

The Webster Corporation
Jerry Webster
Pavilion in the Park
8201 Cantrell Road, Suite 325
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Hillview Village Apartments

2540 W. Pershing, North Little Rock, AR

56 Units

SECTION 42 LIHTC PROPERTY

The Webster Corporation is pleased to announce the opportunity to acquire Hillview Apartments in North Little Rock, Arkansas. THIS PROPERTY IS BEING OFFERED AT THE PREDETERMINED QUALIFIED CONTRACT PRICE OF \$6,846,427 AND WILL FOLLOW THE STANDARD QUALIFIED CONTRACT PROCESS. This 56-unit rental community which was completed in 2005 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:	\$6,843,427
Annual NOI:	\$250,000
Cap Rate:	4%
Price Per Unit:	\$122,000
Current Occupancy:	96%
Units:	56
Year Built:	2005
Total Land:	6.0 acres
Major Streets:	Pershing and Pike Ave.
Surrounding Uses:	VA Hospital, Pulaski Tech Community College



The Webster Corporation

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

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Little Rock, Arkansas

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Jerry Webster, President

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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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Signage



Aerial View



Typical Front View of Building



Front View of Community Room



Laundry Area



Typical Living Area



Typical Bedroom



Typical Kitchen