

INVESTMENT OPPORTUNITY FOR SALE



3403 SW DEERFIELD BLVD

Bentonville, AR 72713



PROPERTY DESCRIPTION

Investor opportunity with immediate income potential! This duplex features two spacious units, each offering 3beds, 2.5baths, and 2-story layouts designed for comfortable living. Unit 1 is currently leased through October at \$1,500/mo, providing stable rental income from day one, while Unit 2 is vacant and ready for finished touches and value add improvements. Portions of Unit 2 have already been updated, giving buyers the opportunity to complete renovations and maximize rental potential or owner occupy one side while generating income on the other. Situated on a corner lot with easy access to Greenhouse Rd and SW Regional Airport Blvd, the property is located near Osage Creek Elementary School, Creekside Middle School, and Osage Creek Trail. Tenants are responsible for their own utilities, helping minimize owner expenses. Whether you're looking to expand your rental portfolio, complete a light rehab project, or secure a multi-family investment in a growing area, this property offers strong upside potential!

PROPERTY HIGHLIGHTS

- Duplex investment opportunity with immediate rental income
- Each unit features 3 bedrooms, 2.5 bathrooms, and two levels
- Unit 1 leased through October at \$1,500/month
- Unit 2 vacant and ready for finishing touches and repairs

OFFERING SUMMARY

Sale Price:	\$479,000
Number of Units:	2
Lot Size:	0.21 Acres
Building Size:	2,954 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,535	17,051	33,405
Total Population	7,204	46,429	88,663
Average HH Income	\$132,644	\$133,277	\$144,310

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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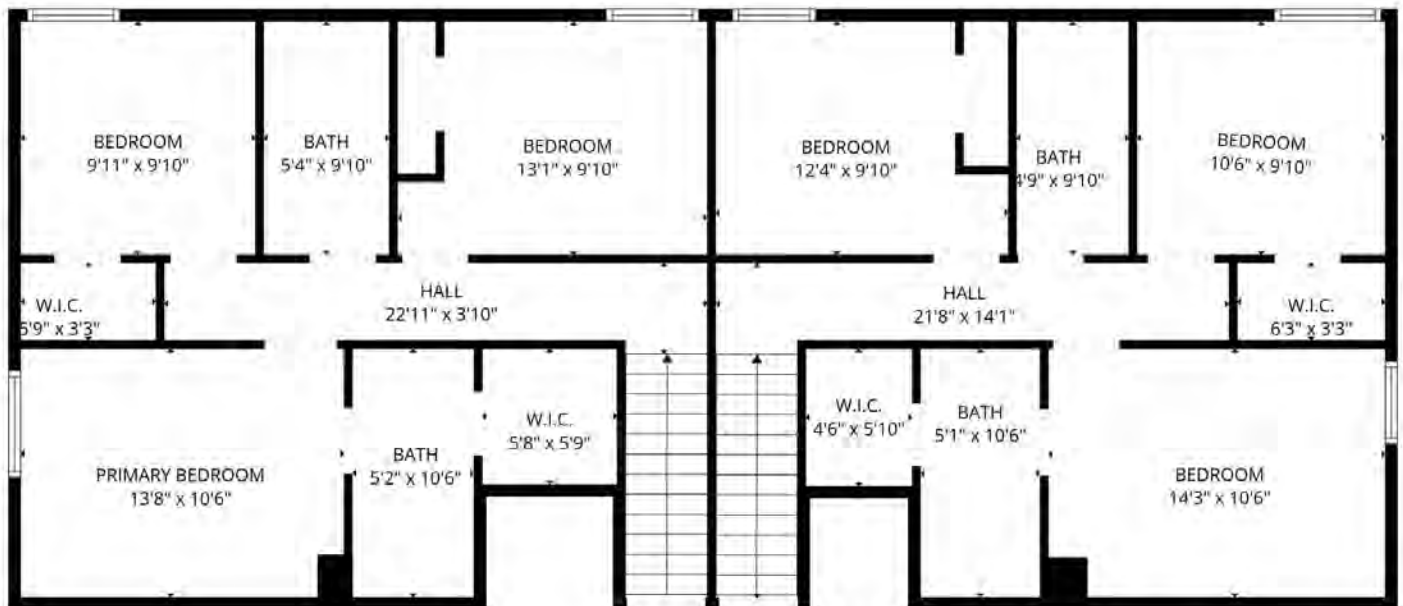
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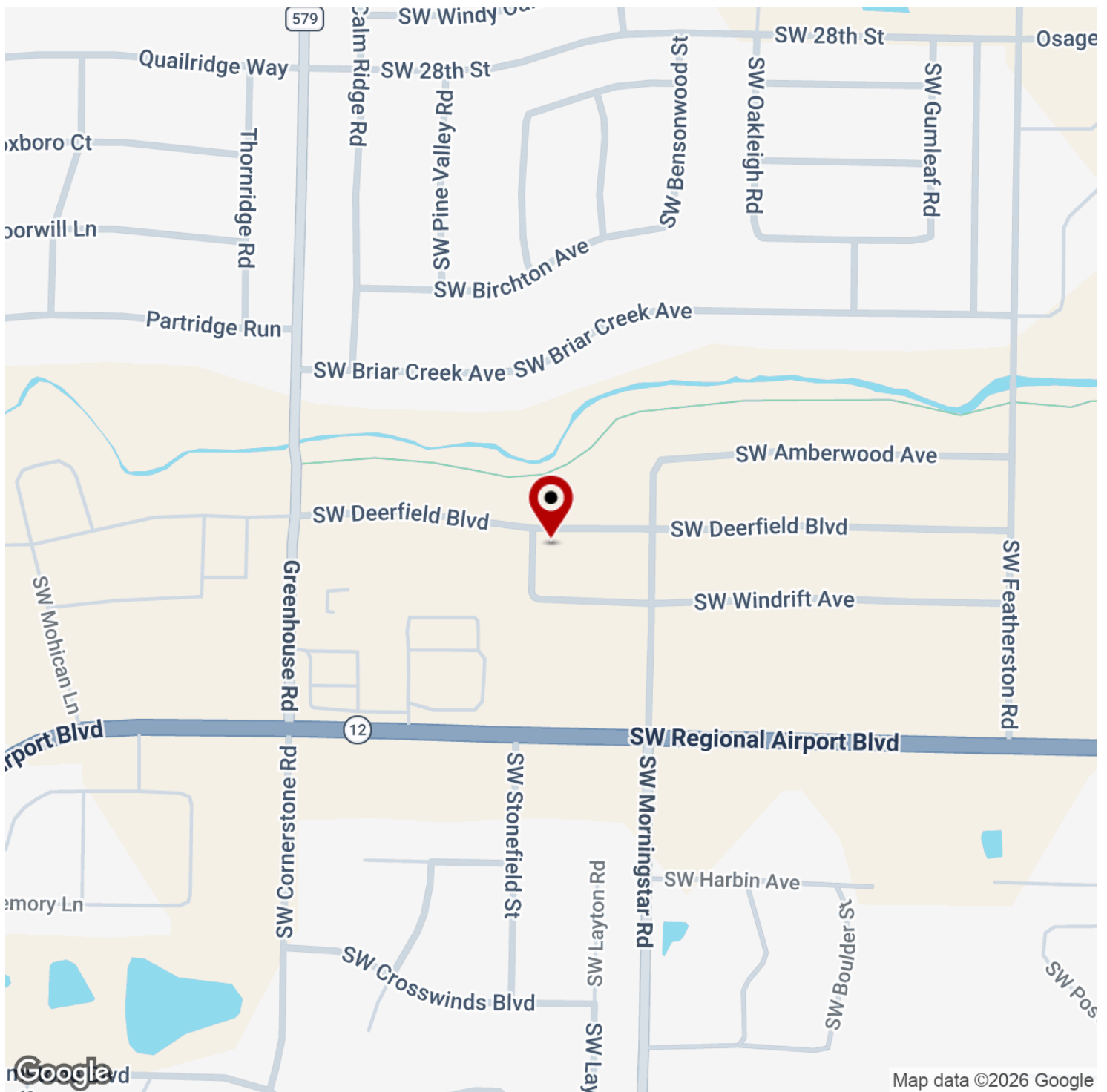
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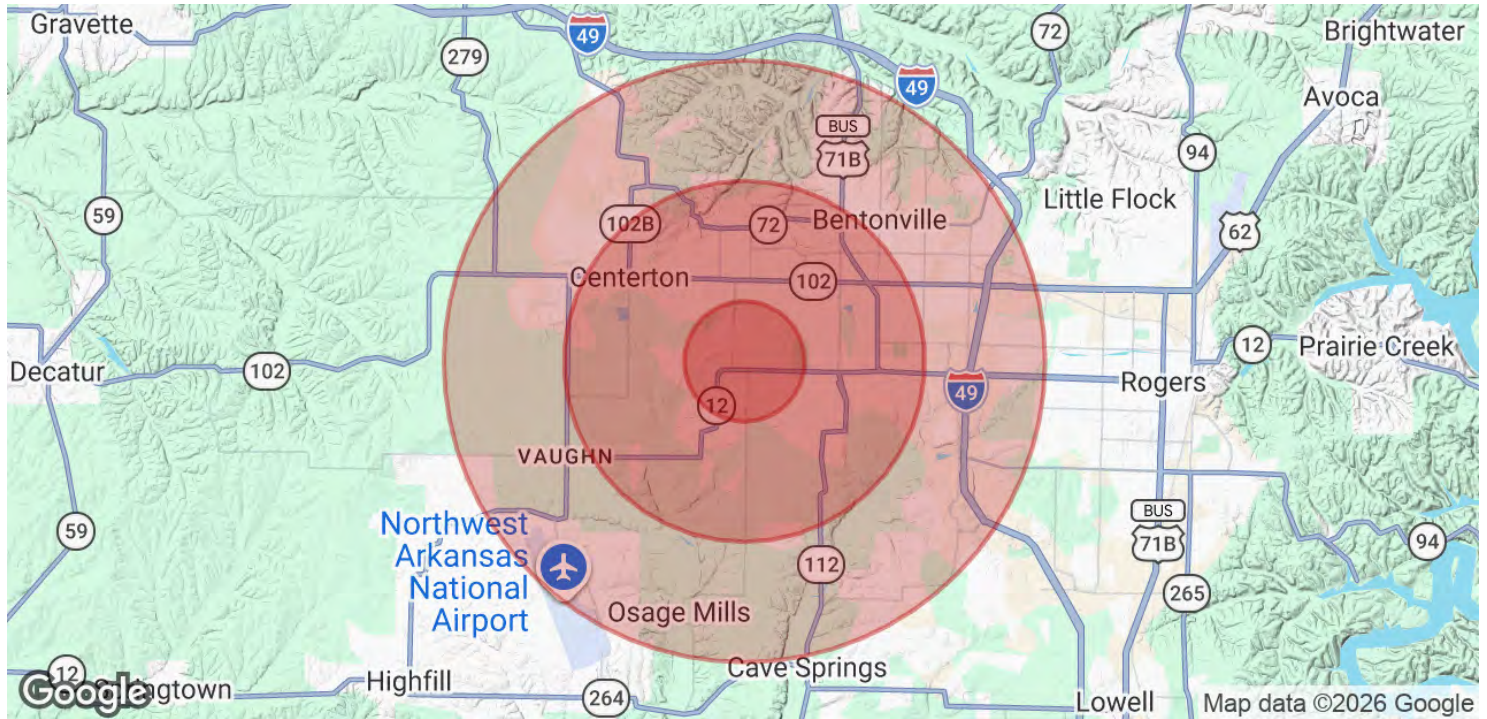
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,204	46,429	88,663
Average Age	27.5	31.3	33.9
Average Age (Male)	27.4	30.7	33.2
Average Age (Female)	28.1	32.0	34.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,535	17,051	33,405
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$132,644	\$133,277	\$144,310
Average House Value	\$349,833	\$363,811	\$422,617

2023 American Community Survey (ACS)

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