

Largest Steel Mfg. City in the US

Seller is guaranteeing 100% Occupancy at Closing.
Any vacant unit seller will sign 1 year lease, paid up front at closing.

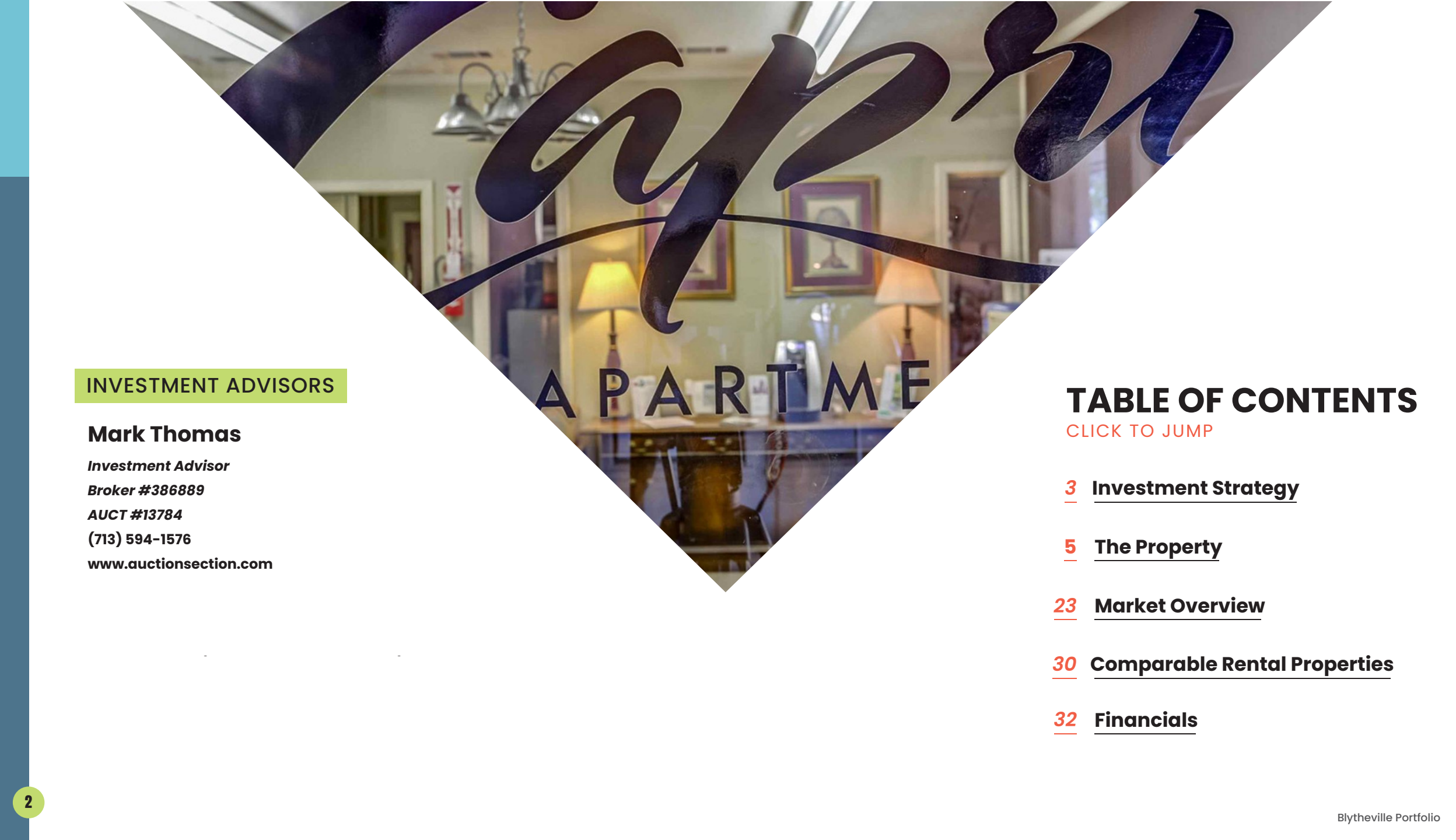
CAPRI APARTMENTS
OFFICE

Blytheville Portfolio

Number of Assets: 1 Number of Units: 201

Years Built: 1980 - 2000 Years Renovated: 2024 - 2025

Blytheville, Arkansas



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INVESTMENT STRATEGY

As exclusive advisor, Auction Section is pleased to offer the **Blytheville Portfolio**, a 201-unit value-add portfolio located in Blytheville, AR. Prospective purchasers have the opportunity to increase value through adding more furnished units which adds approximately \$600 per unit per month to the NOI. There is a strong foundation for a new investor to build upon what has already been achieved on-site during the current ownership and take the property to the next level!

The seller started adding furnished units 2 years ago and has furnished 60 units so far. As the buyer furnishes 60 additional units it will add \$36,000 a month or \$432,000 a year to the NOI. At a 6.5% cap rate this will add \$6,646,153 to the value.

INVESTMENT

HIGHLIGHTS

- 201-UNIT PORTFOLIO PROVIDES IMMEDIATE SCALE FOR ADDITIONAL FURNISHED UNITS
- TENANTS ARE RESPONSIBLE FOR THE FIRST \$250 OF ANY REPAIR
- WELL-POSITIONED ASSET PRIMED FOR VALUE-ADD IMPLEMENTATION
- EXCEPTIONAL BASIS COMPARED TO RECENT SALES
- SUPPLY CONSTRAINED MARKETS PRIME FOR ORGANIC RENT GROWTH
- IDEALLY SITUATED NEAR EDUCATION, MEDICAL, GROCERY, & RETAIL
- OFFERED FREE & CLEAR OF EXISTING DEBT
- FURNISHED UNITS USUALLY GENERATE HIGHER RENTAL INCOME COMPARED TO THEIR UNFURNISHED COUNTERPARTS.



INVESTMENT STRATEGY

Furnished Units

This is the key to add significant value with little investment. 60 furnished units rented so far in 2 years. Each unit costs \$2,000 to furnish and rents for an additional \$600 more per month. 1 Bedroom \$1,350 and 2 Bedrooms \$1,650. Hotels are on Avg \$150 per night (\$4,500 per month). Capri Apartments offers larger 2 bedroom units with full kitchens for 60% less than a hotel. Renting an additional 60 units will yield \$432,000 of NOI creating an additional \$6,646,153 of value on a 6.5% cap rate.

The largest Steel Mfg City in the US

US Steel continues to grow with a \$1 Billion Investment for growth in Mississippi County. <https://cottontosteel.com/about/news-and-social-media/mississippi-county-arkansas-is-primed-for-steel>. Blytheville, AR is the largest Steel Mfg city in the US. As US steel continues to boom so does the need for housing. Capri Apartments currently has over 30 applications ready for apartments as they become ready. Tariffs on foreign steel have only made the demand that much more **For US STEEL** since Trump took office.

Exceptional Basis Compared to Recent Sales

The properties are being offered at a highly attractive going in basis relative to recent trades across the immediate market and region. The properties are being offered well below replacement costs.

Supply Constrained Markets Prime for Organic Rent Growth

The low number of deliveries in the Blytheville markets should give owners confidence that their occupancy will remain strong, even as they make strategic interior upgrades and push rents. Further, the top-end of the market has not been tested.

Ideally Situated Near Education, Medical, Grocery, & Retail

Capri Apartments in Blytheville is conveniently located next door to Kroger and Hays Supermarket. To the southwest sits Blytheville High School and Arkansas Northeastern College and minutes to the northwest sits Great River Medical Center. In the heart of Blytheville, the property offers a wealth of options for restaurants and retail.

Offered Free & Clear of Existing Debt

The property is being offered free and clear of existing debt, providing the opportunity for a new investor to take advantage of the highly competitive financing markets, low interest rates, long term debt with interest only options with maximum leverage, supporting exceptional returns on investment.



THE PROPERTY



Seller is guaranteeing 100% Occupancy at Closing.
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201-Unit Portfolio Provides Immediate Scale in Blytheville, AR

201 units in the market, the property provides immediate scale and an opportunity to take advantage of operational efficiencies and adding more furnished units. The portfolio offers a buyer the opportunity to own 30% of the Blytheville inventory.

Well-Positioned Asset Primed for Value-Add Implementation

Recently, approximately 99% of the units have been renovated. Premiums on furnished units have seen of \$600/unit/month. Current owners have prioritized occupancy over maximizing NOI and comps in the market support clear rent upside. New ownership can enter the acquisition at a low basis and achieve immediate equity through increasing furnished units when coupled with high demand for US Steel workers.





PROPERTY

SUMMARY

CAPRI

205 W MOULTRIE DR, BLYTHEVILLE, AR 72315

County	Mississippi
Total Units	201
- Multifamily	186
- Commercial	15
Year Completed	1975
Year Renovated	2024-2025
Average Unit Size (SF)	828
Total Rentable SF - Residential	154,836
Total Rentable SF - Commercial	13,630
Site Acreage	13.81
Density (Units/Acre)	13.54
No. of Residential Buildings	20
No. of Other Buildings	1
No. of Stories	2
Foundation	Slab
Construction	Wood Framed
Exterior	Stone & Siding
Roofs	Flat, TPO

Utilities Metering & Responsibility

Electric	Individual Tenant Pays Direct
Gas	Individual Tenant Pays Direct
Water/Sewer	Individual Tenant Pays Direct
Trash	No Charge City of Blytheville

THE PROPERTY

BLYTHEVILLE

Landmarks

2 Miles

Arkansas
International
Airport

Blytheville
Sports
Complex

Blytheville
Country
Club

Great Rivers
Medical Center

DOLLAR
GENERAL

Kroger

Hayes
Store

Blytheville
High School

KFC

El Puerto
Mexican
Restaurant

Blytheville
Middle School

Blytheville
Elementary
School

State
Senators
Office

Hayes Corp
Headquarters

McAdoo's
Steak &
Lounge

ZAXBY'S

Blytheville
Municipal
Airport



Arkansas
Northeastern
College

THE PROPERTY

CAPRI

UNIT AMENITIES

In-Unit Washer/Dryer Hookups*
High Speed Internet Options
Walk-In Closets
Heating/AC
Ceiling Fans
Cable Ready
Tub/Shower
Security System
Oven
Range
Furnished Units*
Porch/Balcony

**Select Units*

COMMON AREA AMENITIES

Maintenance on Site
Property Manager on Site
Laundry Facilities Picnic
Area



MARKET OVERVIEW

BLYTHEVILLE, AR

Located just 60 miles north of west Memphis, Blytheville is the county seat and largest city in Mississippi County, Arkansas. It's in the heart of the Delta with soybeans, cotton, and rice as the main farm crops. The main industry in the area is steel, as Blytheville leads the nation in steel production. There are several steel mills in the area that produce a variety of products as well as many supporting satellite industries however, it was initially established as a lumber mill town in the 1880s. Spanning over 21 miles, Blytheville sits near ten cotton gins. One of the largest cotton fields in North America lies near the city's western edge and the modern farming in Blytheville has followed the trend of larger farms being held by fewer farmers.

The heritage of Blytheville residents is defined by their unwavering determination and unrivaled dedication to their community. Flash forward to present day, where locals can be found enjoying myriad outdoor activities in the Delta including, but not limited to hunting, fishing, and golfing with a handful of neighborhood barbecues, fish fries and ice cream socials throughout the year.

ECONOMIC INCENTIVE

The **Local Incentive Fund** was created to strengthen local revenues from taxes and employ Mississippi County residents to maximize the return on the county's investment of these funds.

MARKET PROFILE

- Median Rental Costs: \$800 per month
- Median Home Value: \$149,900
- Rate of Home Ownership: 50.1%
- Renter Percentage: 49.9
- Average Household Size: 2.45

RANKINGS

- **Number 1 STEEL PRODUCING COUNTY IN THE STATES**
(Mississippi County)

DEMOGRAPHICS

43.92% MALE | 56.08% FEMALE

MEDIANAGE: 34 YEARSOLD

MARRIAGE RATE: 33.1%

LOCATION, LOCATION, LOCATION!

- 1 LITTLEROCK, AR: 3 HRS
- 2 MEMPHIS, TN: 1 HR
- 3 FORREST CITY, AR: 1 HR 30 MINS
- 4 JONESBORO, AR: 1 HR
- 5 NASHVILLE, TN: 3 HRS 30 MINS
- 6 ST. LOUIS, MO: 3 HRS 30 MINS

TOP EMPLOYERS

- 1 NUCORSTEEL
- 2 BLYTHEVILLE SCHOOL DISTRICT
- 3 WALMART STORES, INC.
- 4 TMK IPSCO
- 5 GREAT RIVER MEDICAL CENTER
- 6 ARKANSAS NORTHEASTERN COLLEGE
- 7 NIBCO, INC.



RECREATION

Located in the Thunder Bayou Recreational Area, the Blytheville Sportsplex is a multi-purpose recreational facility for year-round enjoyment. It's home to ten baseball and softball fields, concessions stand, four soccer fields, two large fishing ponds, two pavilions and a walking trail that winds around the entire, 50-acre site.

The city of Blytheville offers four traditional parks for the enjoyment of residents and visitors alike. Walker Park is the city's most visited, which is comprised of a public swimming pool, fishing pond, several picnic areas, six tennis courts, three playground areas, three pavilions, a gazebo and even a walking path. It's also home to the iconic Mississippi County Fairgrounds.

Avid golfers have two beautiful courses to choose from in Blytheville: Thunder Bayou Golf Links and Blytheville Country Club. The former is an 18-hole, par 72 course spanning 7,262 yards ranked one of the best public courses in the state, while the latter is a private facility that hosts two large regional tournaments annually: the Calcutta and King Cotton.

ARTS & CULTURE

Generations of blues musicians passed through Blytheville—which notably lies along Highway 61 of blues musicfame—while en route to St. Louis, Missouri, and Chicago, Illinois.

Currently, there are many cultural opportunities in Blytheville as the Arts Council of Mississippi County offers a variety of throughout the year. In addition to community choirs for virtually all ages, there's also a local theater group fondly known as "Act II" by the locals. Also, the legendary literary destination, That Bookstore in Blytheville sponsors two book clubs that meet at the iconic location, which frequently features book signings with world-famous authors book signings.



LOCAL
ATTRACTIONS

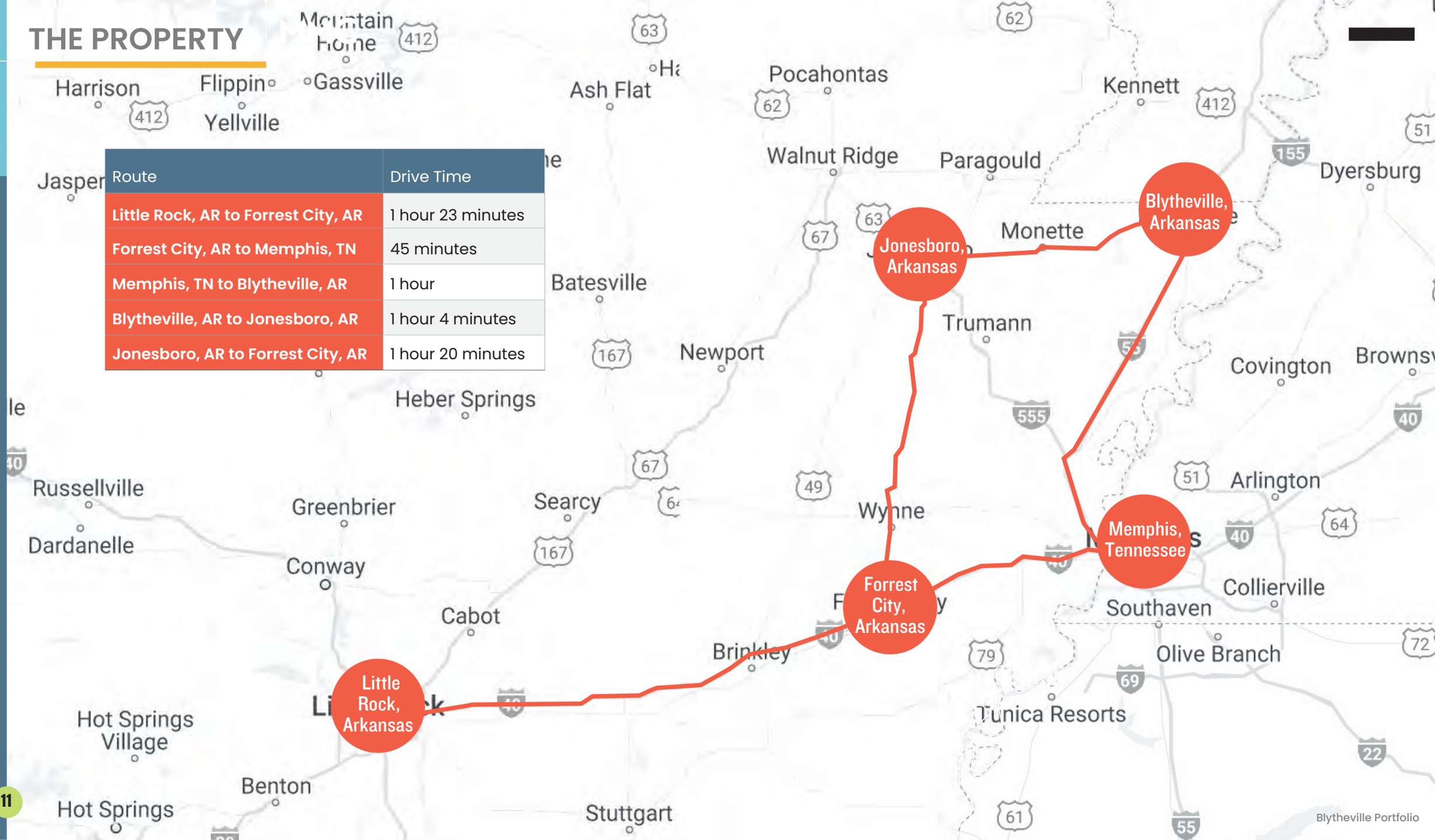
- Blytheville Commercial Historic District
- Hampson Archeological Museum State Park
- Johnny Cash's Childhood Home
- Eaker Air Force Base
- U.S. Flag Plaza
- Delta Gateway Museum
- Thunder Bayou Golf Links
- The Ritz (Blytheville's Civic Center)
- Historic Greyhound Bus Station
- That Bookstore in Blytheville

(Publishing Housefor world-renowned authors including John Grisham, Mary Higgins Clark, Pat Conroy, and Nicholas Sparks, among others)



THE PROPERTY

Route	Drive Time
Little Rock, AR to Forrest City, AR	1 hour 23 minutes
Forrest City, AR to Memphis, TN	45 minutes
Memphis, TN to Blytheville, AR	1 hour
Blytheville, AR to Jonesboro, AR	1 hour 4 minutes
Jonesboro, AR to Forrest City, AR	1 hour 20 minutes



MISSISSIPPI COUNTY
MAJOR EMPLOYERS

COMPANY

- 1 Nucor Steel
- 2 Nucor – Yamato Steel Company
- 3 Mississippi County Hospital System – Great River Medical Center
- 4 Nibco Inc.
- 5 Arkansas Northeastern College
- 6 Prospect Steel Company
- 7 Tenaris Tube Corporation
- 8 Atlas Tube
- 9 Bronco Industrial Services HQ
- 10 ART Manufacturing
- 11 Nucor-Yamato Steel
- 12 Ameris of Arkansas
- 13 Arkansas Northeastern College
- 14 Mississippi County Hospital System
- 15 Farmers Bank and Trust

FRANCIS COUNTY
MAJOR EMPLOYERS

COMPANY

- 1 Forrest City Federal Correctional Complex
- 2 Boar’s Head
- 3 Forrest City Medical Center
- 4 Forrest City School District
- 5 Wal-Mart Stores, Inc
- 6 Core-Mark International, Inc
- 7 East Arkansas Community College
- 8 Truckstops of America (TA Operating)
- 9 Crestpark Retirement Inn
- 10 Amicare of Forrest City (Woodridge Behavioral Care)
- 11 Crowley’s Ridge Technical Institute
- 12 Paalestine-Wheatley School District
- 13 Mestek (Airtherm)
- 14 Jimmy Sanders, Inc. (3 locations)
- 15 Hughes School District



FINANCIAL ANALYSIS



60 Current Furnished Units

Rent Potential at Current Furnished Rental Rates

Unit Type	Current Rents	Potential Monthly Totals	Potential Annual Totals
Studio	\$1,000.00	\$5,000	\$60,000
1 Bedroom 1 Bath	\$1,350.00	\$103,950	\$1,247,400
2 Bedroom 1 Bath	\$1,650.00	\$158,400	\$1,900,800
2 Bedroom 2 Bath	\$1,650.00	\$13,200	\$158,400
Shopping Center	\$850 - \$1,875	\$9,695	\$114,420
		\$290,245	\$3,481,020

Furnished units rent for on Avg. \$600 more per month. Each furnished unit is only \$2,000 per unit to furnish. Pays for itself in 3-4 months.

Non-Furnished

Type	Monthly Mkt. Rent
Studio	\$575
1 Bedroom	\$650
2 Bedroom - 1 Bath	\$850
2 Bedroom - 2 Bath	\$900

(Currently all are furnished and rented for \$1650)

Non-Furnished (Utilities Included)

Type	Monthly Mkt. Rent
Studio	\$875
1 Bedroom	\$975
2 Bedroom - 1 Bath	\$1,175
2 Bedroom - 2 Bath	\$1,225

60 Furnished Units Currently Rented

Furnished (Utilities Included)

Type	Monthly Mkt. Rent
1 Bedroom	\$1,350
2 Bedroom - 1 Bath	\$1,650
2 Bedroom - 2 Bath	\$1,650

There is a \$200 cap on all apartments with utilities included, and tenants have to pay anything over \$200. We have a Utilities included agreement that we have them sign when they sign their lease.

Seller is guaranteeing 100% Occupancy at Closing. Any vacant unit seller will sign 1 year lease, paid up front at closing.

U.S. STEEL DOUBLES DOWN ON MISSISSIPPI COUNTY

There's a lot about the new \$3 billion U.S. Steel plant, bound for Osceola in Arkansas' Mississippi County, that's just this side of surreal.

The growing presence of steel, an industry that's cropped up in this flat, open corner of the state only in the last several decades, is one thing. But opening what the project's parent company calls its most technologically advanced facility – and what is the largest private economic development project in the state's history – stretches the imagination well past the rolling farmland of today.

And that forward-looking vision, say officials, is precisely the point. For, in addition to the 900 jobs paying upwards of \$120,000 and the 3 million annual tons of advanced steel-making capability, the new Big River Steel Works brings a compelling, audacious view of the state's industrial future.

As U.S. Steel President and CEO David Burritt put it in a presser, released in advance of Feb. 8's groundbreaking ceremonies, "Several years ago, we embarked on a transformative vision for U. S. Steel. Now we celebrate, as we take another significant step forward in becoming the steel company of the future.

"This facility is engineered to bring together the most advanced technology to create the steel mill of the future that delivers profitable sustainable solutions for our customers."

Not surprisingly, state officials are similarly enthusiastic about the forthcoming plant, which will reside next to the company's existing Big River Steel facility following two years of construction.

"(The plant) is yet another opportunity in northeast Arkansas to transform the region," said Randy Zook, president and chief executive officer of the Arkansas State Chamber of Commerce and the Associated Industries of Arkansas. "It's a big opportunity, and we're encouraging an innovative approach to this that might be helpful in that regard."

Dan Brown, senior vice president of advanced technology, steelmaking and chief operating officer of Big River Steel Works, said a combination of factors has elevated northeast Arkansas into the country's newest hub for the steel industry and a jewel in U.S. Steel's crown.

"The combination of workforce, public and private support, logistics and energy supply have made this region the best choice for U.S. Steel," he said. "Our strategy is focused on advanced and sustainable steel production so the combination of these factors, along with access to markets, makes this an important capability for us. In addition, many of our strategic customers will benefit from the geographic location."

Zook, himself a former industrialist prior to leading the state chamber, agreed.

"The biggest advantage is the proximity to the river," he said. "It's the transportation of scrap into those mills. They function on scrap steel totally. They're downriver from major population centers. Easy rail access, easy trucking access. It's a function of location that's the initial driver."



U.S. STEEL DOUBLES DOWN ON MISSISSIPPI COUNTY

\$1,409,471

In-Place Rental Revenue
2026, per company financials

\$942,535

Net Operating Income — 2026
Actual Jan–Jul + forecast Aug–Dec

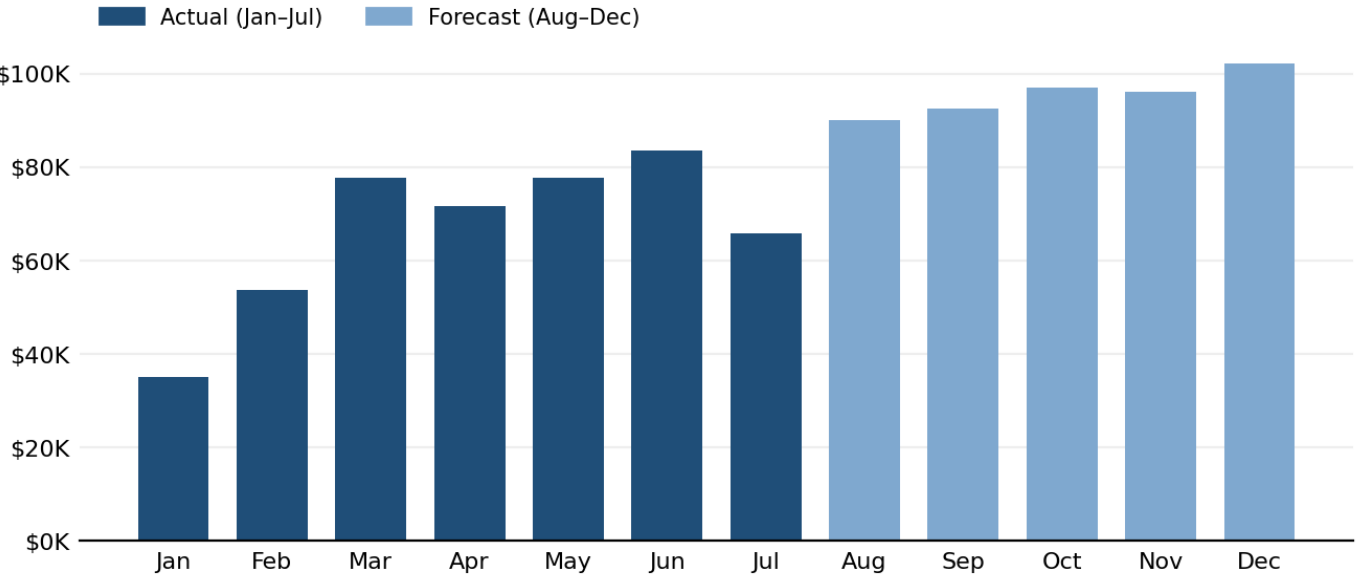
\$1,228,532

Projected Rolling 12-Month NOI
Forward run-rate

+\$432,000

Furnished-Unit Upside
Adds ~\$6.65M value at a 6.5% cap

MONTHLY NET OPERATING INCOME — 2026



Monthly NOI is trending higher through 2026, reaching a \$100K+ run-rate by year-end.

Strong cash flow, clear upside.

Capri is producing **\$942,535** of NOI in 2026, with a projected rolling-12 run-rate of **\$1,228,532** as renovations and lease-up mature.

The clearest next lever is the **furnished-unit program** — furnishing 60 more units (~\$2,000 each) adds an estimated **\$432,000 of annual NOI** and roughly **\$6.65M of value** at a 6.5% cap.



Mississippi County: The Steel Capital of the United States

An Investment Destination Fueled by America's Leading Steel Manufacturing Hub

Mississippi County, Arkansas — anchored by the City of Blytheville — is recognized as the largest steel-producing county in the United States. Home to major industry leaders like Zekelman Industries, Nucor, and Big River Steel, the region has attracted billions of dollars in investment over the past decade. Facilities like Atlas Tube's ERW mill, the largest of its kind in the world, exemplify the scale, innovation, and momentum propelling the county's transformation into a national manufacturing powerhouse.

With direct access to the Mississippi River, Interstate 55, and a skilled, trained workforce supported by partnerships with Arkansas Northeastern College, Mississippi County continues to draw national attention as a stable and growing industrial hub.

Mississippi County, Arkansas, is experiencing an expansion driven by the steel industry, particularly in Blytheville, the largest city in the county. Zekelman Industries, for example, is investing \$120 million to expand its Wheatland Tube facility, which will create more jobs and strengthen the county's manufacturing base, according to Zekelman Industries. This expansion is part of a larger trend of steel industry growth in the county, with billions of dollars invested in recent years.

Here's a more detailed look at the expansion:

Steel Industry Boom:

Mississippi County, Arkansas, is a major steel-producing area, and the industry has seen significant investment in recent years.

Zekelman Industries is investing \$120 million to expand its Wheatland Tube facility in Blytheville.

Job Creation:

The expansion by Zekelman Industries will add to the 1,000+ employees they already have in the area.

Workforce Training:

Zekelman is partnering with Arkansas Northeastern College to create a new workforce training initiative to support the growing steel industry.

Community Partnership:

The expansion is also seen as a sign of commitment to the local community, with Zekelman acknowledging the support of Mayor Logan and Mississippi County.

Other Expansion Efforts:

Mississippi County is also receiving \$2 million to clean up the Eaker Air Force Base in Blytheville, which could lead to further development, according to katv.com.

Historical Context:

While the current expansion is focused on the steel industry, Mississippi County itself was established in 1833 and has seen population growth and agricultural expansion over time.

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