

SENIOR RESIDENCES OF SHERWOOD,
SHERWOOD, ARKANSAS

The Webster Corporation
Jerry Webster
Pavilion in the Park
8201 Cantrell Road, Suite 325
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Senior Residences of Sherwood

The Webster Corporation

201 Teague Lanes, Sherwood, AR

78 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 Senior Residences of Sherwood, Arkansas. THIS PROPERTY IS BEING OFFERED AT THE PREDETERMINED QUALIFIED CONTRACT PRICE OF \$5,755,287 AND WILL FOLLOW THE STANDARD QUALIFIED CONTRACT PROCESS. This 78-unit rental community which was completed in 2001 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:	\$5,755,287
Annual NOI:	\$300,000
Cap Rate:	5.0%
Price Per Unit:	\$74,000
Current Occupancy:	90%
Units:	78
Year Built:	2001
Total Land:	5.27 acres
Major Streets:	Brockington Road and Hwy 107
Surrounding Uses:	Single Family Houses



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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SENIOR RESIDENCES OF SHERWOOD
201 Teague Lane
Sherwood, Arkansas 72120

Signage



Entrance



Leasing Office



Picnic Area



Laundry



Apartment Building

Apartment Building



Apartment Building

