

COTTAGES AT OTTER CREEK,
LITTLE ROCK, ARKANSAS

The Webster Corporation
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COTTAGES AT OTTER CREEK

The Webster Corporation

101 QUAIL RUN CIRCLE, LITTLE ROCK, AR

96 Units

SECTION 42 LIHTC PROPERTY

A Commercial Real Estate firm emphasizing long-term relationships with complete confidentiality and trust.

The Webster Corporation is pleased to announce the opportunity to acquire Cottages of Otter Creek of Little Rock, Arkansas. THIS PROPERTY IS BEING OFFERED AT THE PREDETERMINED QUALIFIED CONTRACT PRICE OF \$7,012,267 AND WILL FOLLOW THE STANDARD QUALIFIED CONTRACT PROCESS. This 96-unit rental community which was completed in 2002 represents the chance to purchase a well-conceived, well-built development with an exceptional location that is already prime will make this property desirable for years to come in one of the strongest submarkets in Pulaski County.

OFFERING SUMMARY

Price: \$7,012,267

Annual NOI: \$320,000

Cap Rate: 4.5%

Price Per Unit: \$74,000

Current Occupancy: 93%

Units: 96

Year Built: 2002

Total Land: 8.74 acres

Major Streets: Stagecoach Rd and Otter Creek Rd

Surrounding Uses: Single Family



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The Webster Corporation represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, changes of price, rental or other conditions prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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