



BERKADIA

The Bluffs

on McCain I & II

431 McCain Blvd, North Little Rock, AR 72116

ASSUMABLE DEBT: 2.26 HUD AT 77% LTV

183
units

1975 & 1981
built

INVESTMENT ADVISORS

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BERKADIA OFFICE

Memphis Office

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BERKADIA[®]

a Berkshire Hathaway and Jefferies Financial Group Company



PROPERTY DETAILS



183

Total Units



1975 & 1981

Year Built



\$1,051

Effective Rent



84%

Occupancy



840

Average Unit Size



PHASE I PROPERTY DETAILS

PROPERTY FACTS

Property Address	4925 Velvet Ridge Rd, North Little Rock, AR 72116
County	Pulaski

SITE INFORMATION

Parcel Number	33N0300000100; 33N0300000300
Number of Units	120
Number of Buildings	17
Number of Stories	2
Year Built	1975; Updated 2009

MECHANICAL SYSTEMS OVERVIEW

HVAC	Yes
Water Supply	City
Washer/Dryer	No

UTILITIES

Water/Sewer	City
Electric	Individual - Resident Pays
Trash	Resident Pays

CONSTRUCTION

Exterior	Frame
Roof	Asphalt shingles

PHASE II PROPERTY DETAILS

PROPERTY FACTS

Property Address	431 McCain Blvd, North Little Rock, AR 72116
County	Pulaski

SITE INFORMATION

Parcel Number	33N0300001100
Number of Units	63
Number of Buildings	4
Number of Stories	2
Year Built	1981; Updated 2009

MECHANICAL SYSTEMS OVERVIEW

HVAC	Yes
Water Supply	City
Washer/Dryer	Yes

UTILITIES

Water/Sewer	City
Electric	Individual - Resident Pays
Trash	Resident Pays

CONSTRUCTION

Exterior	Frame
Roof	Asphalt shingles