

4 UNIT, INCOME PRODUCING QUADPLEX FOR SALE



622 S WRIGHT ST

Siloam Springs, AR 72761



PROPERTY DESCRIPTION

Excellent investment opportunity in Siloam Springs featuring +/- 3,029 SF across four rental units with strong income potential. The property includes two 1-bedroom, 1-bath units, one 2-bedroom, 1-bath unit, and one 3-bedroom, 2-bath unit, totaling 7 bedrooms and 5 bathrooms. Three units are currently occupied, with one lease secured through October 1 and two operating month-to-month, while one unit is currently vacant, creating additional upside potential. Current rental rates range from \$650 to \$1,200/mo. Recent improvements include updated cabinetry in each unit. While the property does not feature central HVAC, all units are equipped with window air conditioning units. The property consists of a two-story residence and a detached home, offering a flexible layout for tenants. Conveniently located just 350' from S Mt. Olive and approx. 0.5 miles from US Hwy-412, the property offers convenient access to shopping, schools, and major transportation, making it an attractive Northwest Arkansas investment opportunity.

PROPERTY HIGHLIGHTS

- Excellent multifamily investment opportunity in Siloam Springs
- Current rental rates range from \$650 to \$1,200/month
- Flexible layout suitable for a variety of tenant needs
- Three units currently occupied
- Strong investment opportunity with income potential

OFFERING SUMMARY

Sale Price:	\$310,000
Number of Units:	4
Lot Size:	0.28 Acres
Building Size:	3,029 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,667	7,305	9,087
Total Population	7,634	21,079	26,064
Average HH Income	\$75,289	\$80,779	\$81,297

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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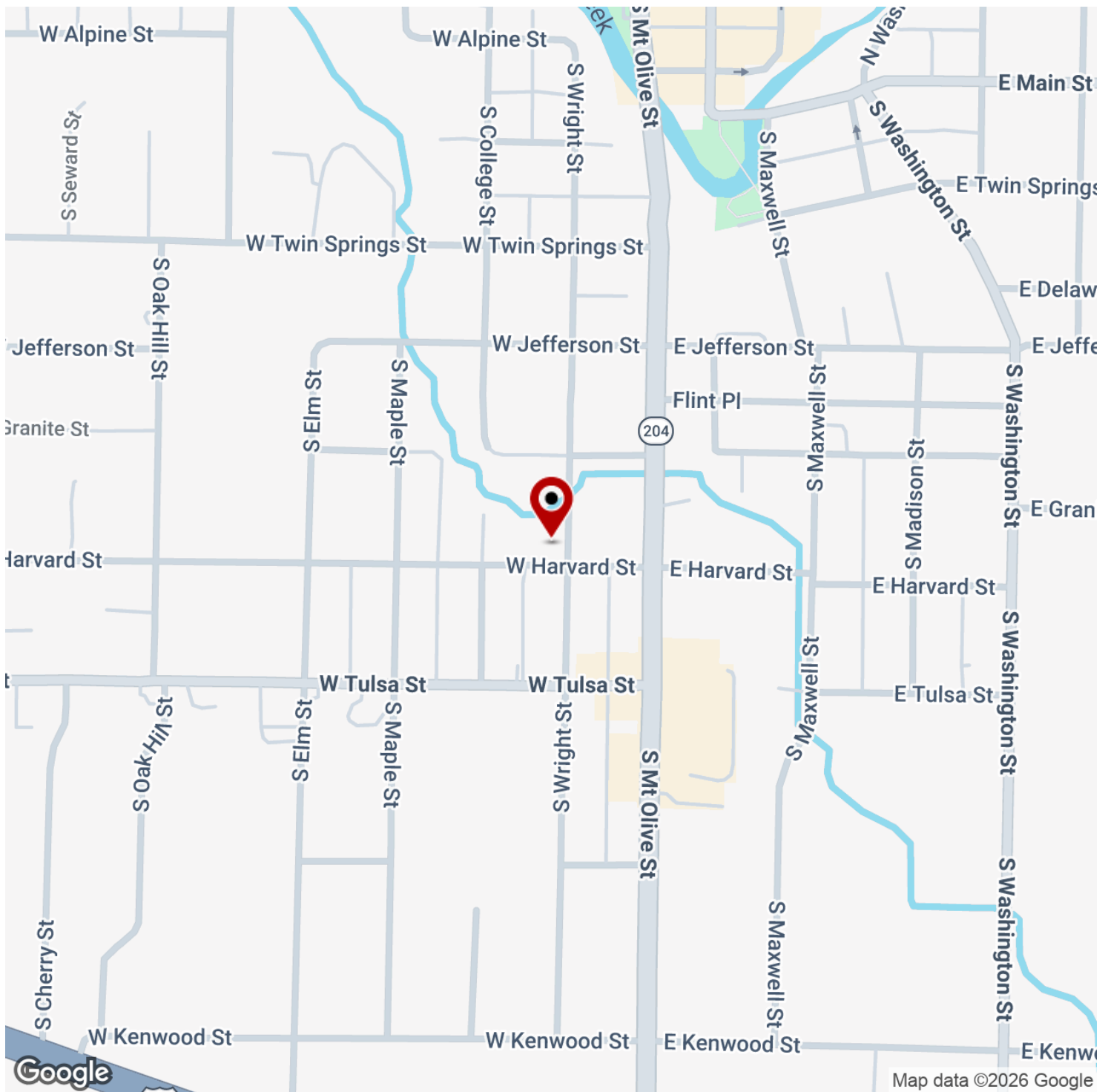
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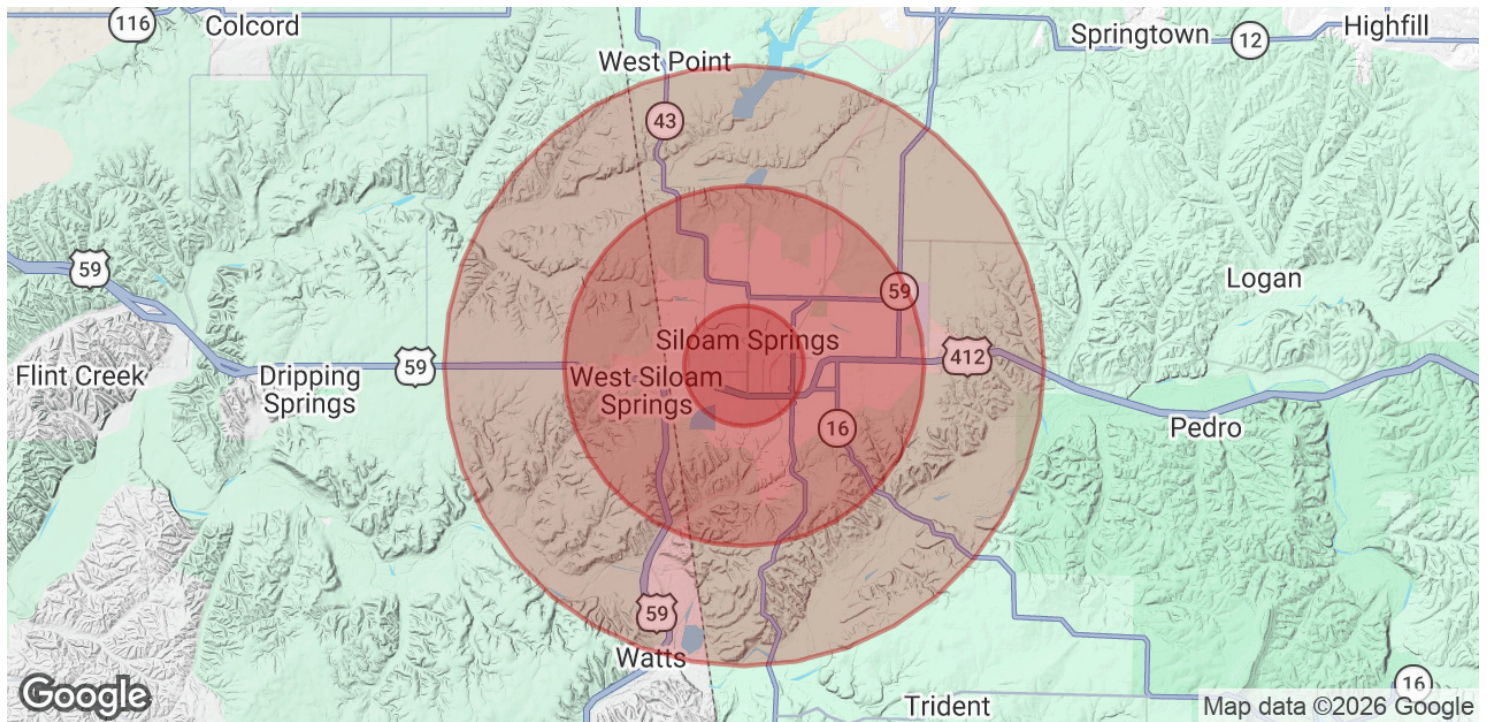
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,634	21,079	26,064
Average Age	36	36	37
Average Age (Male)	34	35	35
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,667	7,305	9,087
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$75,289	\$80,779	\$81,297
Average House Value	\$255,525	\$282,872	\$304,138

2020 American Community Survey (ACS)

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