | MONTHLY    | \$600.00   |
| 114 E 19TH               | MONTHLY    | \$550.00   |
| 116 WALNUT               | MONTHLY    | \$800.00   |
| 132 MARVIN               | MONTHLY    | \$850.00   |
| 136 JOINER, JAX          | MONTHLY    | \$650.00   |
| 200 E 17TH               | MONTHLY    | \$525.00   |
| 200 WESTFIELD            | MONTHLY    | \$650.00   |
| 204 WESTFIELD            | MONTHLY    | \$750.00   |
| 215 E 12TH ST            | MONTHLY    | \$775.00   |
| 219 EAST 18TH ST         | MONTHLY    | \$500.00   |
| 304 CROCKETT             | MONTHLY    | \$900.00   |
| 304 E 13TH ST            | MONTHLY    | \$500.00   |
| 306 E 13TH ST            | MONTHLY    | \$575.00   |
| 308 E 13TH ST            | MONTHLY    | \$500.00   |
| 310 E 13TH ST            | MONTHLY    | \$1,400.00 |
| 311 E 12TH               | MONTHLY    | \$900.00   |
| 312 E 12TH (OFFICE)      | MONTHLY    | \$3,000.00 |
| 317 CHERYL               | MONTHLY    | \$700.00   |
| 317 E 20TH               | MONTHLY    | \$750.00   |
| 366 GOSHEN A             | MONTHLY    | \$1,800.00 |
| 366 GOSHEN B             | MONTHLY    | \$500.00   |
| 409 W 20 <sup>TH</sup> A | MONTHLY    | \$850.00   |

| ADDRESS                  | RENT CYCLE | RENT       |
|--------------------------|------------|------------|
| 409 W 20 <sup>TH</sup> B | MONTHLY    | -          |
| 416 W 34TH               | MONTHLY    | \$650.00   |
| 505 LIBBY LN             | MONTHLY    | \$875.00   |
| 513 W 17TH               | MONTHLY    | \$750.00   |
| 624 1/2 W 34TH           | MONTHLY    | \$650.00   |
| 624 W 34TH               | MONTHLY    | \$750.00   |
| 702 W 45TH ST            | MONTHLY    | \$750.00   |
| 706 ATKINSON             | MONTHLY    | \$750.00   |
| 706 W 16TH               | MONTHLY    | \$750.00   |
| 709 W 34TH               | MONTHLY    | \$550.00   |
| 712 W 16TH ST            | MONTHLY    | \$650.00   |
| 714 GARDENIA             | MONTHLY    | \$800.00   |
| 719 W 16TH ST            | MONTHLY    | \$850.00   |
| 1015 FRANK ST            | MONTHLY    | \$650.00   |
| 1019 FRANK A             | MONTHLY    | \$800.00   |
| 1019 FRANK B             | MONTHLY    | \$850.00   |
| 1102 W 51ST              | MONTHLY    | \$800.00   |
| 1114 W 23RD              | MONTHLY    | \$750.00   |
| 1117 FRANKLIN            | MONTHLY    | \$750.00   |
| 1120 & 1200 MAIN         | MONTHLY    | \$1,800.00 |
| 1122 SKYLINE             | MONTHLY    | \$1,250.00 |
| 1218 W 11TH ST           | MONTHLY    | \$900.00   |

# RENT ROLLS

| ADDRESS           | RENT CYCLE | RENT       |
|-------------------|------------|------------|
| 1301 PINE         | MONTHLY    | \$500.00   |
| 1303 S SUMMIT     | MONTHLY    | \$1,500.00 |
| 1307 1/2 OLIVE    | MONTHLY    | \$750.00   |
| 1309 E 18TH       | MONTHLY    | \$750.00   |
| 1405 MAPLE        | MONTHLY    | \$950.00   |
| 1409 MARTIN A     | MONTHLY    | \$1,000.00 |
| 1409 MARTIN B     | MONTHLY    | \$900.00   |
| 1421 MAPLE        | MONTHLY    | \$900.00   |
| 1500 MAPLE ST     | MONTHLY    | \$1,200.00 |
| 1505 GUM          | MONTHLY    | \$700.00   |
| 1507 GUM          | MONTHLY    | \$650.00   |
| 1511 E 2ND ST     | MONTHLY    | \$850.00   |
| 1512 1/2 CHANDLER | MONTHLY    | \$650.00   |
| 1512 CHANDLER     | MONTHLY    | \$1,000.00 |
| 1514 CHANDLER     | MONTHLY    | \$750.00   |
| 1514 W SHORT 17TH | MONTHLY    | \$750.00   |
| 1515 ALLEN        | MONTHLY    | \$550.00   |
| 1518 CHANDLER     | MONTHLY    | \$650.00   |
| 1519 ALLEN        | MONTHLY    | \$750.00   |
| 1520 CHANDLER     | MONTHLY    | \$700.00   |
| 1520 W LONG 17TH  | MONTHLY    | \$850.00   |
| 1522 CHANDLER     | MONTHLY    | \$600.00   |

| ADDRESS                   | RENT CYCLE | RENT       |
|---------------------------|------------|------------|
| 1524 CHANDLER             | MONTHLY    | \$600.00   |
| 1525 W LONG 17TH          | MONTHLY    | \$850.00   |
| 1612 1/2 W LONG 17TH      | MONTHLY    | -          |
| 1612 W LONG 17TH          | MONTHLY    | \$750.00   |
| 1615 FRANK                | MONTHLY    | \$750.00   |
| 1616 POPLAR A             | MONTHLY    | \$600.00   |
| 1616 POPLAR B             | MONTHLY    | \$600.00   |
| 1621 FRANK                | MONTHLY    | \$750.00   |
| 1623 W LONG 17TH          | MONTHLY    | \$975.00   |
| 1704 FRANK ST             | MONTHLY    | \$775.00   |
| 1706 FRANK ST             | MONTHLY    | \$750.00   |
| 1712 AUGUSTA              | MONTHLY    | \$600.00   |
| 1720 W 36 <sup>TH</sup> A | MONTHLY    | \$600.00   |
| 1720 W 36 <sup>TH</sup> B | MONTHLY    | \$600.00   |
| 1724 E 21ST               | MONTHLY    | \$1,200.00 |
| 1801 MOSS                 | MONTHLY    | \$1,000.00 |
| 1816 W 36 <sup>TH</sup> A | MONTHLY    | \$750.00   |
| 1816 W 36 <sup>TH</sup> B | MONTHLY    | \$700.00   |
| 1824 MAIN ST              | MONTHLY    | \$950.00   |
| 1907 SCHAEER              | MONTHLY    | \$650.00   |
| 2201 CRESTWOOD            | MONTHLY    | \$1,300.00 |
| 3521 CRUTCHER (LEFT)      | MONTHLY    | \$650.00   |

# RENT ROLLS

| ADDRESS               | RENT CYCLE | RENT       |
|-----------------------|------------|------------|
| 3523 CRUTCHER (RIGHT) | MONTHLY    | \$750.00   |
| 4224 ALMA             | MONTHLY    | \$900.00   |
| 4508 PIKE A           | MONTHLY    | \$650.00   |
| 4508 PIKE B           | MONTHLY    | \$550.00   |
| 4521 PIKE A           | MONTHLY    | \$750.00   |
| 4521 PIKE B           | MONTHLY    | \$750.00   |
| 4608 W16TH ST         | MONTHLY    | \$800.00   |
| 5004 OPAL LN          | MONTHLY    | \$650.00   |
| 5006 OPAL LN          | MONTHLY    | \$650.00   |
| 5008 OPAL LN          | MONTHLY    | \$675.00   |
| 5025 PIKE             | MONTHLY    | \$600.00   |
| 7005 HINDMAN PRKWY    | MONTHLY    | \$750.00   |
| 7722 1/2 MACARTHUR    | MONTHLY    | \$500.00   |
| 7722 MACARTHUR        | MONTHLY    | \$750.00   |
| 8301 WOODVIEW DR A    | MONTHLY    | \$800.00   |
| 8301 WOODVIEW DR B    | MONTHLY    | \$675.00   |
| 15024 HWY 107         | MONTHLY    | \$850.00   |
| 16714 BERNICE DR      | MONTHLY    | \$1,050.00 |

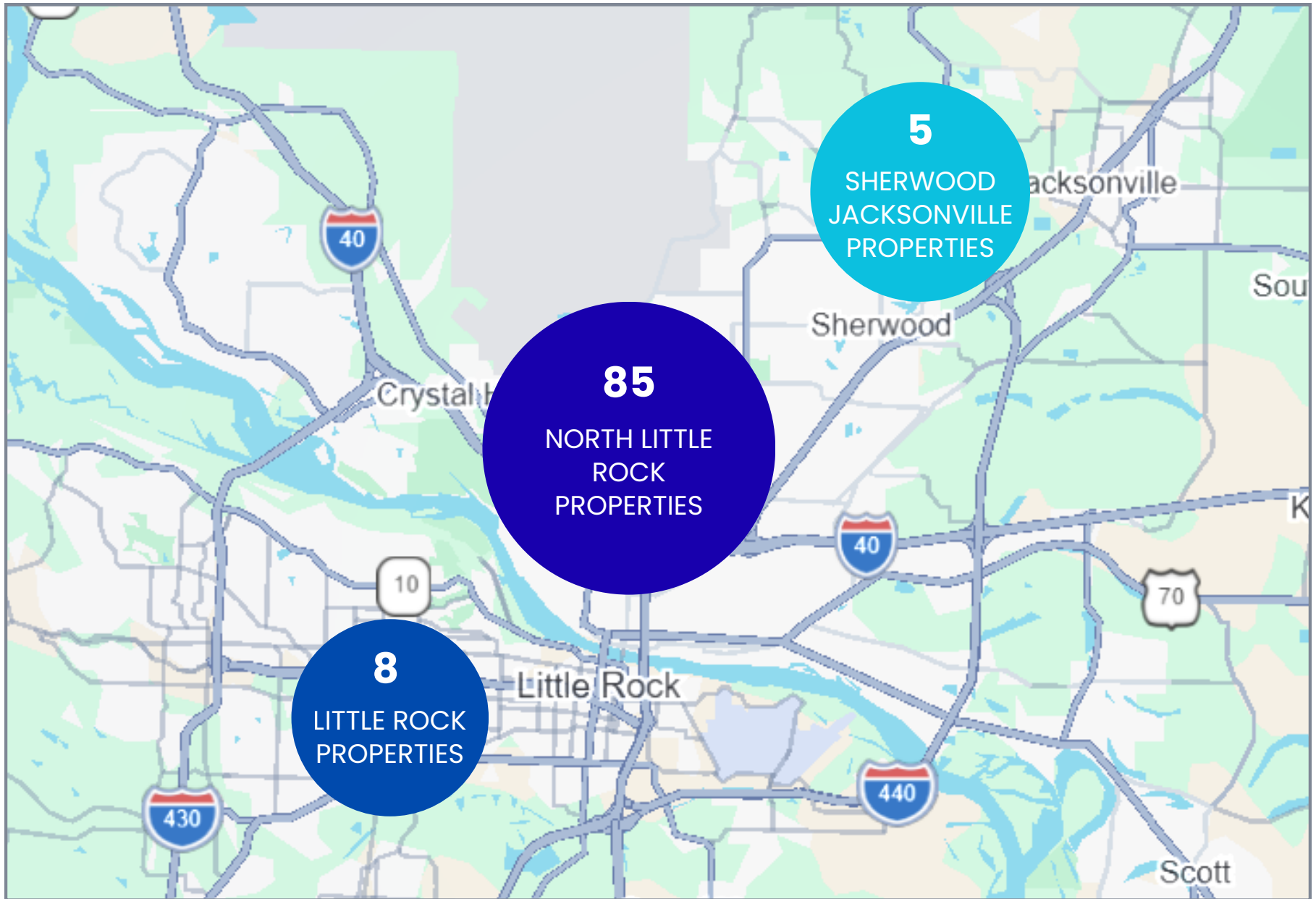
*\*Rent amounts shown in blue reflect estimated potential rent for currently vacant units.*



# LOCATION MAP

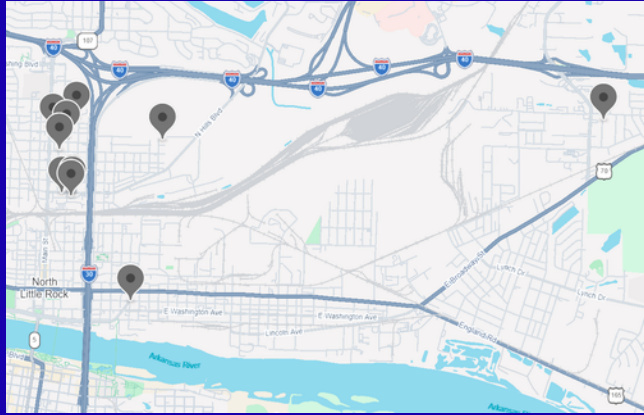


## LOCATION MAP

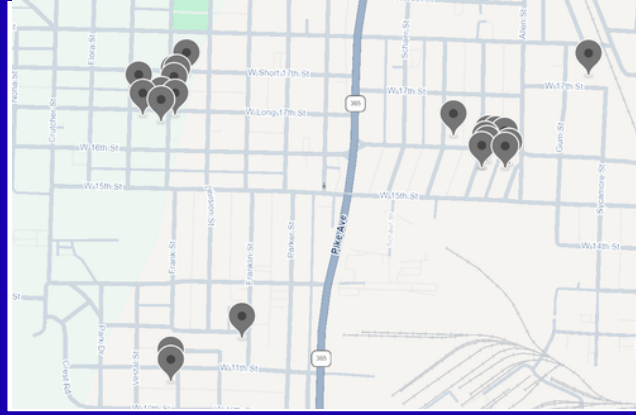


# NORTH LITTLE ROCK GROUP MAPS

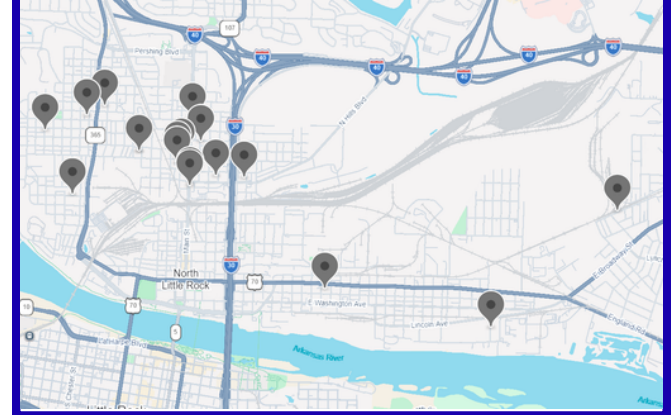
**GROUP 1  
EAST 12TH–20TH**



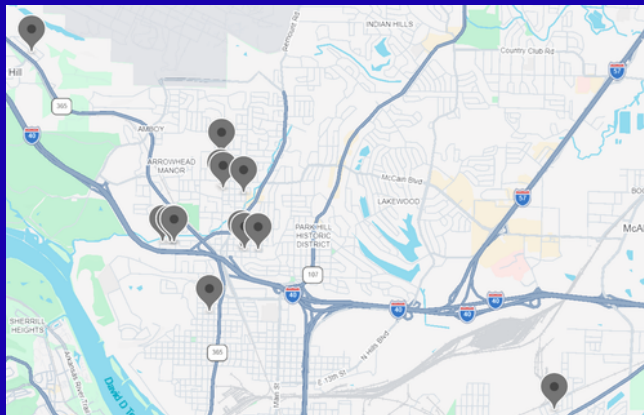
**GROUP 2  
CHANDLER, FRANK & 17TH**



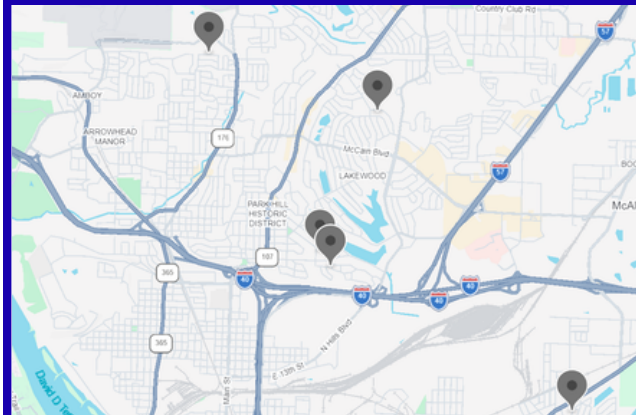
**GROUP 3  
CENTRAL-ARGENTA**



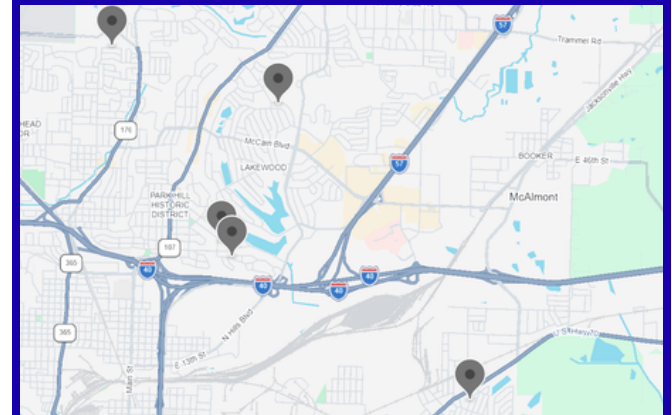
**GROUP 4  
LEVY-WEST NORTH LITTLE ROCK**



**GROUP 5  
NORTH-NORTHEAST**

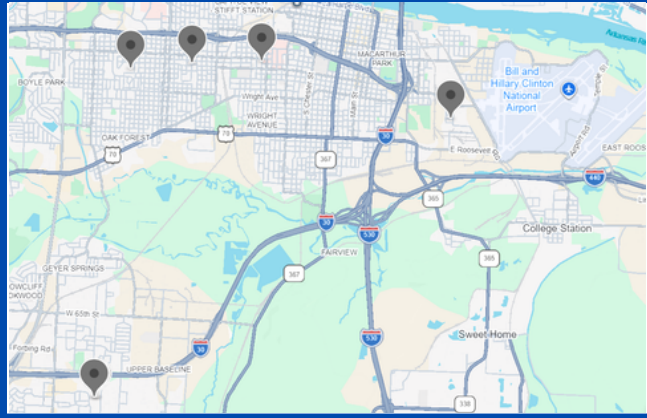


**OUTER-SCATTERED**

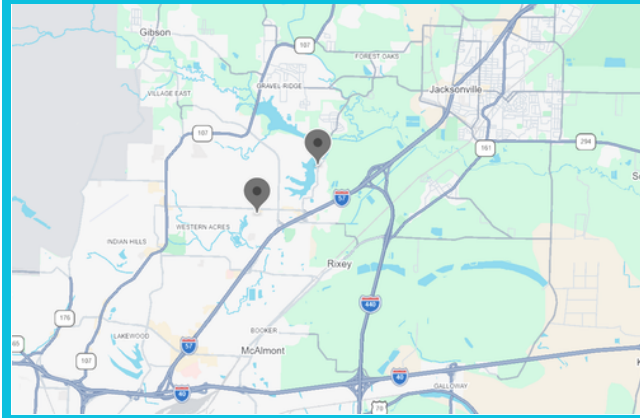


# LITTLE ROCK, SHERWOOD, JACKSONVILLE GROUP MAPS

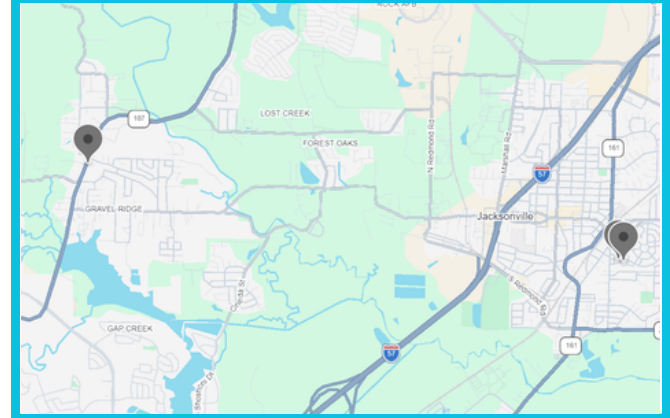
## LITTLE ROCK



## SHERWOOD



## JACKSONVILLE



## PROPERTY MIX

### RESIDENTIAL



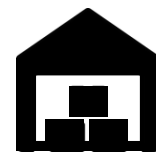
**75**

**SINGLE-FAMILY**



**16**

**MULTI-FAMILY**



**5**

**STORAGE**



**2**

**OFFICE**



**1**

**SERVICE GARAGE**

*\*Commercial totals include one mixed storage/office property counted in both the Storage and Office categories.*

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# FINANCIALS

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# INCOME & EXPENSES

*Historical Income & Expenses October 1, 2025 - June 30, 2026*

## INCOME

|                               |                     |
|-------------------------------|---------------------|
| GROSS RENTAL INCOME           | \$640,300.07        |
| CONVENIENCE FEES              | \$3,274.36          |
| LATE FEES                     | \$1,500.92          |
| CLEANING & MAINTENANCE INCOME | \$1,000.00          |
| OTHER INCOME                  | \$919.99            |
| UTILITY INCOME                | \$912.95            |
| APPLICATION FEES              | \$560.00            |
| NON-REFUNDABLE PET DEPOSITS   | \$200.00            |
| NSF FEES                      | \$75.00             |
| <b>TOTAL REVENUE</b>          | <b>\$648,743.29</b> |

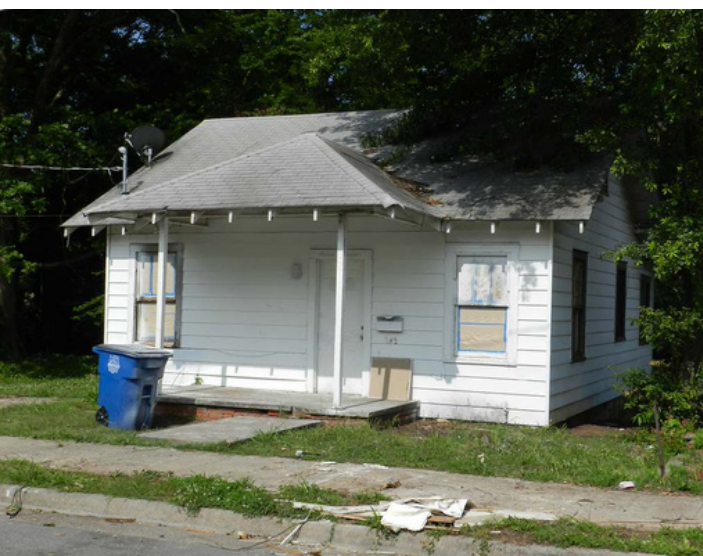
## EXPENSES

|                            |                     |
|----------------------------|---------------------|
| REPAIRS                    | \$44,150.82         |
| CLEANING & MAINTENANCE     | \$8,235.43          |
| <b>TOTAL EXPENSES</b>      | <b>\$52,386.25</b>  |
| <b>REPORTED NET INCOME</b> | <b>\$596,357.04</b> |

## GROSS POTENTIAL RENT

| INCOME                           | MONTHLY     | ANNUALIZED     |
|----------------------------------|-------------|----------------|
| AVERAGE HISTORICAL RENTAL INCOME | \$64,030.01 | \$768,360.08   |
| CURRENT SCHEDULED RENT           | \$69,825.50 | \$837,900.00   |
| POTENTIAL RENT FROM VACANT UNITS | \$20,000.00 | \$240,000.00   |
| PROJECTED GROSS RENTAL INCOME    | \$89,825.00 | \$1,077,900.00 |

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# Legacy Realty Group

INVEST SMART, INVEST IN REAL ESTATE



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CO 80246

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