

SENIOR RESIDENCES OF WEST MEMPHI,
WEST MEMPHIS, ARKANSAS

The Webster Corporation
Jerry Webster
Pavilion in the Park
8201 Cantrell Road, Suite 325
Little Rock, Arkansas 72227
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Senior Residences of West Memphis

The Webster Corporation

300 West Jackson, West Memphis, AR

48 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 West Memphis, Arkansas. THIS PROPERTY IS BEING OFFERED AT THE PREDETERMINED QUALIFIED CONTRACT PRICE OF \$3,590,481 AND WILL FOLLOW THE STANDARD QUALIFIED CONTRACT PROCESS. This 48-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 but with the opening of a new hotel and casino will make this property desirable for years to come in one of the strongest submarkets in West Memphis.

OFFERING SUMMARY

Price:	\$3,590,481
Annual NOI:	\$105,000
Cap Rate:	3.0%
Price Per Unit:	\$75,000
Current Occupancy:	95%
Units:	48
Year Built:	2001
Total Land:	3.8 acres
Major Streets:	Jackson and Broadway
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 RESIDENCE OF WEST MEMPHIS
302 West Jackson Avenue
West Memphis, Arkansas 72301



Signage



Typical Residential Building



Typical Residential Building