

# Treeview Apartments

Information for the property at 1114-1128 East 9<sup>th</sup> Street, Russellville, AR



**40 Units – 32 Two-Bedroom / 8 Three-Bedroom Apartments**

## Actual Current Income and Expenses

*(Income includes pet rent and utility fees, Expenses omit mortgage and one-time capital improvements).*

*Property Management Fees Paid are 4% of Rent Only (excludes utility income) + \$250/mo.*

*Figures reflect the current rental rates charged. The average rental rate for the area is higher.*

**Rental Income: ..... \$388,188**

97.5% Occupancy (2.5% Vac Adj): ... -\$9,705

Additional One-Time Charges: .... +\$2,756

Gross Income ..... **\$381,239**

**N.O.I.....\$257,166**

## Operating Expenses

Repairs/Maintenance.....\$38,334

Property Management Fees .....\$17,241

Utilities and Internet Service.....\$34,462

Grounds Expense ..... \$5,286

Insurance.....\$17,847

Taxes .....\$10,903

**Total Operating Expenses ..... \$124,073**

**Update on 5/28/26: We Just Rented the last available apartment to be occupied on 6/4/26 (100% occupied). As we raise the rents to reflect recent renovations and market rates, the last 2-Bedroom Unit recently rented at a 13% increase over our current 2-bedroom average charge, and the last 3-bedroom unit had a 16.5% increase over our current 3-bedroom average charge. Once all apartments are raised closer to the market rates going forward, the NOI listed above should go up substantially.**

*Even our increased rates are below the average market rates.*

**~ Submit all offers no later than June 30<sup>th</sup> for consideration ~**

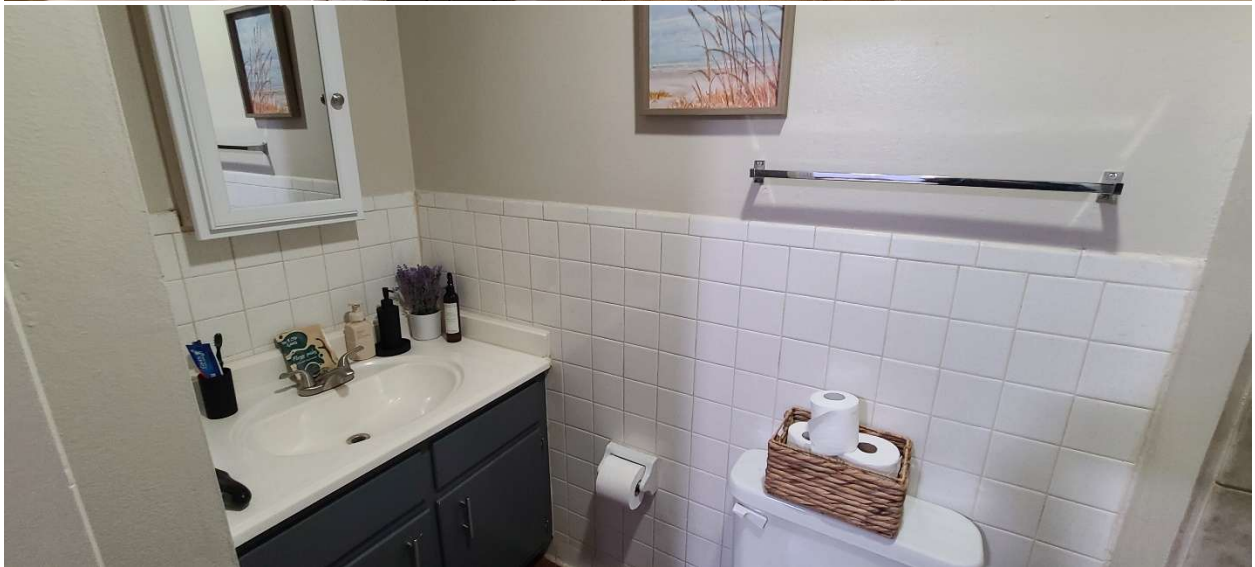
## Photos of Treeview Apartments

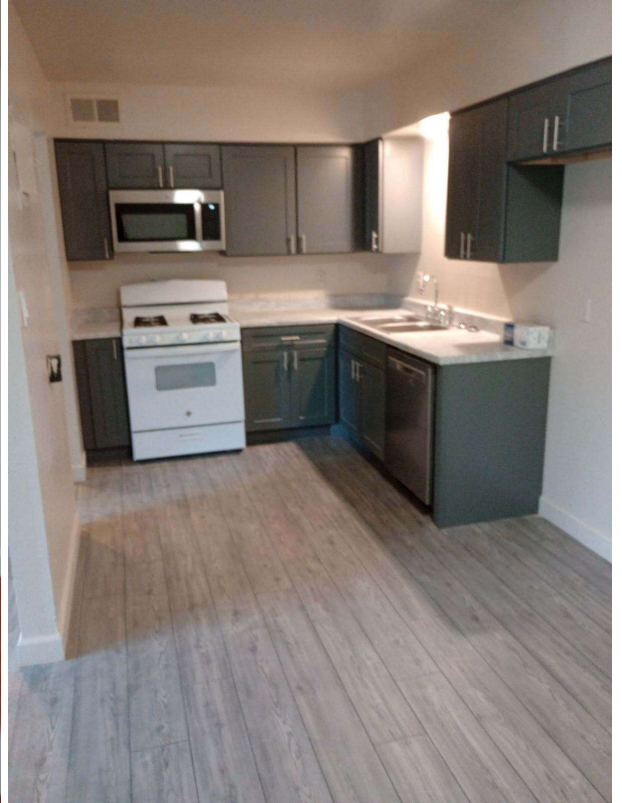
















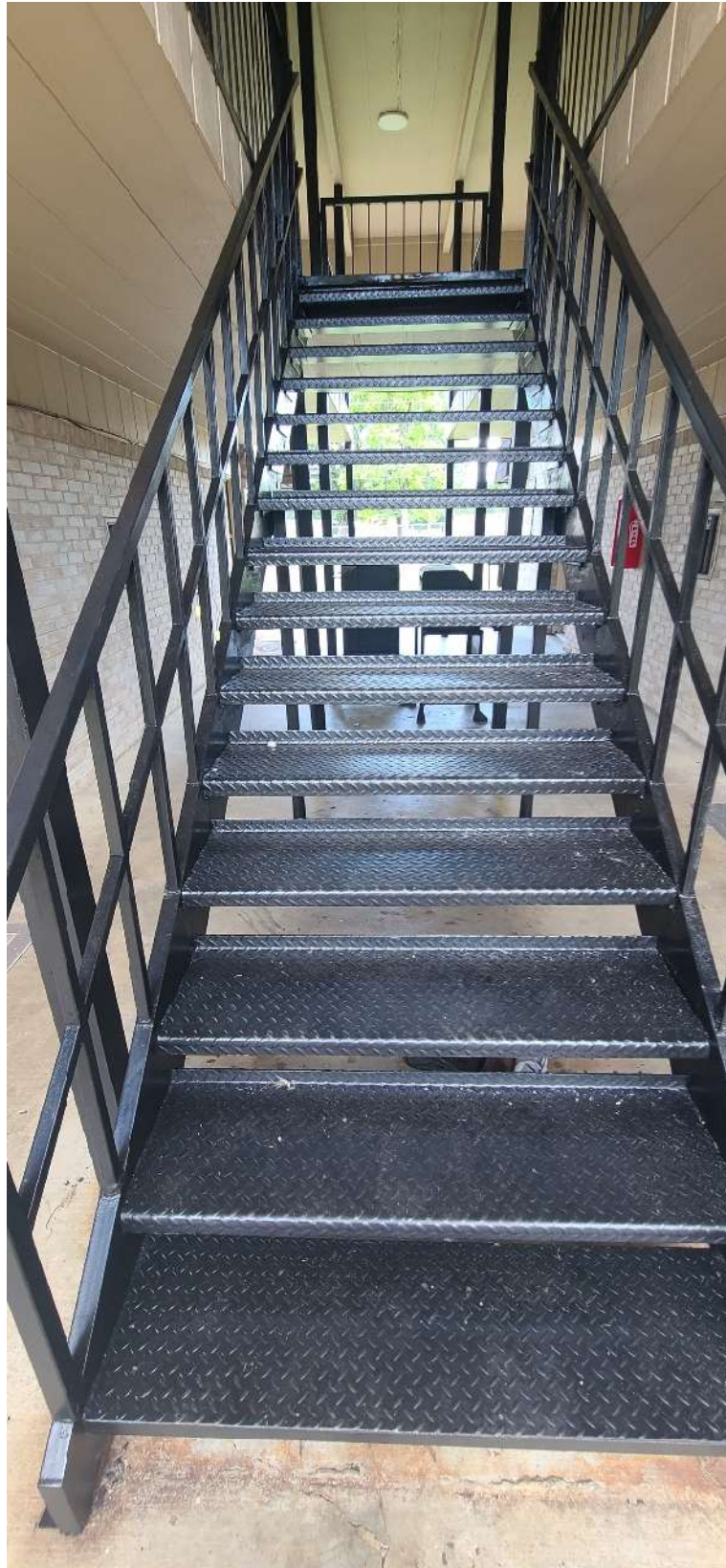






***Breezeways were power washed and painted,  
metal walkways were sanded and re-finished in late 2024***

***New LED lighting was installed in 2023.***



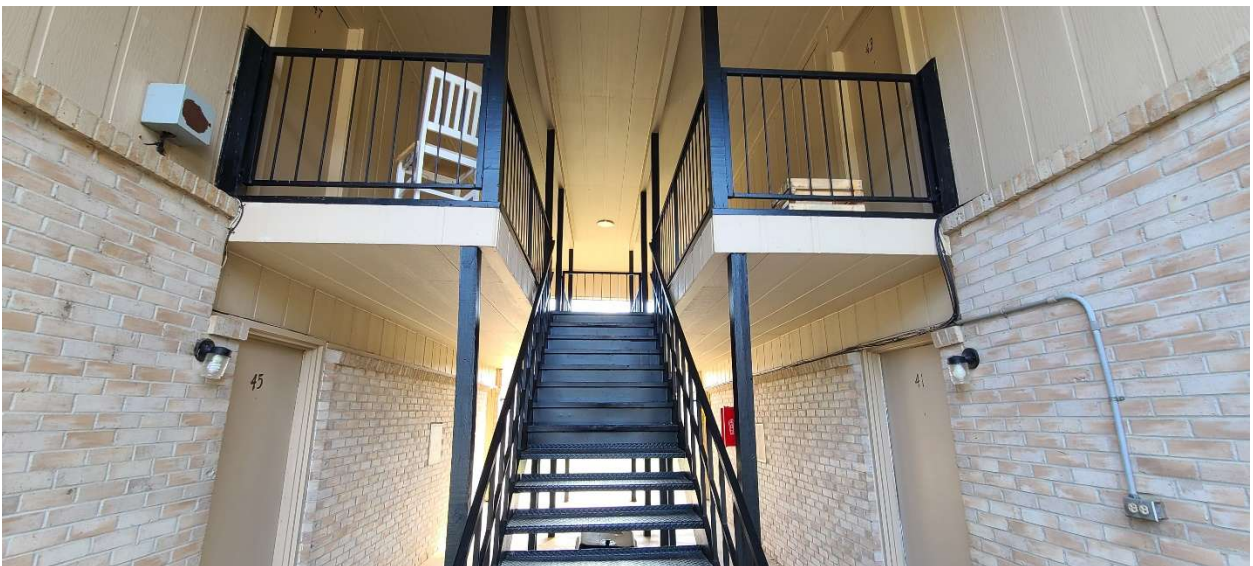
## Exterior Photos



266 Windows were installed in July and August 2024. 50-year Roof Shingles installed in Dec. 2023.



This is the smallest building which houses 8 units. The other 2 buildings house 16 units each.



Breezeways were completely redone. Power Washing, Painted, Iron Work Sanded and Refinished.



3rd of 3 Buildings



Back Yard of 2<sup>nd</sup> Building of 3 buildings.



The end of our complex starts the beginning of a new upscale middle-class neighborhood.



Another photo of the neighborhood next to our complex which is all part of a good school district.