



SALE

28th and Elm

28TH AND ELM

Pine Bluff, AR 71603

PRESENTED BY:

NATHAN HUTCHINS

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AR #PB00063530

PROPERTY SUMMARY

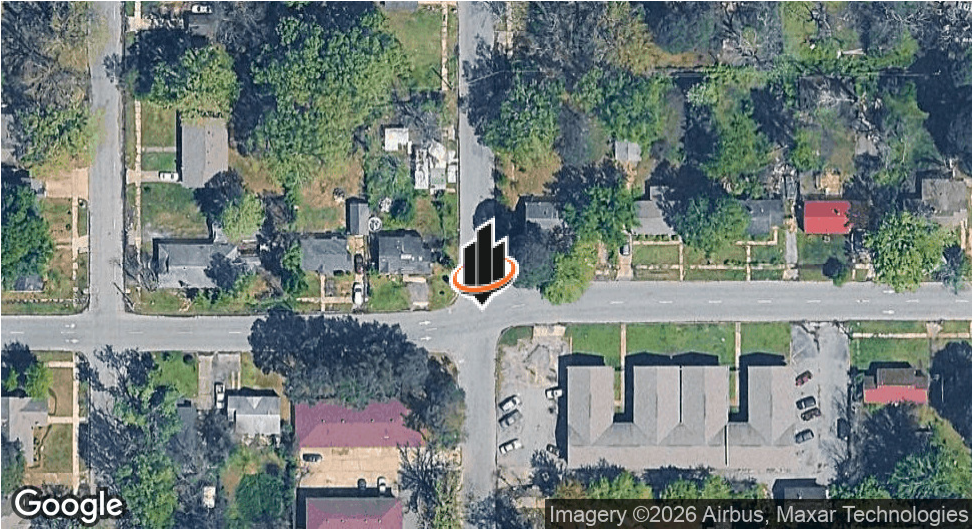


OFFERING SUMMARY

SALE PRICE:	\$899,900
NUMBER OF UNITS:	29
BUILDING SIZE:	35,000 SF
NOI (BASED ON 2025):	\$40,590.88
CAP RATE:	4.51%
OCCUPANCY RATE (5/31/26):	48%

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PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Pine Bluff, AR! This impressive property, located at the intersection of 28th and Elm, boasts a spacious 35,000 SF building, comprising 29 units perfectly suited for multifamily or high-rise development. With a prime location in the thriving Pine Bluff area, this property presents a compelling investment prospect for those seeking to capitalize on the growing demand for urban living spaces. Offering ample space and potential for customization, this property is poised to meet the needs of discerning investors looking to make their mark in this dynamic real estate market.

PROPERTY HIGHLIGHTS

- Prime 35,000 SF building
- 29 units, Plus an additional unit that can be used for onsite management.
- Strategic location in Pine Bluff area

INCOME & EXPENSES

INCOME SUMMARY

AFFORDABLE HOUSING	\$12,186
CLEANING AND MAINTENANCE INCOME	\$593
LATE FEES INCOME	\$2,453
LAUNDRY INCOME	\$1,381
RENTAL INCOME (2025)	\$81,071
REPAIRS INCOME	\$552
UTILITY INCOME	\$500
VACANCY COST	\$0
GROSS INCOME	\$98,736

EXPENSES SUMMARY

CLEANING	\$2,600
LANDSCAPING	\$945
MANAGEMENT	\$10,000
PEST CONTROL	\$1,300
REPAIRS RESERVES	\$13,000
ELECTRIC	\$7,200
GARBAGE	\$10,100

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INCOME & EXPENSES

WATER	\$13,000
OPERATING EXPENSES	\$58,145
NET OPERATING INCOME	\$40,591

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Rent Paid
5/1/2026 - 5/31/2026, 818 W. 28th (Elmwood Apts.)

SVN - ArkBest Realty
 724 Garland Street
 Little Rock, AR 72201

818 W. 28th (Elmwood Apts.)

				Recurring Charges			Posted Charges			Amount Paid			Previous	Balance
Unit	Tenant	Lease start	Lease end	Rent	Non-Rent	Total	Rent	Non-Rent	Total	Rent	Non-Rent	Total	Balance	Due
818 W. 28th (Elmwood Apts.)														
A11		3/16/2022	At will	\$585.00	\$0.00	\$585.00	\$585.00	\$0.00	\$585.00	\$585.00	\$0.00	\$585.00	\$0.00	\$0.00
A15		5/14/2026	5/15/2026	\$650.00	\$0.00	\$650.00	\$0.00	\$11.66	\$11.66	\$0.00	-\$338.34	-\$338.34	\$0.00	\$0.00
A15		5/26/2026	5/31/2027	\$550.00	\$0.00	\$550.00	\$107.00	\$350.00	\$457.00	\$657.00	\$350.00	\$1007.00	\$0.00	-\$550.00
A16		10/17/2025	10/31/2026	\$550.00	\$0.00	\$550.00	\$550.00	\$278.97	\$828.97	\$300.00	\$8.97	\$308.97	\$100.00	\$620.00
A17		3/13/2023	5/5/2026	\$585.00	\$0.00	\$585.00	\$585.00	\$0.00	\$585.00	\$597.00	-\$12.00	\$585.00	\$112.00	\$0.00
A24		6/11/2024	At will	\$222.00	\$363.00	\$585.00	\$222.00	\$363.00	\$585.00	\$213.00	\$363.00	\$576.00	\$168.00	\$177.00
A25		10/18/2024	At will	\$0.00	\$615.00	\$615.00	\$0.00	\$615.00	\$615.00	\$0.00	\$615.00	\$615.00	-\$19.00	-\$19.00
A27		5/21/2025	5/31/2026	\$585.00	\$0.00	\$585.00	\$585.00	\$2.00	\$587.00	\$585.00	\$148.23	\$733.23	\$146.23	\$0.00
B11		1/25/2023	At will	\$585.00	\$0.00	\$585.00	\$585.00	\$117.49	\$702.49	\$585.00	\$17.49	\$602.49	\$1200.00	\$1300.00
B21		3/11/2026	4/30/2027	\$550.00	\$0.00	\$550.00	\$550.00	\$279.87	\$829.87	\$330.00	\$9.87	\$339.87	\$0.00	\$490.00
B22		5/18/2026	5/31/2027	\$600.00	\$0.00	\$600.00	\$280.00	\$350.00	\$630.00	\$280.00	\$350.00	\$630.00	\$0.00	\$0.00
C21		10/1/2024	At will	\$600.00	\$0.00	\$600.00	\$600.00	\$110.17	\$710.17	\$240.00	\$110.17	\$350.17	-\$360.00	\$0.00
D11		12/31/2025	12/31/2026	\$550.00	\$0.00	\$550.00	\$550.00	\$0.00	\$550.00	\$550.00	\$0.00	\$550.00	\$0.00	\$0.00
D21		4/1/2024	At will	\$600.00	\$0.00	\$600.00	\$600.00	\$17.94	\$617.94	\$600.00	\$17.94	\$617.94	-\$600.00	-\$600.00
Total for 818 W. 28th (Elmwood Apts.)				\$7212.00	\$978.00	\$8190.00	\$5799.00	\$2496.10	\$8295.10	\$5522.00	\$1640.33	\$7162.33	\$747.23	\$1418.00
Grand total				\$7212.00	\$978.00	\$8190.00	\$5799.00	\$2496.10	\$8295.10	\$5522.00	\$1640.33	\$7162.33	\$747.23	\$1418.00

Summary

Summary	Recurring Charges			Posted Charges			Amount Paid			Previous	Balance
Property	Rent	Non-Rent	Total	Rent	Non-Rent	Total	Rent	Non-Rent	Total	balance	due
818 W. 28th (Elmwood Apts.)	\$7212.00	\$978.00	\$8190.00	\$5799.00	\$2496.10	\$8295.10	\$5522.00	\$1640.33	\$7162.33	\$747.23	\$1418.00
Grand total	\$7212.00	\$978.00	\$8190.00	\$5799.00	\$2496.10	\$8295.10	\$5522.00	\$1640.33	\$7162.33	\$747.23	\$1418.00



Income Statement Consolidated

1/1/2025 - 12/31/2025, None, Cash basis

SVN ArkBest Realty, LLC
724 Garland Street
Little Rock, Arkansas 72201

818 W. 28th (Elmwood Apts.) - Palmer Family Trust

Account	Total
Income	
Affordable Housing Income	12,186.00
Cleaning and Maint Income	593.00
Late Fee Income	2,453.00
Laundry Income	1,381.50
Notice posting fee (inactive)	250.00
Other Income	3.00
Rent Income	81,070.88
Repairs Income	551.80
Utility Income	502.38
Total Income	\$98,991.56
Expense	
Advertising	300.00
Cleaning and Maintenance	2,600.00
Landscaping	945.50
Legal and Professional Fees	511.48
Management Fees	9,597.19
Other Expenses	614.00
Pest control	1,320.00
Repairs	
Electrical	324.65
HVAC	1,148.83
Plumbing	2,783.65
Repairs	9,013.92
Total for Repairs	\$13,271.05
Security Cameras	8,631.39
Supplies	782.27
Utilities	
Electric	7,221.77
Garbage	10,103.96
Water	13,045.28
Total for Utilities	\$30,371.01
Total Expense	\$68,943.89



Income Statement Consolidated

1/1/2025 - 12/31/2025, None, Cash basis

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Account	Total
Net Operating Income	\$30,047.67
Net Income	\$30,047.67

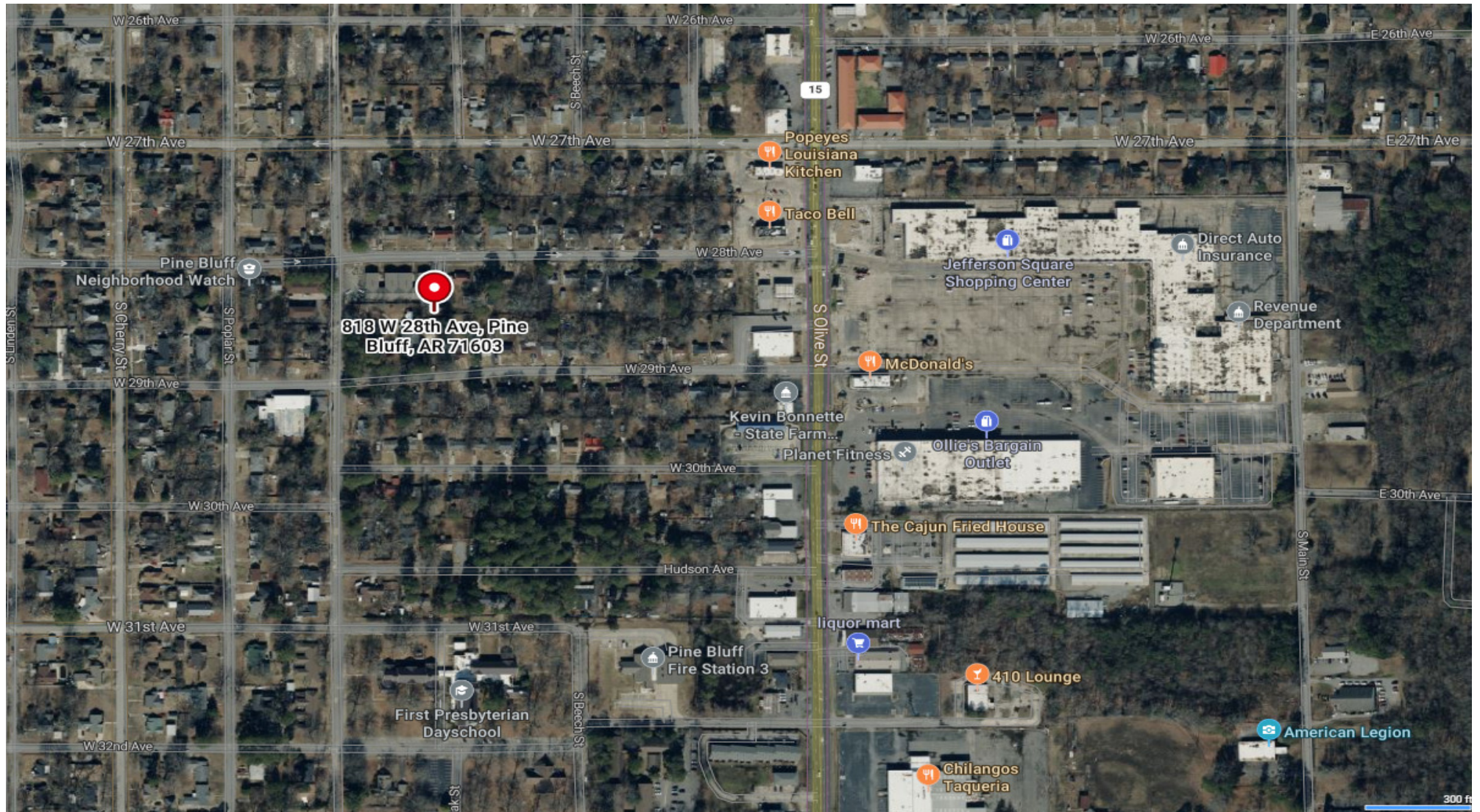
ADDITIONAL PHOTOS



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SVN | ARKBEST REALTY, LLC 8



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