

# MULTI-FAMILY PACKAGE AVAILABLE

15, 101 & 103 W MARTIN LUTHER KING BLVD – FAYETTEVILLE, AR



16 UNITS / OPPORTUNITY ZONE  
BELOW MARKET RENTS / 100% OCCUPIED

SALES PRICE: \$2,549,000

---

STEVEN YOUNG / 479-340-7763



---

STEVENY@1PERCENTLISTS.COM

- 3 OPPORTUNITY ZONE MAP
- 4 OPP. ZONE BENEFITS
- 5 BUILDING BREAKDOWN
- 6 PROPERTY OVERVIEW
- 7 AERIAL PICTURES
- 8 FAYETTEVILLE MAP
- 9 FINANCIALS

## ABOUT THE PROPERTY

This 16-unit multi-family package lies just south of both Downtown Fayetteville and the entertainment district. Minutes from the University of Arkansas this property is ideally situated in one of the best rental markets in the state.

## ABOUT FAYETTEVILLE

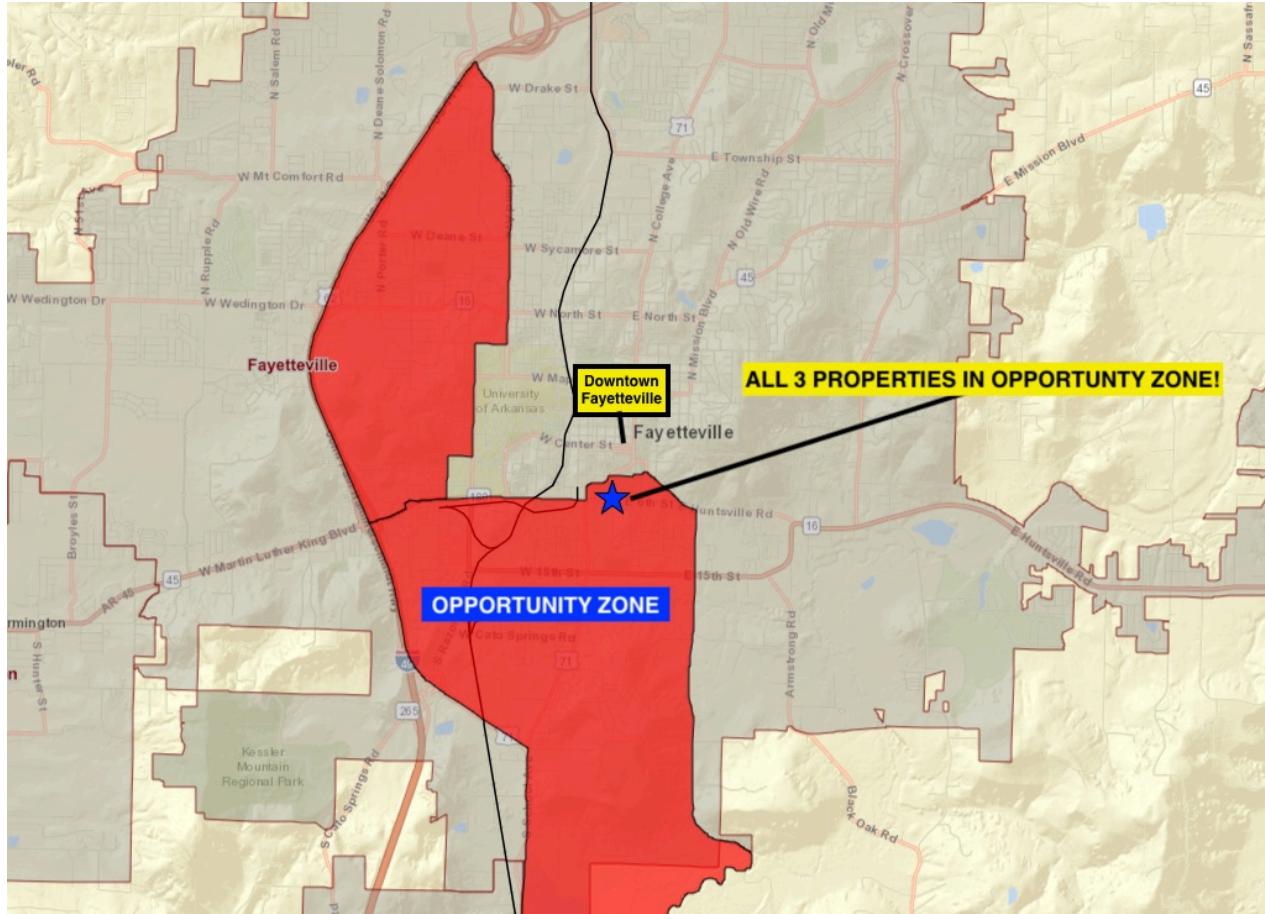
Fayetteville is a city full of attractions and events. The University's student residents have created a flourishing culture centered around entertainment, the arts, and outdoor recreation.

## ABOUT NORTHWEST ARKANSAS

One of the fastest growing & dynamic regions in America, Northwest Arkansas is home to 3 Fortune 500 companies: Walmart, Tyson & J.B. Hunt. Top of the line culture amenities, such as, Crystal Bridges Museum of American Art, historic downtowns, and beautiful scenery have countless people calling Northwest Arkansas their home!



## OPPORTUNITY ZONE MAP | 3



**ALL 3 PROPERTIES  
ARE LOCATED IN AN  
OPPORTUNITY ZONE**

If you have recently realized capital gain income, regardless of where you reside, you can take advantage of the Opportunity Zone tax incentive.

STEVEN YOUNG / 479-340-7763



STEVENY@1PERCENTLISTS.COM

## WHY INVEST IN OPPORTUNITY ZONES?

The Qualified Opportunity Zones program offers unprecedented federal tax benefits if you invest in a census tract designated as an Opportunity Zone.

Though the Opportunity Zones are set, if you have recently realized capital gain income, regardless of where you reside, you can invest in a Qualified Opportunity Fund (QOF) and take advantage of the Opportunity Zone tax incentive, provided you meet the applicable Opportunity Zone requirements.



**The potential tax benefits include deferral, discount, and exemption from federal capital gains taxes.**

**TO LEARN MORE, VISIT:  
[WWW.IRS.GOV/CREDITS-DEDUCTIONS](http://WWW.IRS.GOV/CREDITS-DEDUCTIONS)**

---

**STEVEN YOUNG / 479-340-7763**



---

**STEVENY@1PERCENTLISTS.COM**



### 15 W MLK BLVD

PRICE: \$1,116,000

7 UNITS

4,962 SF

Monthly Income: \$5,545

Annual income: \$66,540

100% Leased

### 101 W MLK BLVD

PRICE: \$398,000

2 UNITS

1,848 SF

Monthly Income \$1,960

Annual income: \$23,520

100% Leased

### 103 W MLK BLVD

PRICE: \$1,035,000

7 UNITS

3,862 SF

Monthly Income: \$5,400

Annual income: \$64,800

100% Leased

AVAILABLE TO PURCHASE INDIVIDUALLY OR AS A PACKAGE

STEVEN YOUNG / 479-340-7763

## PROPERTY HIGHLIGHTS

- 16 total units
  - 2 – 7-plexes
  - 1 – Duplex
- All 3 properties within 500'
- Recently remodeled



## LOCATION HIGHLIGHTS

- Near University of Arkansas
- Named "Fastest Growing Metro"
- Excellent growth potential
- Great rental market

STEVEN YOUNG / 479-340-7763



STEVEN YOUNG / 479-340-7763

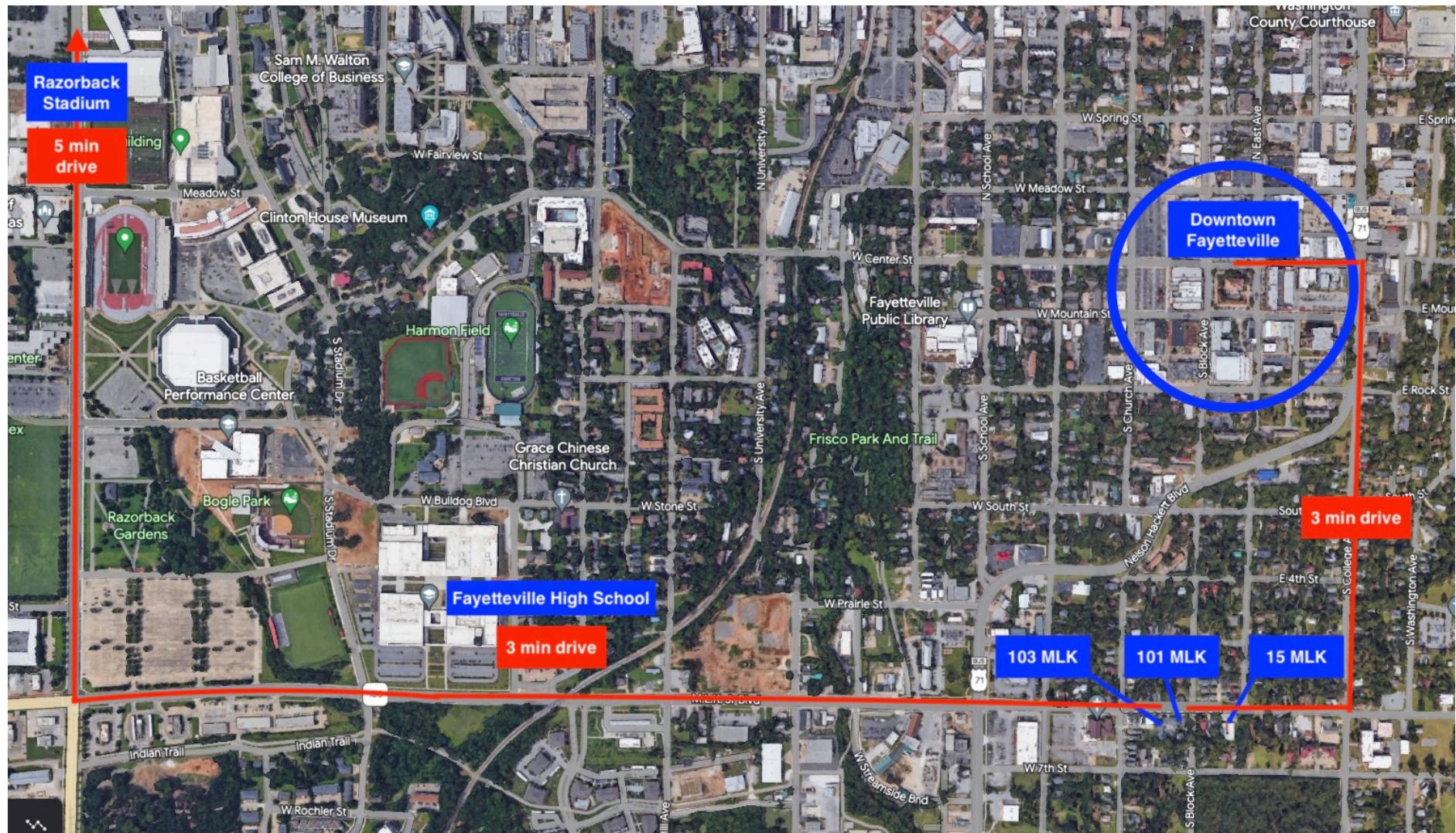


STEVEN YOUNG / 479-340-7763



STEVEN YOUNG / 479-340-7763

## FAYETTEVILLE MAP | 11



STEVEN YOUNG / 479-340-7763

Rent Roll					
Property	Unit #	# of Rooms	Vacant/Occupied	Current	Immediate Potential
15 MLK	15 - 1	2	Occupied	\$825	\$875
	15 - 2	2	Occupied	\$735	\$875
	15 - 3	2	Occupied	\$825	\$875
	15 - 4	1	Occupied	\$725	\$750
	15 - 5	2	Occupied	\$785	\$875
	15 - 6	2	Occupied	\$825*	\$875
	15 - 7	2	Occupied	\$825*	\$875
101 MLK	101	2	Occupied	\$1,050	\$1,125
	101.5	2	Occupied	\$910	\$975
103 MLK	103 - 1	2	Occupied	\$800	\$875
	103 - 2	1	Occupied	\$650	\$750
	103 - 3	1	Occupied	\$700	\$750
	103 - 4	2	Occupied	\$850	\$875
	103 - 5	2	Occupied	\$750	\$875
	103 - 6	2	Occupied	\$825	\$875
	103 - 7	2	Occupied	\$825	\$875

LANDLORD IS CURRENTLY  
RESPONSIBLE FOR WATER,  
SEWER AND GARBAGE.

TENANTS PAY ELECTRIC.

Total Package		
Income & Expense		
Income	Current	Proforma
Monthly Income	\$12,905	\$13,975
Annualized Income	\$154,860	\$167,700
Less Vacancy (2%)	\$0	\$3,354
Effective Rental Income	\$154,860	\$164,346
Expenses	Current	Proforma
Utilities - Water & Trash	\$500	\$500
Lawn Care	\$1,200	\$1,200
Insurance	\$6,176	\$6,176
Real Estate Tax	\$8,300	\$8,300
Total Expenses	\$16,176	\$16,176
Net Income	\$138,684	\$148,170
Sale Price	\$2,549,000	\$2,549,000
Cap Rate	5.44%	5.81%

15 MLK - 7 Units		
Income & Expense		
Income	Current	Proforma
Monthly Income	\$5,545	\$6,000
Annualized Income	\$66,540	\$72,000
Less Vacancy (2%)	\$0	\$1,440
Effective Rental Income	\$66,540	\$70,560
Expenses	Current	Proforma
Utilities - Water & Trash	\$200	\$200
Lawn Care	\$600	\$600
Insurance	\$2,799	\$2,799
Real Estate Tax	\$2,815	\$2,815
Total Expenses	\$6,414	\$6,414
Net Income	\$60,126	\$64,146
Sale Price	\$1,116,000	\$1,116,000
Cap Rate	5.39%	5.75%

101 MLK - Duplex		
Income & Expense		
Income	Current	Proforma
Monthly Income	\$1,960	\$2,100
Annualized Income	\$23,520	\$25,200
Less Vacancy (2%)	\$0	\$504
Effective Rental Income	\$23,520	\$24,696
Expenses	Current	Proforma
Utilities - Water & Trash	\$100	\$100
Lawn Care	\$300	\$300
Insurance	\$1,198	\$1,198
Real Estate Tax	\$2,132	\$2,132
Total Expenses	\$3,730	\$3,730
Net Income	\$19,790	\$20,966
Sale Price	\$398,000	\$398,000
Cap Rate	4.97%	5.27%

103 MLK - 7 Units		
Income & Expense		
Income	Current	Proforma
Monthly Income	\$5,400	\$5,875
Annualized Income	\$64,800	\$70,500
Less Vacancy (2%)	\$0	\$1,410
Effective Rental Income	\$64,800	\$69,090
Expenses	Current	Proforma
Utilities - Water & Trash	\$200	\$200
Lawn Care	\$300	\$300
Insurance	\$2,179	\$2,179
Real Estate Tax	\$3,353	\$3,353
Total Expenses	\$6,032	\$6,032
Net Income	\$58,768	\$63,058
Sale Price	\$1,035,000	\$1,035,000
Cap Rate	5.68%	6.09%