

RIDGE AT LAKE HAMILTON

Hot Springs, AR
96 Units

Undergoing Qualified Contact

Qualified Contract Price: \$7,527,433

96
UNITS



962
AVG UNIT SF



92,388
RENTABLE SF



2000
YEAR BUILT



90%
OCCUPANCY



6.89
ACRES



\$0.88
AVG MKT RENT/SF

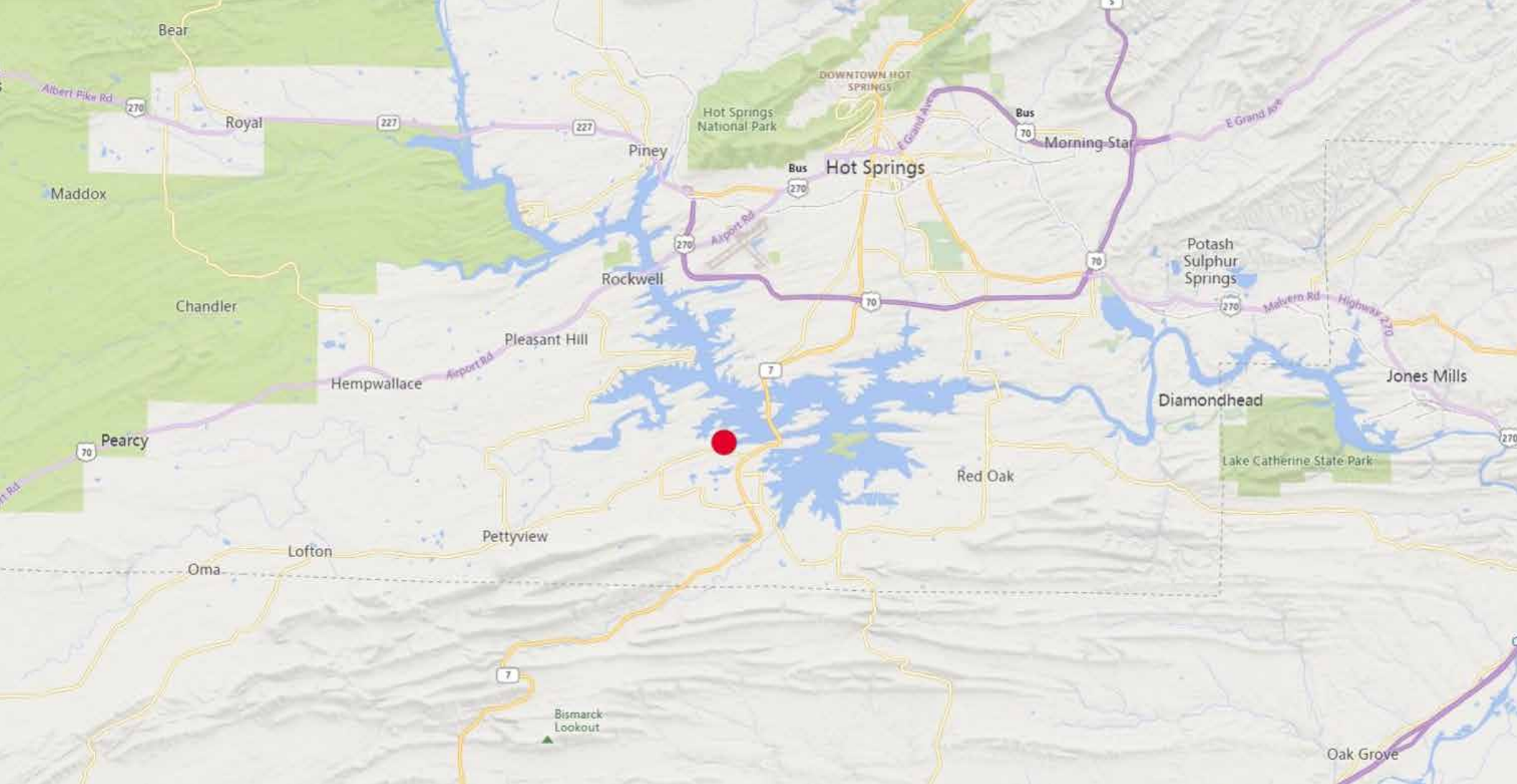
\$850
AVG MKT RENT



Hot Springs, AR

329 AMITY RD, 71913





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PROPERTY DESCRIPTION



RIDGE AT LAKE HAMILTON

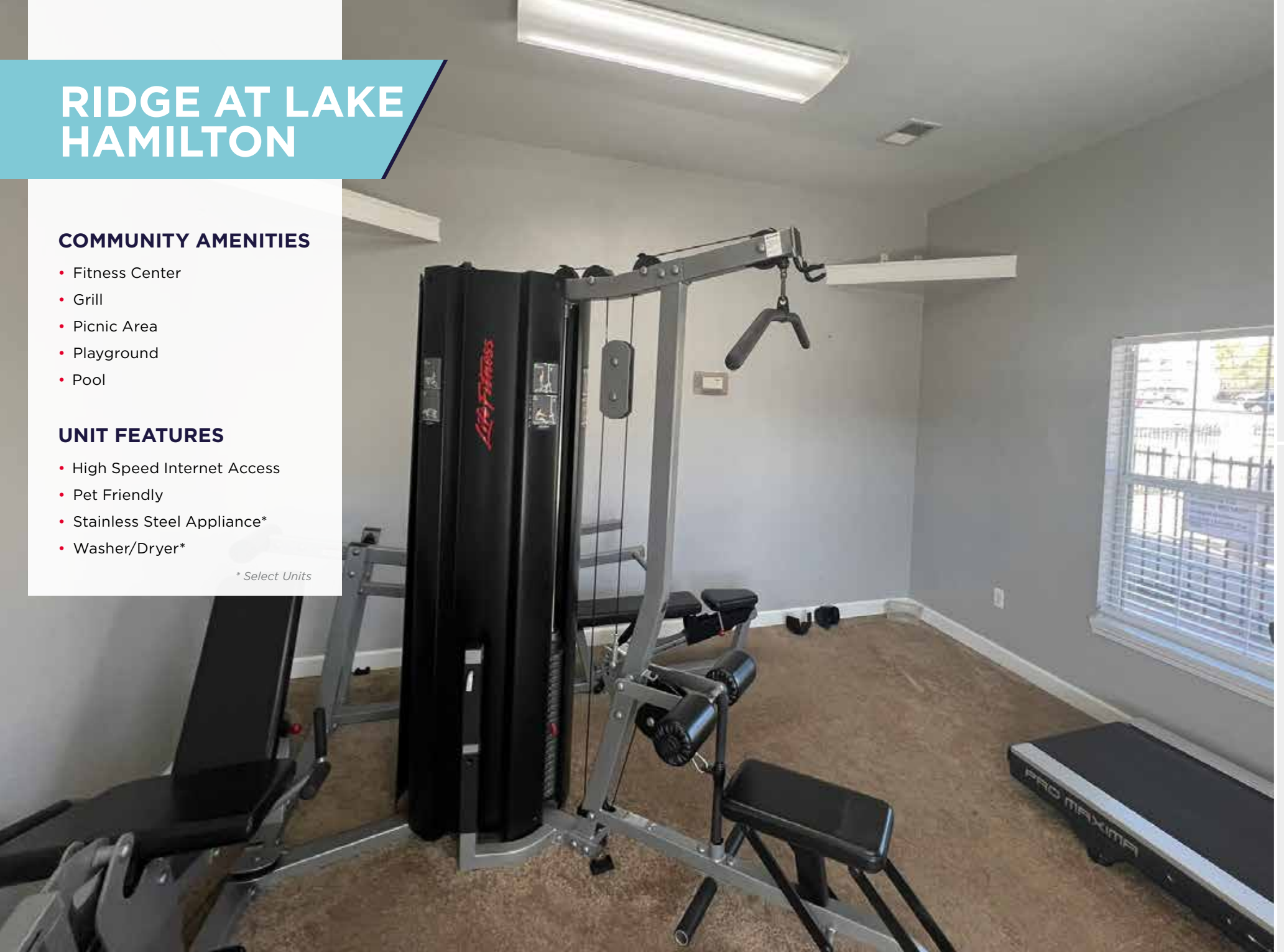
COMMUNITY AMENITIES

- Fitness Center
- Grill
- Picnic Area
- Playground
- Pool

UNIT FEATURES

- High Speed Internet Access
- Pet Friendly
- Stainless Steel Appliance*
- Washer/Dryer*

** Select Units*



PROPERTY SUMMARY

| | |
|-------------------|-----------|
| Number of Units | 96 Units |
| Year Built | 2000 |
| Stories | 3 Stories |
| Net Rentable Area | 92,388 SF |
| Average Unit Size | 962 SF |

| SITE | | | | | | | |
|----------------|---|--------------|------------|---------|------------|-----------|-----------|
| Address | 329 Amity Road, Hot Springs, AR, 71913 | | | | | | |
| County | Garland County | | | | | | |
| Size/Density | 6.89 Acres / 13.93 Units per Acre | | | | | | |
| Location | E side of Central Ave, about 4.2 mile south of US-270. The property is just off of the Quachita River/Lake Hamilton. | | | | | | |
| Traffic Counts | <table border="0"> <tr> <td>Central Ave:</td> <td>20,000 VPD</td> </tr> <tr> <td>US-270:</td> <td>37,298 VPD</td> </tr> <tr> <td>Amity Rd:</td> <td>2,765 VPD</td> </tr> </table> | Central Ave: | 20,000 VPD | US-270: | 37,298 VPD | Amity Rd: | 2,765 VPD |
| Central Ave: | 20,000 VPD | | | | | | |
| US-270: | 37,298 VPD | | | | | | |
| Amity Rd: | 2,765 VPD | | | | | | |

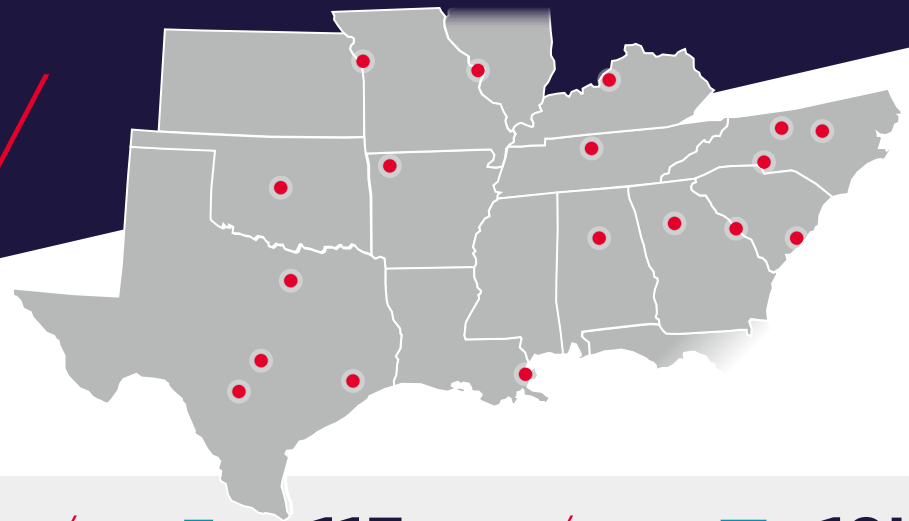
UNIT MIX SUMMARY

| TYPE | # UNITS | % UNITS | SIZE (SF)* |
|---------------------|-----------------|---------|--------------------|
| 1BR-1BA | 28 | 29% | 754SF |
| 2BR-1BA | 52 | 54% | 995 SF |
| 3BR-2BA | 16 | 17% | 1,221 SF |
| Total / Avg. | 96 Units | | 962 SF Avg. |

* Unit sizes are based on rent roll.

SUNBELT MULTIFAMILY ADVISORY GROUP

98 TEAM MEMBERS
55 ADVISORS
15 STATES



#1

Sunbelt
Market Share*



\$2.9B

Sales Volume
through Sept



117

Deals Closed
through Sep



18K

Units Sold
through Sep

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Executive Vice Chair

ALEX BROWN
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ALEX PHILLIPS
Director



* CoStar broker-attributed sales in AL, AR, FL, GA, KS, KY, LA, MO, MS, NC, OK, SC, TN and TX, reported through June 2024.



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- West
- Midwest
- Northeast
- Florida

Agency Financing Made Possible Through
Greystone Servicing, LLC



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