

Arbor Vine

884 W Holly Street, Fayetteville, AR 72703
20 Units | Built 1993



Offering Procedures

Prospective investors expecting to make an offer are invited to submit:

- Letter of Intent
- Resume and / or Business Letter indicating recent or current assets owned or purchased
- Transaction References
- Banking References
- Source of Equity for Acquisition

INTEREST OFFERED

One hundred percent fee simple interest in Arbor Vine, located in Fayetteville, Arkansas.

TERMS

Arbor Vine is being sold on an all-cash basis.

PROPERTY TOUR

Prospective investors are encouraged to visit the subject property prior to submitting an offer. Please DO NOT contact the on-site management or staff without prior approval. All property showings are by appointment only. Please contact your Colliers agent for more details.

SALES CONDITIONS

Interested prospective investors should be aware that the owner of the property is selling the property as-is, where-is condition with all faults, if any, and without representations or warranties of any kind of nature, expressed or implied, written or oral.

OFFER DUE DATE

The call for offers is to be determined.

COMMUNICATIONS

All communications, inquiries and requests, including property tours, should be addressed to the listing agents.

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Property Analysis

Executive Summary

Arbor Vine Apartments offers investors the opportunity to acquire a fully renovated, well-located asset with substantial upside. Located in the heart of Fayetteville, the property is walkable to the University of Arkansas and nearby retail, and just minutes from major employers including Washington Regional Medical Center and Tyson Foods headquarters. Its central location and accessibility to key demand drivers attract both students and young professionals, serving a broad segment of the local renter base.

Despite comprehensive interior and exterior renovations, current rents trail comparable properties by more than \$200 per unit. Spacious floor plans, central HVAC, and in-unit washers and dryers provide a competitive amenity set that exceeds many nearby properties. Achieving market rents requires operational enhancements rather than additional capital investment, including improved marketing, proactive rent benchmarking, and implementation of ancillary income streams such as pet rent and administrative fees.

Recent capital improvements include new exterior siding and paint, roofs, decking and stairs, HVAC systems, and full interior renovations featuring updated flooring, countertops, cabinetry, appliances, and bathrooms. Given its renovated condition and Fayetteville's strong market fundamentals, Arbor Vine is well positioned to generate stable cash flow and long-term appreciation.



Property Details

OFFERING

Sale Price	Market
Property Address	884 W Holly St, Fayetteville, AR 72703
Number of Units	20
Number of Floors	2
Rentable SF	17,000 SF
Number of Buildings	2
Year Built	1993
Parking	Asphalt
Parking Ratio	2:1

CONSTRUCTION

Parcel Number	765-14028-000
Tax Rate (%)	5.71%
Parcel Size (acre)	0.810 AC
Density (unit/acre)	24.69 Units / AC
Foundation	Slab
Construction Materials	Brick
Roof	Pitched, composition shingle

MECHANICAL

HVAC	Central Heat/Air
Electricity	Individually metered
Hot Water	Individual Water Heaters
Electrical Wiring	Copper
Plumbing	Copper/PVC

FEES & DEPOSITS

Application Fee	\$40
Administrative Fee	\$0
Security Deposit	\$975
Month-to-Month Fee	\$100
Pet Fee <i>non-refundable</i>	\$300
Pet Rent	\$0
Pest Control	\$0

LAUNDRY

On-Site Facilities	No
Coin Machines	No
W/D Hookups in Units	Yes

UTILITIES/PROVIDER/PAID BY

Electric	<i>SWEPCO</i>	Tenant
Water / Sewer	<i>City of Fayetteville</i>	Tenant
Trash	<i>City of Fayetteville</i>	Tenant
Cable / Internet	<i>Cox</i>	Tenant

PERSONNEL

Management Company	Dunn Property Management
Property Manager	Off-site
Leasing Consultant	Off-site
Lead Maintenance	Off-site

SCHOOLS

School District	Fayetteville ISD
Elementary	Asbell Elementary School
Junior High	Woodland Junior High School
High School	Fayetteville High School



Investment Highlights

Completely renovated interior and exterior. Interior renovations include: solid surface countertops, LVP floors, and black appliances. No deferred maintenance.

Walkable to Campus, Arbor Vine is situated in one of the most desirable areas of Fayetteville for both students and young professionals. The property is also walking distance to popular dining and retail.

Rent comps for similar product in the immediate area support another \$200-\$300 of rental upside without any additional capital. New buyer can employ standard ancillary income items not currently being utilized (pet rent, app/admin fees, valet trash, etc.)

Situated in one of Northwest Arkansas's most high-barrier-to-entry multifamily neighborhoods, the area is rapidly gentrifying as older assets are renovated and new townhome and build-to-rent developments are delivered, fueling accelerated rent growth.

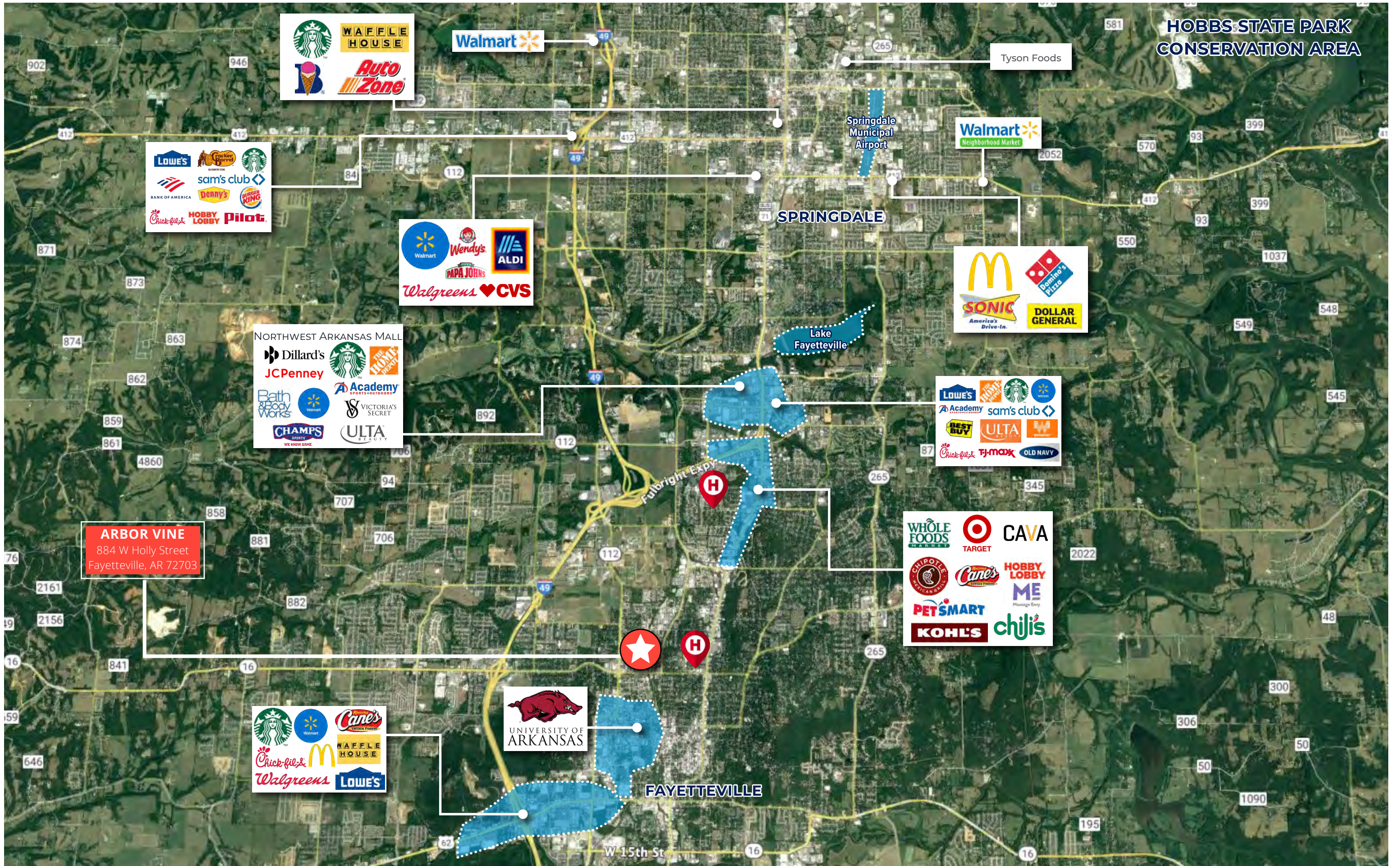


Amenities

- High Speed Internet Access
- Washer/Dryer
- Air Conditioning
- Heating
- Ceiling Fans
- Smoke Free
- Tub/Shower
- Dishwasher
- Disposal
- Granite Countertops
- Kitchen
- Microwave
- Oven
- Range
- Refrigerator
- Freezer
- Hardwood Floors
- Tile Floors



**HOBBS STATE PARK
CONSERVATION AREA**



ARBOR VINE
884 W Holly Street
Fayetteville, AR 72703



Financial Analysis

Unit Mix

UNIT TYPE	FLOOR PLAN	# UNITS	SF/UNIT	TOTAL SF	EFFECTIVE RENT	EFFECTIVE \$/SF	MARKET RENT	MARKET \$/SF	PRO FORMA RENT	PRO FORMA \$/SF
2x1	2x1	20	850	17,000	\$1,005	\$1.18	\$1,010	\$1.19	\$1,275	\$1.50
Total / Avg		20	850	17,000	\$1,005	\$1.18	\$1,010	\$1.19	\$1,275	\$1.50

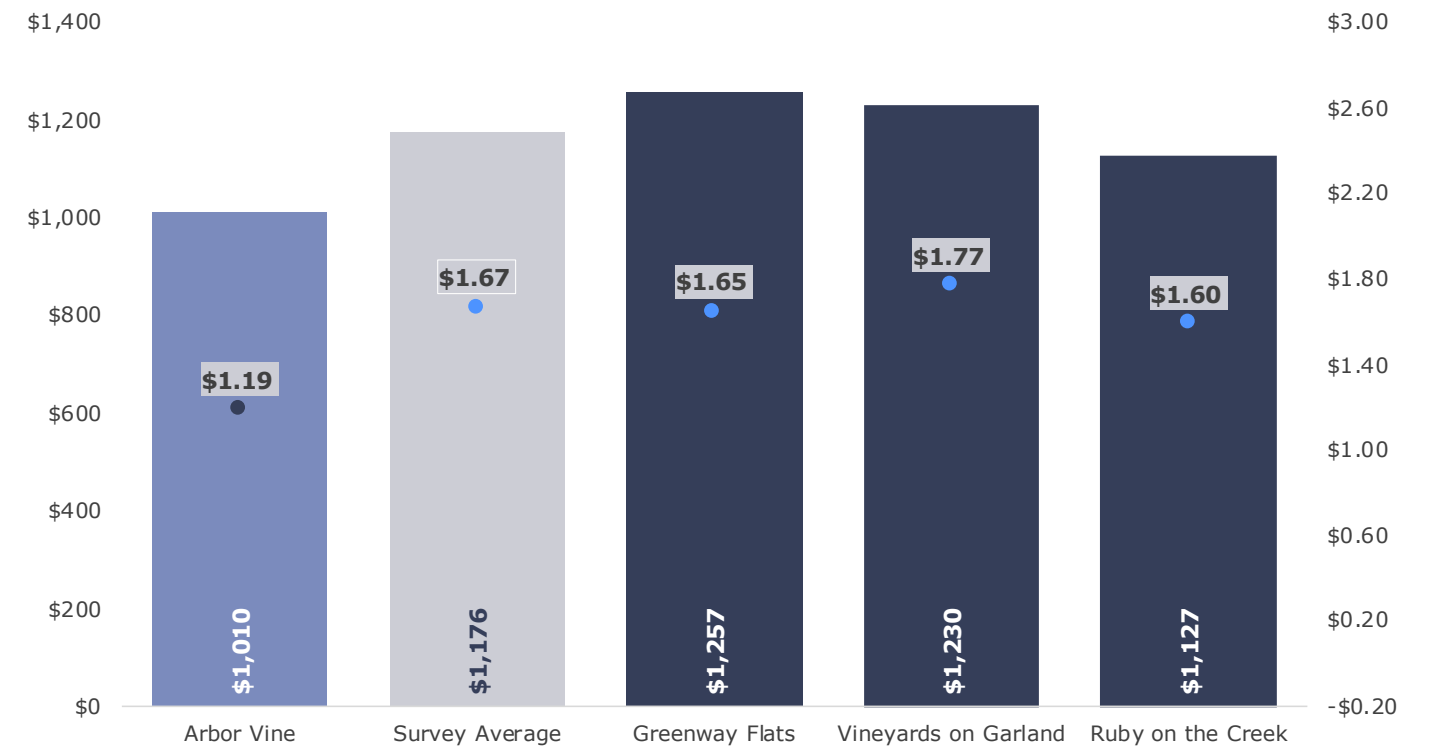
Rent Comparison by Unit Type



Comparable Rentals

PROPERTY NAME	UNITS	SF / UNIT	OCC	YOC	AVG RENT / UNIT	AVG RENT / SF	PRO FORMA RENT/UNIT	PRO FORMA RENT/SF
Arbor Vine	20	850	80%	1993	\$1,010	\$1.19	\$1,275	\$1.50
Greenway Flats	84	763	93%	1985	\$1,257	\$1.65		
Vineyards on Garland	48	695	85%	1973	\$1,230	\$1.77		
Ruby on the Creek	195	706	65%	1971	\$1,127	\$1.60		
Average	109	719	75%		\$1,176	\$1.67		

Rental Rates by Property



5 Year Cash Flow

	CURRENT / ACTUAL		YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
			TRANSITION YEAR		PRO FORMA FULLY STABILIZED							
INCOME												
Potential Market Rent	\$242,400		\$282,426		\$324,635		\$334,374		\$344,406		\$354,738	
(Loss to Lease) / Gain to Lease	(1,200)	0.5%	(20,013)	7.1%	(21,105)	6.5%	(4,870)	1.5%	(5,016)	1.5%	(5,166)	1.5%
Gross Potential Revenue	\$241,200		\$262,413		\$303,531		\$329,505		\$339,390		\$349,572	
RENTAL LOSSES												
T-6 THROUGH 2026-01												
Economic Vacancy	(37,804)	15.60%	(25,773)	9.13%	(12,985)	4.00%	(13,375)	4.00%	(13,776)	4.00%	(14,190)	4.00%
Bad Debt	0	0.00%	(1,412)	0.56%	(3,246)	1.00%	(3,344)	1.00%	(3,444)	1.00%	(3,547)	1.00%
Base Rental Revenue	\$203,396		\$235,228		\$287,299		\$312,786		\$322,170		\$331,835	
OTHER INCOME												
T-12 THROUGH 2026-01												
Other Residential Income	7,672	\$384	9,830	\$492	11,937	\$597	12,295	\$615	12,664	\$633	13,044	\$652
Total Other Income	\$7,672		\$9,830		\$11,937		\$12,295		\$12,664		\$13,044	
EFFECTIVE GROSS REVENUE	\$211,068		\$245,059		\$299,236		\$325,081		\$334,834		\$344,879	
EXPENSES												
T-12 THROUGH 2026-01												
Repairs & Maintenance	18,223	\$911	10,153	\$508	11,670	\$583	12,020	\$601	12,381	\$619	12,752	\$638
Contract Services	10,370	\$519	8,307	\$415	9,548	\$477	9,835	\$492	10,130	\$506	10,433	\$522
Advertising/Promotions	700	\$35	1,846	\$92	2,122	\$106	2,185	\$109	2,251	\$113	2,319	\$116
Administration/Misc.	0	\$0	3,692	\$185	4,244	\$212	4,371	\$219	4,502	\$225	4,637	\$232
Electric	959	\$48	885	\$44	1,018	\$51	1,048	\$52	1,080	\$54	1,112	\$56
Water & Sewer	953	\$48	879	\$44	1,011	\$51	1,041	\$52	1,072	\$54	1,105	\$55
Real Estate Taxes	19,811	\$991	22,257	\$1,113	26,351	\$1,318	27,141	\$1,357	27,955	\$1,398	28,794	\$1,440
Insurance	23,459	\$1,173	13,844	\$692	15,914	\$796	16,391	\$820	16,883	\$844	17,389	\$869
Management Fees	14,456	\$723	15,371	\$769	20,947	\$1,047	22,756	\$1,138	23,438	\$1,172	24,142	\$1,207
TOTAL OPERATING EXPENSES	\$88,931	\$4,447	\$77,234	\$3,862	\$92,823	\$4,641	\$96,788	\$4,839	\$99,692	\$4,985	\$102,682	\$5,134
Replacement Reserves	5,000	\$250	5,000	\$250	5,000	\$250	5,000	\$250	5,000	\$250	5,000	\$250
NET OPERATING INCOME	\$117,137		\$162,824		\$201,413		\$223,293		\$230,142		\$237,196	
ASSUMPTION												
			Year 1		Year 2		Year 3		Year 4		Year 5	
Rental Inflation			3.00%		3.00%		3.00%		3.00%		3.00%	
Vacancy			16.71%		11.50%		4.00%		4.00%		4.00%	
RUB & Other Income Inflation			3.00%		3.00%		3.00%		3.00%		3.00%	
Expenses Inflation			3.00%		3.00%		3.00%		3.00%		3.00%	
Real Estate Tax YoY Change			12.35%		18.39%		3.00%		3.00%		3.00%	



The Location



Location Overview

Fayetteville, Arkansas is a dynamic and rapidly growing city in the heart of Northwest Arkansas, known for its strong economy, excellent schools, and vibrant cultural scene.

Arbor Vine is located in an established residential neighborhood just north of the University of Arkansas campus, offering a highly desirable infill setting with convenient access to the city's core amenities. The property is minutes from the entertainment, dining, and nightlife along Dickson Street, as well as the historic Downtown Square, while maintaining a quieter neighborhood atmosphere that appeals to long-term renters. Its proximity to the University of Arkansas supports consistent housing demand from students, faculty, and staff, and nearby access to College Avenue and I-49 provides seamless connectivity throughout Northwest Arkansas. This strategic location combines neighborhood charm with close-in accessibility, positioning the property to benefit from Fayetteville's continued population and employment growth.

Population

<u>95,230</u>	<u>605,615</u>
<small>City of Fayetteville</small>	<small>NW Arkansas</small>

Largest Employers

(By # of Jobs)

<u>15,000</u>	<u>14,000</u>	<u>8,500</u>
<small>Walmart HQ</small>	<small>JB Hunt</small>	<small>University of Arkansas</small>
<u>4,300</u>	<u>3,400</u>	<u>1,600</u>
<small>Tyson Foods</small>	<small>Washington Regional Medical</small>	<small>Fayetteville ISD</small>



University of Arkansas



Walmart Headquarters

#15

FASTEST GROWING PLACES IN THE US

FAYETTEVILLE, AR
US NEWS & WORLD REPORT

Demographics

Fayetteville-Springdale-Rogers MSA

605,615 ↑2.3%

Residents

\$71,767

Median Household Income

\$407,300

Median Sold Home Price

316,200

Labor Force

Sources: Colliers Research; U.S. Census Bureau, U.S. Bureau of Labor, City of Fayetteville, Experience Fayetteville, City of Springdale, Fayetteville Chamber of Commerce, Springdale Chamber of Commerce, Arkansas Economic Development Commission, University of Arkansas, Wikipedia, CoStar Analytics, Google Maps, U.S. News & World Report.

Neighborhood Amenities

Hair and beauty salons, fitness centers, gas stations, auto repair shops and parts supply stores, insurance services, and medical clinics are also nearby.



Dining Options

- Crisis Brewing
- Penguin Ed's BBQ
- Feed and Folly
- Cheers at the OPO
- Hugo's
- Vetro 1925
- Theo's
- Bordino's
- Onyx Coffee Lab
- Arsaga's
- Puritan Coffee & Beer
- The Leroy Lounge
- Atlas Restaurant
- Little Bread Company
- Tin Roof



HUGO'S



ATLAS



ARSAGA'S

Northwest Arkansas Mall

Premier regional indoor shopping mall with 100 specialty stores, a food court, and dine-in restaurants.

Shopping: Dillard's, JCPenney, Bath & Body Works, MAC Cosmetics, Express, Sunglass Hut

Dining: Mariachi's Grill & Cantina, Little Greek Fresh Grill, Nori Japan



Pinnacle Hills Promenade

Upscale retail, dining, and entertainment village spanning over 150 acres.

Major Retailers: Athleta, Banana Republic, Best Buy, Cabela's, DSW Shoe Warehouse, Eddie Bauer, Gap, Hallmark, J.Crew Factory, Kendra Scott, lululemon, PetSmart, Pottery Barn, Sephora, Target, Ulta, Warby Parker

TYSON FOODS WORLD HQ

SPRINGDALE, ARKANSAS





University of Arkansas

Founded in 1871 as a land-grant institution, the University of Arkansas is the flagship of the University of Arkansas System. The 33,000± students represent 49 states and more than 100 countries. The U of A has 10 colleges and schools offering over 265 academic programs. The University of Arkansas is accredited by the Higher Learning Commission.

U of A's picturesque 412-acre campus is located in Fayetteville in the hilly northwest corner of Arkansas and includes two arboreta overlooking the Ozark Mountains. Some of the nation's best outdoor amenities and most spectacular hiking trails are within a short drive of campus. Fayetteville is routinely considered among the country's finest college towns, and the surrounding Northwest Arkansas region is regularly ranked one of the best places to live in the U.S.



30,963

Students

4,840

Faculty/Staff



Northwest Arkansas Metro

The Northwest Arkansas metro area is situated at the foothills of the beautiful Ozark Mountain range. Greater Fayetteville is the 13th fastest-growing metro in the nation and has an estimated population of over 558,500 people. Fayetteville is the seat of Washington County and is home to over 95,000 residents, making it the second-largest city in the state. Springdale is adjacent to Fayetteville and has a population of over 87,200 people.

Northwest Arkansas has a robust and diversified economy, and approximately 72,000 area residents are employed at the top 30 largest companies. The industries of food manufacturing, wholesale and retail trade, general freight trucking and logistics, finance, higher education, and health care are the core of the region's economy. The region is the birthplace

of Walmart, and Springdale is home to the global headquarters of Tyson Foods, the world's largest meat production company. The area also houses corporate giants including General Mills, Holganix, Cargill, ConAgra, and JB Hunt Transport, Inc.

The University of Arkansas is the primary economic driver for the Northwest Arkansas region and state and fosters a highly educated workforce pool. The Fayetteville location is the flagship campus of the U of A system and is the state's premier institution for medical education, treatment, and research. It is also an intrinsic component of the academic, cultural, professional, and intellectual fabric of Arkansas. The U of A has a statewide economic impact of \$2.2 billion and supports over 28,000 jobs systemwide.

Colliers Arkansas, LLC (“Broker”) has been engaged as the exclusive sales representative for the sale of Arbor Vine (the “Property”) on behalf of the Seller.

The Property is being offered for sale in an “as-is, where-is” condition, and the Seller and the Broker make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective Purchasers of the interest described herein. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the expressed written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with Broker as a “Registered Potential Investor” or as a “Buyer’s Broker” for an identified “Registered Potential Investor”. The use of this Offering Memorandum, and the information provided herein, is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Broker prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the recipient’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Broker or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Seller nor the Broker shall have any liability whatsoever for the accuracy or completeness of the information contained herein, or any other written or oral communication or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property. Recipients are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

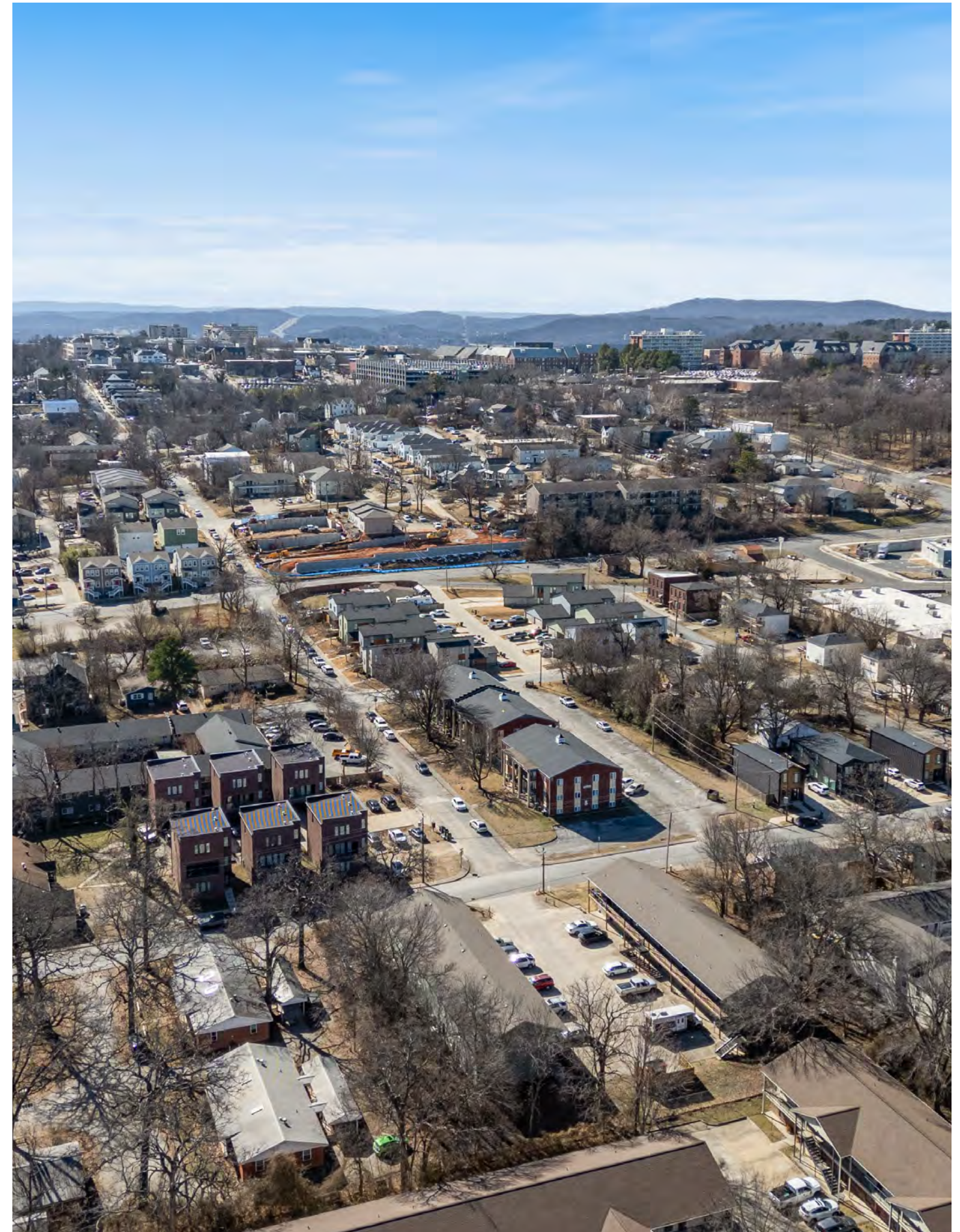
The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason without notice. The Seller and the Broker each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale, or withdrawal from the market without notice. The Broker is not authorized to make any representations or agreements on behalf of the Seller.

The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest of confidence and shall be returned to the Broker or the Seller promptly upon request; and (b) the recipient shall not contact employees, contractors, sub-contractors or lien-holders of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Broker; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Broker or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Broker.

Seller will be responsible for any commission due to Broker in connection with a sale of the Property. However, any broker engaged by Purchaser (“Buyer’s Broker”) shall seek its commission only from the Purchaser. Under no circumstances will Broker or Seller be liable for same and Purchaser will indemnify and hold Broker and Seller harmless from any claims by any Brokers having dealt with Buyer, other than Broker. Any Buyer’s Broker must provide a registration signed by the recipient acknowledging said Broker’s authority to act on its behalf.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.



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