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# Multifamily Portfolio For Sale

*Duplex Portfolio, Northwest Arkansas MSA*

**3 PROPERTIES**  
**6 TOTAL UNITS**  
**100% LEASED**



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## Property Understanding

### OVERVIEW

<b>Offering</b>	For Sale		
<b>Price</b>	\$1,530,000		
<b>Addresses</b>	1105 A/B SW Cliffstone St	878 & 880 Oakwood Ct	941 & 943 Kensington Dr
<b>City/State</b>	Bentonville, AR 72712	Centerton, AR 72719	Centerton, AR 72719
<b>Property Type</b>	Duplex	Duplex	Duplex
<b>Total Units</b>	2	2	2
<b>Year(s) Built</b>	2006	2006	2006
<b>Rentable SF</b>	±2,458 SF	±2,672 SF	±2,545 SF
<b>Number of Buildings</b>	1	1	1
<b>Number of Stories</b>	1	1	1
<b>Lot Sizes</b>	±0.21 Acres	±0.25 Acres	±0.21 Acres
<b>Exterior</b>	Brick	Brick	Brick
<b>Flooring</b>	A – Wood plank vinyl B – Wood plank vinyl & carpet	Wood plank vinyl	Wood plank vinyl



### PROPERTY HIGHLIGHTS



Well-maintained units featuring desirable 3-bedroom, 2-full-bath floorplans—highly appealing for renters seeking comfortable, modern living



New roofs install in 2020 featuring architectural shingles, ridge vents, and an upgraded ventilation system



All properties are located within the Bentonville Public School district



Centrally located between Centerton and Bentonville

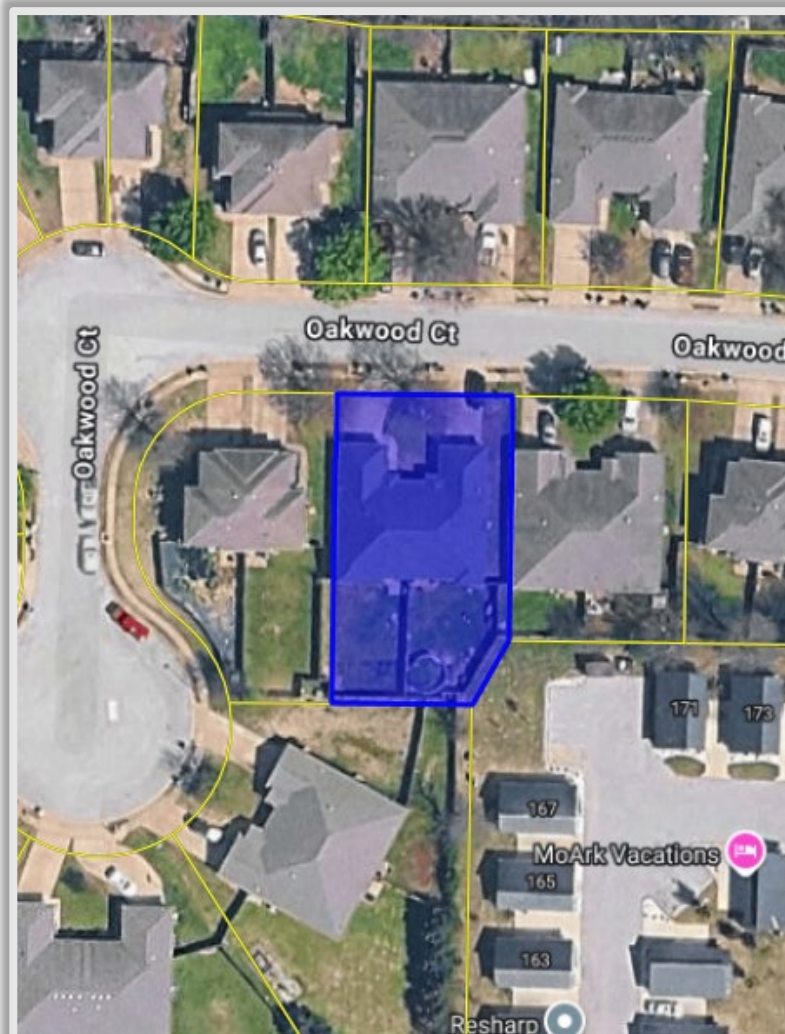


## 1105 A/B SW Cliffstone St | Bentonville





## 878 & 880 Oakwood Ct | Centerton





## 941 & 943 Kensington Dr | Centerton





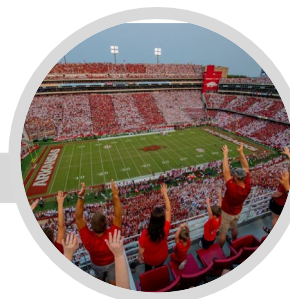


# MARKET MAP





## Northwest Arkansas



Northwest Arkansas is located in the beautiful Ozark Mountains and includes Benton, Washington and Madison Counties. Northwest Arkansas is one of the fastest-growing economies in the country, with three Fortune 500 companies calling it home, plus numerous businesses and start ups eager to build their teams and infrastructures. These companies have invested billions in building a mixed-use environment centered around culture and technology in order to attract and retain talent for supply chain, data analytic, software engineering and IT jobs. Over the last 10 years, the region has become a focal point for innovation, commerce and new business opportunities. From what started as a rural corner, Northwest Arkansas now sits in the population center of the country and has grown to be globally recognized as a technology and logistics hub.

Northwest Arkansas has become a globally recognized destination for tourists interested in outdoor recreation, arts, music and culinary arts.



Over 10 millions visitors from all over the world have visited Crystal Bridges Museum of American Art which is located in Bentonville. The museum was founded by philanthropist and arts patron Alice Walton.



The University of Arkansas, located in Fayetteville, received the R1 ranking from the Carnegie Foundation, which puts the university in an elite category of only 3.7% of public and private universities recognized for high levels of research-focused activities. U of A's undergraduate supply chain management program is ranked #1 in the nation by Gartner.



Northwest Arkansas has become the mountain biking capital of the world. The area has 322 miles of natural surface trails for mountain biking and 162 miles of paved paths, which are connected by the Razorback Greenway trail system.



U.S. News & World Report put Northwest Arkansas at #10 on its ranking of the 150 Best Places to Live in the U.S. in 2023.



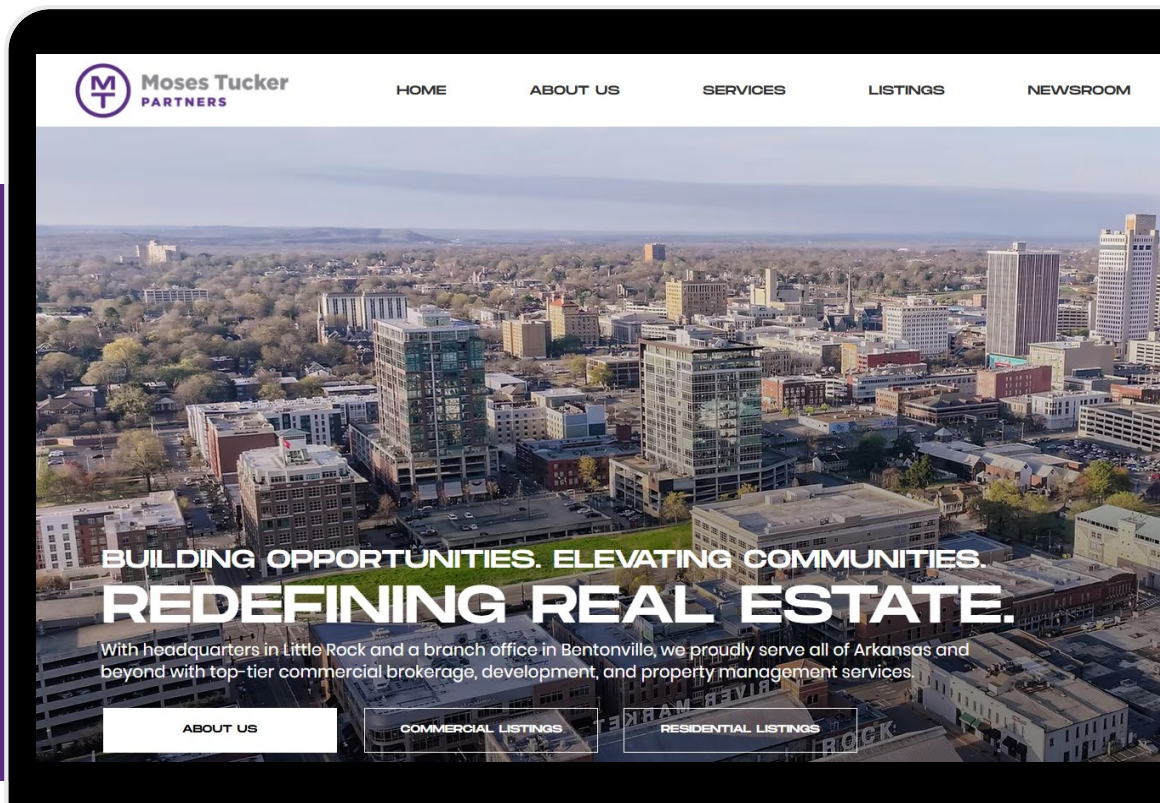
# CONNECT

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