

# Sherwood Park

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## Apartments

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# OFFER PROCESS

## Exclusive Representation

Volta Investments has been exclusively retained to represent the Seller in the disposition of Sherwood Park. All inquiries about the offering or the property should be directed to Volta Investments.

## Offer Process

Property is being offered on an "All Cash" basis to qualified purchasers. Prospective purchasers will have the opportunity to visit the property through scheduled tours with Volta Investments. Please do not contact the on-site management directly.

## Offer Requirements

Offers should be presented in the form of a non-binding Letter of Intent, and must include at least:

- Asset Pricing
- Due Diligence & Closing Timeframe
- Earnest Money Deposit
- Description of Debt/Equity Structure
- Qualification to Close

Purchase terms shall require cash to be paid at closing. Offers should be delivered to the attention of Jeremy Wallace via email.

## Property Tours

To accommodate the Property's ongoing operations, Volta Investments requests 48-hour advance notice to schedule a tour.

# SHERWOOD PARK APARTMENTS

## OFFERING MEMORANDUM

### ADDRESS

1707 Arrowhead Road, North Little Rock, AR 72188

### PRICE

\$16,000,000

### T-3 CAP RATE / GRM

7.62% / 7.82

### PRICE/UNIT

\$66,115

### PRICE/SF

\$101.87

### TOTAL UNITS

242

### YEAR BUILT

1976 / 2025

### RENTABLE SF

± 157,067

### AVG UNIT SIZE

± 665

### AVG IN PLACE RENT

\$695

## Executive Summary

**±93%**

Current Occupancy

**±\$695**

Avg In-Place Rent

**±\$760**

Avg Proven Premium Rent

**\$3MM+**

CapEx Invested

**\$2.04M**

T-3 EGI

**\$1.220M**

T-3 NOI

**7.62%**

T-3 Cap Rate

**7.82**

T-3 GRM

### Property Overview

Sherwood Park Apartments is a 242-unit, renovated multifamily community in North Little Rock, Arkansas, with over \$3,000,000 in completed capital improvements across interiors, major systems, and exterior components. The heavy lifting has been completed, allowing an incoming investor to focus on revenue optimization and operational upside.

Current in-place rents trail supported market levels, presenting identifiable annual gross revenue upside through continued lease optimization and unit turns. The property delivers immediate cash flow while offering a clearly defined path to NOI growth without material capital investment. Current ownership has increased average rents to ±\$695, achieving an increase of ±\$75 per unit over the past 12 months— with meaningful upside remaining as renovated units continue to be leased up at market rates.

Located in a submarket characterized by limited new supply and recent positive absorption, Sherwood Park benefits from durable workforce demand supported by Little Rock's diverse employment base, including government, healthcare, logistics, and military sectors. This offering represents a rare opportunity to acquire a stabilized, renovated asset with measurable near-term upside in a fundamentally stable market.

# Investment Offering

Sherwood Park Apartments is a value-add multifamily community strategically located in North Little Rock, Arkansas. The property presents a compelling opportunity to enhance operations while maintaining its strong position as attainable workforce housing in a supply-constrained submarket.

Sherwood Park is well-positioned to capitalize on rising replacement costs and the affordability gap between new Class A construction and existing workforce housing. With limited new supply targeting North Little Rock's renter-by-necessity demographic, the property benefits from strong demand fundamentals and sustainable rent growth potential.

Boasting stable occupancy, functional floor plans, and a highly accessible location near major transportation corridors and employment centers, Sherwood Park Apartments represents an attractive opportunity to implement a disciplined value-add strategy in a fundamentally sound market.



# Investment Highlights

Sherwood Park Apartments | North Little Rock, AR

## 01 Extensively Renovated Asset -- \$3M+ in Capital Improvements Completed

Sherwood Park has undergone a comprehensive, \$3,100,000+ capital improvement program spanning interior renovations, mechanical systems, roofing, exterior, and common areas — with ±90% of the units fully upgraded with new LVP flooring, modernized kitchens and bathrooms, and new fixtures throughout. Infrastructure improvements include HVAC replacements and repairs (~50% of units), Roofing replacement and repair across ±60% of the property, exterior painting and power washing, landscaping and drainage upgrades, parking lot repaving, life & safety systems upgrades, and a fully renovated laundry facility.

## 02 Substantial Rent Growth Achieved

Current ownership has increased average rents to ±\$695, representing an increase of ±\$75 per unit over the past 12 months. Current achieved premium rents averaging ~\$760/unit represent continued near-term upside as remaining units turn. Average market rents of ~\$825 for one beds and ~\$975 for two beds present even further rent growth.

## 03 Strong Little Rock Market Fundamentals

Sherwood Park benefits from strong and improving submarket fundamentals. North Little Rock is characterized by fewer than 100 units currently under construction, recent positive net absorption, and unemployment of approximately 3.8% — below the national average. The Little Rock MSA features a diversified employment base anchored by the University of Arkansas for Medical Sciences (UAMS), the largest employer in Arkansas, along with Little Rock Air Force Base, the Port of Little Rock, and a growing advanced manufacturing and logistics sector. Median household income is approximately \$69,700. Market data reflects effective market rents averaging \$1,033-\$1,106 across the metro, positioning Sherwood Park at a compelling value relative to market fundamentals.

## 04 Strong Stabilized Cash Flow with a Clear Path to NOI Growth

Sherwood Park is generating strong and growing cash flow, with a trailing three-month annualized NOI of \$1.234M. Monthly scheduled EGI exceeds \$168,000, with utility reimbursements (RUBS) and ancillary income contributing an additional \$16,000+ per month. At 93% occupancy across 242 units, the property is operating with a proven management infrastructure in place. The trajectory of NOI improvement is expected to continue as in-place leases increase to market rates.

## 05 Prime Location and Accessibility

Sherwood Park enjoys a highly convenient location in North Little Rock with immediate access to the region's major employment, retail, and transportation corridors. The property sits minutes from McCain Mall, the largest retail destination in Central Arkansas, as well as major grocery anchors, dining, and services along JFK Boulevard and McCain Boulevard. Residents have quick access to I-40 and I-30, connecting them to downtown Little Rock, Little Rock Air Force Base, the Port of Little Rock, and UAMS — the largest employer in the state. The immediate trade area also includes Walmart, Home Depot, Target, and a dense concentration of national retailers, making Sherwood Park an exceptionally convenient location for working-class and workforce housing tenants.

## 06 Robust Income Growth & Ancillary Revenue

Sherwood Park is a fully operational, turnkey asset with seasoned property management, proven leasing systems, and an established resident base in place. A new owner steps in on day one with stabilized occupancy, a seasoned on-site team, and no heavy operational lifting required — allowing immediate focus on executing the remaining rent growth opportunity.

# Unit Mix

Sherwood Park | Market Rent Analysis

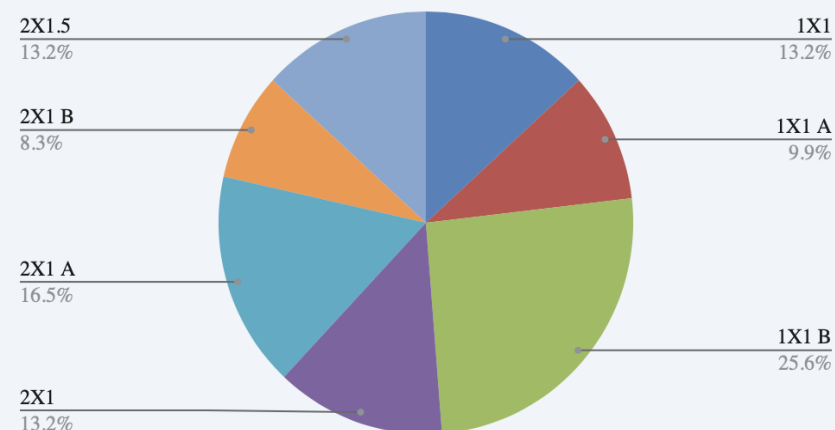
## Subject Property — Sherwood Park Unit Mix & Rents

Floor Plan	Total Units	Unit SF	Avg In-Place Rent	Monthly Base Rent	Annual Rent	Rent/SF	Unit Mix %		Avg Market Rent	Monthly Market Rent	Annual Market Rent	Monthly Variance
1x1	32	432	\$599	\$19,168	\$230,016	\$1.39	13.22%		\$675	\$21,600	\$259,200	+\$76
1x1 A	24	441	\$602	\$14,448	\$173,376	\$1.37	9.92%		\$695	\$16,680	\$200,160	+\$93
1x1 B	62	577	\$665	\$41,230	\$494,760	\$1.15	25.62%		\$715	\$44,330	\$531,960	+\$50
2x1	32	688	\$700	\$22,400	\$268,800	\$1.02	13.22%		\$750	\$24,000	\$288,000	+\$50
2x1 A	40	759	\$732	\$29,280	\$351,360	\$0.96	16.53%		\$775	\$31,000	\$372,000	+\$43
2x1 B	20	817	\$750	\$15,000	\$180,000	\$0.92	8.26%		\$795	\$15,900	\$190,800	+\$45
2x1.5	32	880	\$840	\$19,168	\$230,016	\$0.95	13.22%		\$925	\$29,600	\$355,200	+\$85
<b>TOTAL / AVG</b>	<b>242</b>	<b>665</b>	<b>\$695</b>	<b>\$168,406</b>	<b>\$2,020,872</b>	<b>\$1.11</b>	<b>100.00%</b>		<b>±\$760</b>	<b>\$183,110</b>	<b>\$2,197,320</b>	<b>±\$65</b>

### Key Takeaways

- Current market rents of ±\$760/unit compare favorably to competitive set, with renovated units in the market commanding even higher.
- The unit mix skews heavily toward 2-bedroom floor plans (57% of units), which historically exhibit lower turnover and stronger retention than 1-bedroom product — providing income stability for a new owner.
- Every floor plan has positive monthly variance to market, ranging from +\$43 to +\$93 per unit, confirming broad-based rent growth opportunity across the entire portfolio — not isolated to a single floor plan type.
- At \$1.11/SF, Sherwood Park offers renters exceptional value relative to newer product in the market, supporting strong demand and low vacancy risk at the workforce housing price point.

Unit Mix by Floor Plan



# Floor Plans

Sherwood Park Apartments | North Little Rock, AR

1 BEDROOM, 1 BATH | 432 SF



1 BEDROOM, 2 BATH | 577 SF



# Floor Plans

Sherwood Park Apartments | North Little Rock, AR

2 BEDROOM, 1 BATH | 688 SF



2 BEDROOM, 1 BATH | 759 SF



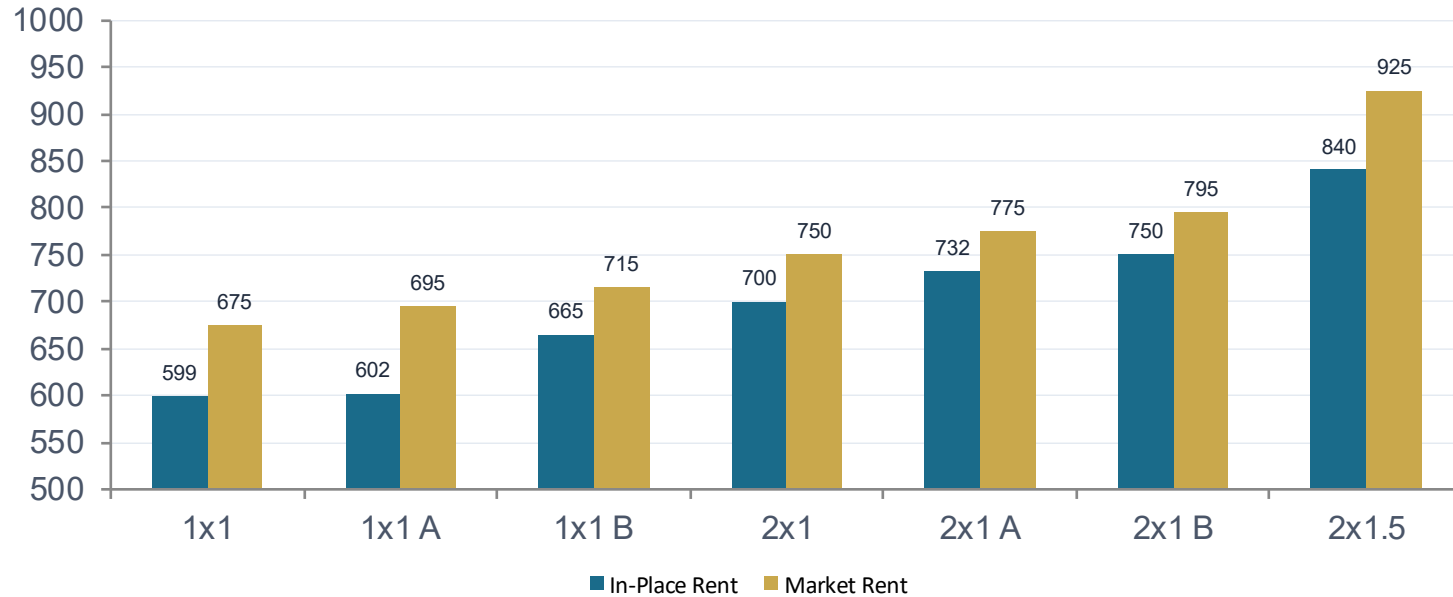
2 BEDROOM, 1.5 BATH | 880 SF



# Value-Add Opportunity

Rent Growth Runway & Income Upside | Sherwood Park Apartments

## Current In-Place vs. Market Rent by Floor Plan



Total Rent Upside Potential: **~\$28,800/month (\$346K annually)** upon full lease-up at premium rents

### Lease-Up of Remaining Vacant Units

At rents of ~\$760/unit, full occupancy represents ~\$14,440/month (\$173K annually) in incremental gross revenue.

### Rent Growth on In-Place Leases

Average in-place rents of \$695 trail proven premium rents of \$760 by ~\$65/unit. Bringing all 222 occupied units to market represents ~\$173K in additional annual revenue.

### RUBS & Ancillary Income Expansion

Current RUBS/other income of ~\$16K/month continues to grow as occupancy increases and billing methodology is refined. Full implementation could yield \$20K+/month.

### Continued Cap Rate Compression

A buyer acquires a stabilizing asset at a significant discount to replacement cost with meaningful appreciation potential.

# Rental Comparables | One Beds

North Little Rock / Little Rock Metro | Market Rent Analysis

## Sherwood Park One Bed Rent Comps

PROPERTY	UNIT TYPE	UNIT SIZE	EFF. RENT.	AVG. RENT/SQFT	UNITS		
Sherwood Park	1BR-1BA	432	\$599	\$1.39	32		
Sherwood Park	1BR-1BA	441	\$602	\$1.37	24		
Sherwood Park	1BR-1BA	577	\$665	\$1.15	62		
PROPERTY	UNIT TYPE	UNIT SIZE	EFF. RENT.	AVG. RENT/SQFT	TOTAL UNITS	YEAR BUILT	DISTANCE
Sherwood Park	1BR-1BA	510	\$634	\$1.24	242	1976	0.00
4700 Lynn Ln	1BR-1BA	500	\$725	\$1.45	22	1964	0.10
West Scenic Apartments	1BR-1BA	660	\$775	\$1.17	138	1973	1.05
Timbers at Lakewood	1BR-1BA	682	\$838	\$1.23	320	1982	3.19
Riverwalk Apartments	1BR-1BA	715	\$839	\$1.17	262	1987	2.23
The Bluffs on McCain	1BR-1BA	710	\$945	\$1.33	184	1981	1.25
<b>TOTAL/AVG</b>		<b>653</b>	<b>\$824</b>	<b>\$1.27</b>		<b>1977</b>	<b>1.56</b>

# Rental Comparables | Two Beds

North Little Rock / Little Rock Metro | Market Rent Analysis

## Sherwood Park Two Bed Rent Comps

PROPERTY	UNIT TYPE	UNIT SIZE	EFF. RENT.	AVG. RENT/SQFT	UNITS		
Sherwood Park	2BR-1BA	688	\$700	\$1.02	32		
Sherwood Park	2BR-1BA	759	\$732	\$0.96	40		
Sherwood Park	2BR-1BA	817	\$750	\$0.92	20		
Sherwood Park	2BR-1.5BA	880	\$840	\$0.95	32		
PROPERTY	UNIT TYPE	UNIT SIZE	EFF. RENT.	AVG. RENT/SQFT	TOTAL UNITS	YEAR BUILT	DISTANCE
Sherwood Park	2BR-1BA	781	\$755	\$0.97	242	1976	0.00
West Scenic Apartments	2BR-1BA	820	\$825	\$1.01	138	1973	1.05
The Bluffs on McCain	2BR-1BA	850	\$927	\$1.09	184	1981	1.25
The Bluffs on McCain	2BR-1.5BA	964	\$1,063	\$1.10	184	1981	1.25
Timbers at Lakewood	2BR-1BA	946	\$963	\$1.02	320	1982	3.19
Timbers at Lakewood	2BR-2BA	1,021	\$1,106	\$1.08	320	1982	3.19
TOTAL/AVG		920	\$977	\$1.06		1979	1.99

# Recent Capital Expenditures

Significant Capital Deployed Since Acquisition | July 2024 – Present

## Interior Renovations

- Extensive interior unit renovations across the property
- LVP flooring throughout
- Updated or resurfaced kitchen cabinets & countertops
- Modern bathroom fixtures & vanities
- Fresh paint & new light fixtures
- New appliances installed in units
- Laundry room fully renovated & operational

## Exterior & Structural

- Over 50% of roofs replaced. Several others repaired across property
- Multiple parking lots repaved with new asphalt
- All metal handrails repaired or replaced property-wide
- Building exteriors painted and power washed
- Exterior stairwell carpet replacement in several buildings
- Siding repairs completed on multiple buildings
- Security cameras installed throughout property

## Mechanical Systems

- ~50% of HVAC units replaced with new systems or significant repairs
- Water heaters replaced across large chunk of units
- Plumbing repairs completed in building(s)
- Fire extinguishers replaced in all buildings
- Updated utility chargeback (RUBS) system
- Energy efficiency improvements ongoing
- Ongoing preventive maintenance program

# Financial Analysis

Sherwood Park Apartments | North Little Rock, AR

		T-1 Annualized	T-3 Annualized	T-6 Annualized	T-12 Actuals
<b>Income</b>	<b>Pro Forma</b>				
Gross Rent	2,279,640	1,762,433	1,750,798	1,738,474	1,679,995
Less: Vacancy (6%)	-136,778				
Less: Non-Rev/Bad Debt/Adjust (2%)	-45,593				
<b>Net Rental Income</b>	<b>2,097,269</b>	<b>1,762,433</b>	<b>1,750,798</b>	<b>1,738,474</b>	<b>1,679,995</b>
	<b>Pro Forma (T-3 Income)</b>				
Plus: Utility Reimbursements	174,049	216,298	174,049	163,376	160,503
Plus: All Other Income	120,663	110,986	120,663	110,996	101,319
<b>Total Other Income</b>	<b>294,712</b>	<b>327,284</b>	<b>294,712</b>	<b>274,372</b>	<b>261,821</b>
<b>Effective Gross Income</b>	<b>2,391,981</b>	<b>2,089,717</b>	<b>2,045,511</b>	<b>2,012,846</b>	<b>1,941,816</b>
	<b>Pro Forma</b>	<b>T-1</b>	<b>T-3</b>	<b>T-6</b>	<b>T-12</b>
	<b>(Combo Expenses &amp; Projections)</b>	<b>Annualized</b>	<b>Annualized</b>	<b>Annualized</b>	<b>Actuals</b>
<b>Expenses</b>	<b>Pro Forma Per Unit</b>				
Real Estate Taxes (Adjusted est. increase post sale)	607	147,000	114,031	114,031	114,031
Insurance	650	157,300	163,913	163,913	163,913
Utilities	716	173,254	180,387	173,254	156,810
Marketing	67	16,332	17,361	16,332	17,724
Repairs, Maintenance & Contract Services	404	97,731	150,158	90,694	97,731
Unit Turnover	150	36,300			
Administrative	88	21,402	25,795	21,402	32,856
On-Site Payroll	834	201,818	208,286	191,450	204,240
Management Fee	3%	72,443	62,692	54,897	51,974
<b>Total Expenses</b>	<b>\$3,517</b>	<b>922,895</b>	<b>922,622</b>	<b>825,973</b>	<b>839,279</b>
<i>Total Expenses as % of EGI</i>		38.58%	44.15%	40.38%	43.22%
<b>Net Operating Income</b>	<b>1,469,086</b>	<b>1,167,095</b>	<b>1,219,538</b>	<b>1,191,049</b>	<b>1,102,537</b>

# Property Tax Summary

Sherwood Park Apartments | North Little Rock, AR

COUNTY	PARCEL NO.	ASSESSED VALUE (20%)	MILLAGE RATE	TAX RATE	TAXES DUE TO COUNTY	TAXES DUE BY	REAPPRAISAL YEAR
PULASKI COUNTY	33N0520015400	\$114,880	0.0708	1.42%	\$8,133.51	OCTOBER 15 <sup>TH</sup> , 2026	2026
PULASKI COUNTY	33N0520015600	\$148,800	0.0708	1.42%	\$10,535.04	OCTOBER 15 <sup>TH</sup> , 2026	2026
PULASKI COUNTY	33N0520015500	\$156,660	0.0708	1.42%	\$11,091.54	OCTOBER 15 <sup>TH</sup> , 2026	2026
PULASKI COUNTY	33N0520015700	\$52,220	0.0708	1.42%	\$3,697.18	OCTOBER 15 <sup>TH</sup> , 2026	2026
PULASKI COUNTY	33N0520015300	\$109,660	0.0708	1.42%	\$7,763.94	OCTOBER 15 <sup>TH</sup> , 2026	2026
PULASKI COUNTY	33N0520002600	\$161,880	0.0708	1.42%	\$11,461.11	OCTOBER 15 <sup>TH</sup> , 2026	2026
PULASKI COUNTY	33N0520002400	\$276,780	0.0708	1.42%	\$19,596.02	OCTOBER 15 <sup>TH</sup> , 2026	2026
PULASKI COUNTY	33N0520008500	\$208,880	0.0708	1.42%	\$14,788.71	OCTOBER 15 <sup>TH</sup> , 2026	2026
PULASKI COUNTY	33N0520002700	\$258,400	0.0708	1.42%	\$18,294.72	OCTOBER 15 <sup>TH</sup> , 2026	2026
PULASKI COUNTY	33N0520002500	\$20,060	0.0708	1.42%	\$1,420.26	OCTOBER 15 <sup>TH</sup> , 2026	2026
PULASKI COUNTY	33N0520006900	\$26,100	0.0708	1.42%	\$1,847.89	OCTOBER 15 <sup>TH</sup> , 2026	2026
PULASKI COUNTY	33N0520007000	\$114,880	0.0708	1.42%	\$8,133.51	OCTOBER 15 <sup>TH</sup> , 2026	2026
<b>TOTAL / AVG</b>		<b>\$1,649,200</b>	<b>0.0708</b>	<b>1.42%</b>	<b>\$116,763</b>		

Property taxes in Arkansas are based on an assessed value equal to 20% of appraised market value, a structure that typically results in lower effective tax rates compared to many states where taxes reset to purchase price. Taxes are payable annually and due October 15. Pulaski County's next countywide reappraisal is scheduled for 2026, contributing to a transparent and predictable tax framework for investors.

# The Property

Sherwood Park Apartments | North Little Rock, AR

<b>COUNTY</b>	<b>SITE ACREAGE</b>
Pulaski County	11.13 Acres
<b>TOTAL UNITS</b>	<b>DENSITY (UNITS/ACRE)</b>
242	21.74
<b>YEAR BUILT / RENOVATED</b>	<b>NO. RESIDENTIAL BUILDINGS</b>
1976 / 2025	31
<b>AVERAGE UNIT SIZE (SF)</b>	<b>NO. OTHER BUILDINGS</b>
±665	3
<b>TOTAL RENTABLE SF</b>	<b>NO. STORIES</b>
±157,067	2
<b>TOTAL GROSS SF</b>	<b>FOUNDATION / STRUCTURE</b>
±185,696	Concrete Slab-On Grade
<b>PARKING SPACES</b>	<b>EXTERIOR</b>
±365	Brick and Vinyl Siding
<b>PARKING RATIO</b>	<b>ROOFS</b>
0.96 / Unit	Pitched w/ Composition Shingles

<b>UTILITIES AND OTHER</b>
<b>HVAC</b>
Individual Units / Forced Air / Electric & Gas
<b>HOT WATER</b>
Individual In-Unit / Electric & Gas
<b>ELECTRIC &amp; GAS</b>
Individual / Resident Pays Direct/ North Little Rock Electric
<b>WATER / SEWER</b>
RUBS / Central Arkansas Water
<b>TRASH</b>
RUBS / Republic
<b>CABLE / INTERNET</b>
Resident Pays Direct

<b>MONTHLY RUBS CHARGES</b>
<b>PEST</b>
\$5.00
<b>TRASH</b>
\$10.00
<b>DRAINAGE</b>
\$5.00
<b>WATER / SEWER</b>
APPROX. \$50/UNIT AVG / CALCULATION BASED ON BUILDING SQFT AND OCCUPANCY
<b>SERVICE FEE</b>
\$6.50
<b>MITIGATED RISK</b>
\$11.95 - \$13.95 PER MONTH
<b>PET RENT</b>
\$25

# Property Photos

Sherwood Park Apartments | North Little Rock, AR



# Property Photos

Sherwood Park Apartments | North Little Rock, AR



# Community Features & Amenities

Sherwood Park Apartments | North Little Rock, AR

## COMMUNITY AMENITIES

- Swimming Pool with Sundeck
- Playground
- Clubhouse
- Renovated Laundry Facilities
- 365+ Parking Spaces (0.96/Unit)
- Professional Landscaping
- Basketball Court
- Professional Management

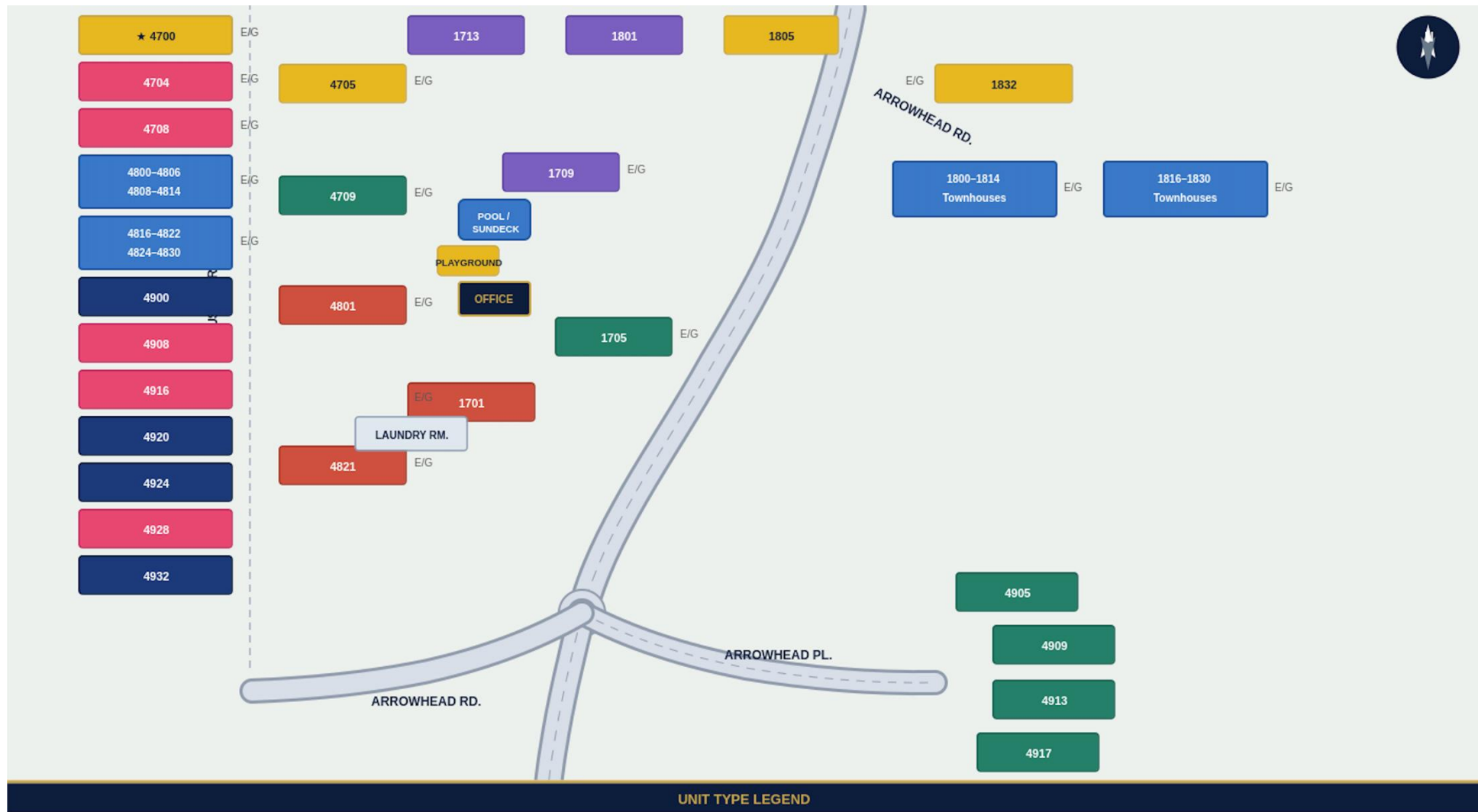
## UNIT AMENITIES

- Renovated Units
- Modernized Kitchens & Bathrooms
- New LVP Flooring
- Private Patio / Balcony (Select Units)
- Ceiling Fans (Select Units)
- W/D Connections
- Heating and Air Conditioning
- Window Coverings
- New Appliances



# Site Plan

1707 Arrowhead Road | North Little Rock, AR 72116 | 11.13 Acres | 242 Units



# Demographics & Workforce Profile

Sherwood Park Apartments | North Little Rock, AR

760,000+

MSA Population

\$69,700

Median HH Income

3.8%

Unemployment Rate

38.2

Median Age

67%

Renter-Occupied Housing

## WORKFORCE HOUSING DEMAND DRIVERS

- Large \$35K-\$75K income cohort — the core workforce renter demographic
- High renter-by-necessity demand due to homeownership cost barriers
- Elevated mortgage rates keeping renters in the market longer
- In-migration from smaller rural Arkansas markets seeking employment
- Stable public-sector & military employment provides non-cyclical tenancy

## SUPPLY & MARKET CONDITIONS

- Fewer than 100 units under construction in North Little Rock submarket
- New Class A supply concentrated in West Little Rock — minimal competition
- Replacement cost far exceeds current effective rents — economic moat
- Affordability gap widening between luxury new builds and workforce housing
- Market effective rents averaging \$1,033-\$1,106 across the metro

# Economic Drivers

Little Rock-North Little Rock-Conway MSA | Central Arkansas Economic Hub

**760,000+**

MSA Population

**370,420**

Total Employees (BLS, June 2024)

**3.8%**

Unemployment Rate

**\$466M+**

Port Investment Since 2016

**2,388**

New Port Jobs Since 2016

## GOVERNMENT & PUBLIC SECTOR

- State Capital of Arkansas — consistent public-sector housing demand
- Little Rock Air Force Base: 8,000+ military & civilian personnel
- Basic Allowance for Housing (BAH) — reliable, govt-backed rental income
- State agencies, school districts, university system

## HEALTHCARE & MEDICAL

- UAMS — largest employer in Arkansas (11,000+ jobs)
- Baptist Health — 5,360 jobs, 1.2 miles from property
- Arkansas Children's Hospital — 4,000 jobs
- CHI St. Vincent, VA, Arkansas Heart Hospital

## LOGISTICS & DISTRIBUTION

- Port of Little Rock: 50+ businesses, 10,000+ employees
- Strategic access: I-40, I-30, I-440 junction
- Arkansas River barge system + Clinton National Airport
- Amazon, Walmart suppliers, TREX Company (\$500M facility)

## CORPORATE & MANUFACTURING

- Dillard's Corporate HQ (2,400 jobs)
- Windstream Communications (830 jobs)
- Dassault Falcon Jet — \$100M expansion, 800 new jobs
- FIS, Fiocchi, Elopak — advanced manufacturing growth

# Amazon's Continued Investment in Little Rock

Little Rock MSA | Economic Driver



930,000

Square Foot Facility

1,000+

New Jobs Created

2027

Expected Opening

\$150M+

Total Investment

## Amazon Breaks Ground at the Port of Little Rock

In July 2025, Amazon broke ground on a new 930,000-square-foot logistics facility at the Port of Little Rock — its most significant investment in Central Arkansas to date. The facility is expected to be operational by 2027 and will employ more than 1,000 full- and part-time workers, reinforcing Little Rock's position as a premier logistics hub in the mid-South.

### The Facility

Over 930,000 square feet of state-of-the-art logistics operations at the Port of Little Rock — where river, rail, road, and runway converge. Designed to accelerate delivery speeds and expand Amazon's mid-South distribution capacity.

### Strategic Location

The Port of Little Rock provides multimodal access via I-40, I-30, I-440, the Arkansas River barge system, and Clinton National Airport — one of the most logistically connected sites in the region and a natural fit for Amazon's growing fulfillment network.

### Jobs & Compensation

More than 1,000 full- and part-time jobs with average base wages exceeding \$22/hour and total compensation averaging \$29/hour.

### Amazon's Arkansas Footprint

Since 2010, Amazon has created 4,000+ jobs in Arkansas and invested more than \$2.6 billion statewide, generating \$2.4B in economic impact and 6,500 indirect jobs. This facility accelerates that trajectory for Central Arkansas.

### WHY THIS MATTERS FOR SHERWOOD PARK

1,000+ new Amazon jobs within the Little Rock MSA drive direct demand for workforce housing at Sherwood Park's price point. Blue-collar logistics employment is the core demographic driver for attainable multifamily — and this facility plants a generational employment anchor minutes from the property.

# Capital Markets Overview

Little Rock MSA | Multifamily | 2024–2026 YTD

**\$121.1M+**

Total Sales Volume  
2025–2026 YTD

**70 Sales**

Total Transactions  
2024–2026 YTD

**7.37%**

Modeled Market  
Cap Rate (Q1 2026)

**\$87,813**

Modeled Market  
Price / Unit (Current)

**7.28%**

Avg Transaction  
Cap Rate (2025)

**\$72,117**

Avg Transaction  
Price / Unit (2025)

## Little Rock MSA — Multifamily Capital Markets Summary

### QUARTERLY TRANSACTION ACTIVITY | Q1 2024 – Q1 2026

Quarter	Sales Vol	# Trans	Units Sold	Avg \$/Unit	Market \$/Unit	Mkt Cap Rate
2024 Q1	\$42.1M	2	252	\$167,135	\$85,793	7.25%
2024 Q2	\$10.2M	4	109	\$99,548	\$87,338	7.23%
2024 Q3	\$29.4M	9	651	\$49,228	\$87,190	7.25%
2024 Q4	\$38.1M	8	625	\$72,140	\$86,524	7.32%
2025 Q1	\$20.4M	10	347	\$65,493	\$87,365	7.33%
2025 Q2	\$2.0M	3	139	\$125,000	\$88,357	7.32%
2025 Q3	\$20.1M	18	574	\$63,373	\$87,901	7.34%
2025 Q4	\$50.2M	8	766	\$78,335	\$87,693	7.37%
2026 Q1	\$28.5M	8	450	\$63,968	\$86,908	7.42%

### ANNUAL SUMMARY

Year	Sales Volume	Transactions	Units Traded	Avg \$/Unit
2024	\$119.8M	23	1,637	\$80,967
2025	\$92.7M	39	1,826	\$72,117
2026 YTD	\$28.5M	8	450	\$63,968

### ▲ SHERWOOD PARK — PRICING CONTEXT

Ask Price / Unit	\$66/115
T-3 Cap Rate	7.62%
vs. 2025 Avg \$/Unit	\$72,117 mkt
vs. Modeled Mkt Cap	7.40% mkt

### KEY TAKEAWAYS

Market cap rates have compressed from ~7.23% (2024) to ~7.40% (2026 YTD) — a stable, yield-driven environment. Avg transaction prices declined from \$80,967/unit (2024) to \$72,117/unit (2025) as investor discipline held. Sherwood Park's ask of \$66,115/unit prices at a discount to 2025 market averages with a going-in yield of 7.62% — a 22-basis-point premium to the current modeled market cap rate — supported by a \$346K annual rent upside runway.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the Property and whether the Property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All Properties and services are marketed by Volta Investments LLC in compliance with all applicable fair housing and equal opportunity laws.

# Sherwood Park Apartments

## CONTACT INFORMATION



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