



**Rent Roll & Property Overview**  
**222 Union St | Jonesboro, AR 72401**  
**11-Unit Multifamily Property**

**Unit Mix:**

- 9 Units: 2 Bed / 2 Bath
- 2 Units: 1 Bed / 1 Bath (Units #6 & #11)

**Utilities:**

- Tenants pay: Electric
- Landlord pays: Water, Trash, Internet

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**Current Rent Roll (as of 5/11/26)**

- #1 – \$1,475/mo | \$17,700/yr (Includes parking)
- #2 – \$1,575/mo | \$18,900/yr (Includes parking)
- #3 – \$1,800/mo | \$21,600/yr (Includes parking)
- #4 – \$1,400/mo | \$16,800/yr (3+ year tenant)
- #5 – \$1,550/mo | \$18,600/yr (Includes parking | Sublease Airbnb)
- #6 – **1/1 Vacant and for lease at \$1475 (Includes parking)**
- #7 – \$1,600/mo | \$19,200/yr (Includes parking)
- #8 – \$1,500/mo | \$18,000/yr (Includes parking | 3+ year tenant)
- #9 – \$1,350/mo | \$16,200/yr
- #10 – \$1,450/mo | \$17,400/yr
- #11 – \$1,475/mo | \$17,700/yr (Includes parking)

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**Financial Summary**

**Gross Annual Rent:** \$198,900

**Annual Expenses:**

- Taxes: \$5,670.73
- Insurance: \$12,756

- Utilities (Gas/Water/Electric): \$4,000
- Cable/Internet: \$6,000
- Maintenance/Repairs: \$4,000

**Total Expenses:** \$32,426

**Net Operating Income (NOI):** \$166,474

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### **Property Highlights**

- Gated property with coded entry (rare for downtown)
  - Rooftop deck
  - No pet policy
  - All-electric units (tankless water systems)
  - Strong tenant history with multiple long-term residents
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### **Value-Add Opportunity**

- **2BR/2BA Market Rents:** \$1,450–\$1,600 (Furnished: \$1,800–\$2,000)
- **1BR/1BA Market Rents:** \$1,350–\$1,450 (Furnished: ~\$1,600)
- Potential to increase rents through updates and/or furnished rentals

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