

Auction: November 11, 2025

Seller is guaranteeing 100% Occupancy at Closing.
Any vacant unit seller will sign 1 year lease, paid up front at closing.

Forrest City Portfolio

Number of Properties: 9 Number of Units: 224

Years Built: 1975 - 2000 Years Renovated: 2024 - 2025

Forrest City, Arkansas



INVESTMENT ADVISORS

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Investment Advisor

Broker #386889

AUCT #13784

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www.auctionsection.com

Marketing Outreach Begins: October 1, 2025

Auction Date: November 11, 2025 10:00AM

Properties can be bought individually or as a whole

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INVESTMENT STRATEGY

Our exclusive Broker, Auction Section, is pleased to offer the Forrest City Arkansas Portfolio, a 224 unit value-add portfolio with 9 different buildings located in Forrest City, AR.

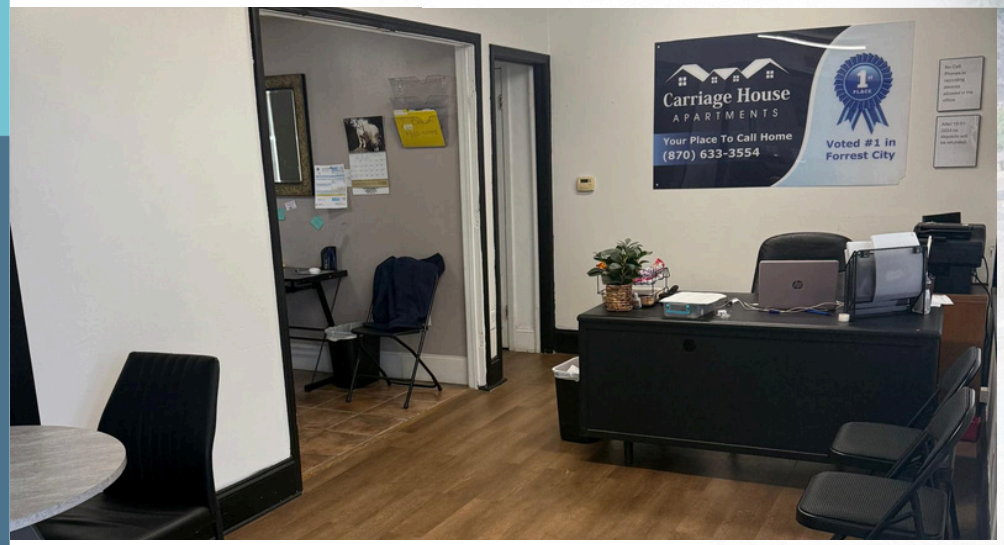
The **Forrest City, AR Portfolio -** Prospective purchasers have the opportunity to increase value through furnished units which will rent for more than $600 more per month per unit. It costs $2,000 to furnish an apartment. The seller will provide a list from Amazon on exactly what they buy to furnish a unit. This furniture pays for itself in 3-4 months. HUD has a waiting list of over 50 approved applications. As soon as we get an apartment ready an HUD tenant rents it which is guaranteed rent from the Government.



INVESTMENT HIGHLIGHTS

- TENANTS ARE RESPONSIBLE FOR THE FIRST $250 OF ANY REPAIR.
- 224-UNIT PORTFOLIO PROVIDES IMMEDIATE SIGNIFICANT RENT INCREASES IN FORREST CITY, AR
- ALL PROPERTIES ARE HUD ELIGIBLE AND HUD HAS OVER 50 APPROVED APPLICATIONS THAT NEEDS HOUSING
- WELL-POSITIONED ASSET PRIMED FOR VALUE-ADD IMPLEMENTATION
- SUPPLY CONSTRAINED MARKETS PRIME FOR ORGANIC RENT GROWTH
- IDEALLY SITUATED NEAR EDUCATION, MEDICAL, GROCERY, & RETAIL

THE PROPERTY



224 -Unit Portfolio Provides Immediate Scale in Forrest City, AR
224 units in each market, the properties provide immediate scale and an opportunity to take advantage of operational efficiencies. The portfolio offers a buyer the opportunity to own 70% of the Forrest City inventory.

Seller is guaranteeing 100% Occupancy at Closing.
Any vacant unit seller will sign 1 year lease, paid up front at closing

INVESTMENT STRATEGY

Lower Expenses Due to Tenant responsible for the first $250 in all repairs

Our leases have in place the tenant is responsible for all repairs under $250. 90% of all expenses and maintenance calls are covered under this provision in the lease. We put this measure in place so our time and focus can be on turning units for new tenants.

Exceptional Basis Compared to Recent Sales

The properties are being offered at a highly attractive going in basis relative to recent trades across the immediate market and region. The properties are being offered well below replacement costs.

Supply Constrained Markets Prime for Organic Rent Growth

The low number of deliveries in Forrest City markets should give owners confidence that their occupancy will remain strong, even as they make strategic interior upgrades and push rents. Further, the top-end of the market has not been tested.

Ideally Situated Near Education, Medical, Grocery, & Retail

The Forrest City portfolio sits in the heart of town adjacent to the Walmart Supercenter. Just minutes away sits the East Arkansas Community College, Forrest City High School, and Forrest City Medical Center. In addition, the properties are surrounded by an abundance of retail and restaurants.

Large Solar Farm Brings in 100's of new jobs

Flat Fork Solar Farm is a huge solar farm that brings in more
jobs as well as the potential for furnished units.
The Flat Fork Solar project is an innovative solar project proposed for St. Francis, Lee and Monroe counties, Arkansas that will have a capacity of up to 200 megawatts of clean, renewable, American-made solar energy. The Flat Fork Solar project is more than solar panels — it represents a significant capital investment in Arkansas. Once operational, it will create good-paying jobs and millions in additional revenue for the local community.
https://www.nexteraenergyresources.com/flat-fork-solar.html











Forrest City Portfolio

SUMMARY

Properties can be bought individually or as a whole

CARRIAGE HOUSE

2226 MERRILL DR, FORREST CITY, AR 72335

County	St. Francis
Total Units	94
Year Completed	1978
Year Renovated	2021-2022
Average Unit Size (SF)	761
Total Rentable SF - Residential	71,534
Total Rentable SF - Commercial	0
Site Acreage	10
Density (Units/Acre)	9.40
No. of Residential Buildings	14
No. of Other Buildings	2
No. of Stories	2
Foundation	Slab
Construction	Wood Framed
Exterior	Brick
Roofs	Pitched, Asphalt Shingles

Utilities Metering & Responsibility

Electric	Individual | Tenant Pays Direct
Gas	Individual | Tenant Pays Direct
Water/Sewer	Individual | Tenant Pays Direct
Trash	No Charge | City of Forrest City

SQUARE ONE FLAT

101 SEATON COVE, FORREST CITY, AR 72335

County	St. Francis
Total Units	38
Year Completed	1986
Year Renovated	2021-2022
Average Unit Size (SF)	850
Total Rentable SF - Residential	32,300
Total Rentable SF - Commercial	0
Site Acreage	1.6
Density (Units/Acre)	23.75
No. of Residential Buildings	7
No. of Other Buildings	0
No. of Stories	2
Foundation	Slab
Construction	Wood Framed
Exterior	Stone & Hardie Siding
Roofs	Pitched, Asphalt Shingles

Utilities Metering & Responsibility

Electric	Individual | Tenant Pays Direct
Gas	Individual | Tenant Pays Direct
Water/Sewer	Individual | Tenant Pays Direct
Trash	No Charge | City of Forrest City

WESTWOOD

12 PRINCETON, FORREST CITY, AR 72335

County	St. Francis
Total Units	23
Year Completed	1986
Year Renovated	2021-2022
Average Unit Size (SF)	850
Total Rentable SF - Residential	19,550
Total Rentable SF - Commercial	0
Site Acreage	0.65
Density (Units/Acre)	35.38
No. of Residential Buildings	2
No. of Other Buildings	0
No. of Stories	2
Foundation	Slab
Construction	Wood Framed
Exterior	Stone & Hardie Siding
Roofs	Pitched, Asphalt Shingles

Utilities Metering & Responsibility

Electric	Individual | Tenant Pays Direct
Gas	Individual | Tenant Pays Direct
Water/Sewer	Individual | Tenant Pays Direct
Trash	No Charge | City of Forrest City

All properties are HUD eligible and HUD has over 50 approved applications that needs housing

LIFESTYLE

928-940 ROBINSON ST, FORREST CITY, AR 72335

County	St. Francis
Total Units	16
Year Completed	2000
Year Renovated	2021-2022
Average Unit Size (SF)	850
Total Rentable SF - Residential	13,600
Total Rentable SF - Commercial	0
Site Acreage	1.13
Density (Units/Acre)	14.16
No. of Residential Buildings	4
No. of Other Buildings	0
No. of Stories	2
Foundation	Slab
Construction	Wood Framed
Exterior	Stone
Roofs	Pitched, Asphalt Shingles

Utilities Metering & Responsibility

Electric	Individual | Tenant Pays Direct
Gas	Individual | Tenant Pays Direct
Water/Sewer	Individual | Tenant Pays Direct
Trash	No Charge | City of Forrest City

STONEWOOD

1315 NIZARD ST, FORREST CITY, AR 72335

County	St. Francis
Total Units	16
Year Completed	1970's
Year Renovated	2021-2022
Average Unit Size (SF)	850
Total Rentable SF - Residential	13,600
Total Rentable SF - Commercial	0
Site Acreage	0.53
Density (Units/Acre)	30.19
No. of Residential Buildings	4
No. of Other Buildings	0
No. of Stories	2
Foundation	Slab
Construction	Wood Framed
Exterior	Hardie Siding
Roofs	Pitched, Asphalt Shingles

Utilities Metering & Responsibility

Electric	Individual | Tenant Pays Direct
Gas	Individual | Tenant Pays Direct
Water/Sewer	Individual | Tenant Pays Direct
Trash	No Charge | City of Forrest City

LANDS END

2451 FERNWOOD ST, FORREST CITY, AR 72335

County	St. Francis
Total Units	13
Year Completed	1970's
Year Renovated	2021-2022
Average Unit Size (SF)	736
Total Rentable SF - Residential	10,304
Total Rentable SF - Commercial	0
Site Acreage	0.8
Density (Units/Acre)	17.50
No. of Residential Buildings	2
No. of Other Buildings	0
No. of Stories	2
Foundation	Slab
Construction	Wood Framed
Exterior	Hardie Siding
Roofs	Pitched, Asphalt Shingles

Utilities Metering & Responsibility

Electric	Individual | Tenant Pays Direct
Gas	Individual | Tenant Pays Direct
Water/Sewer	Individual | Tenant Pays Direct
Trash	No Charge | City of Forrest City

All properties are HUD eligible and HUD has over 50 approved applications that needs housing

THE CROSSING

621 GRAHAM ST, FORREST CITY, AR 72335

County	St. Francis
Total Units	12
Year Completed	1970's
Year Renovated	2021-2022
Average Unit Size (SF)	750
Total Rentable SF - Residential	9,000
Total Rentable SF - Commercial	0
Site Acreage	0.46
Density (Units/Acre)	26.09
No. of Residential Buildings	2
No. of Other Buildings	0
No. of Stories	2
Foundation	Slab
Construction	Wood Framed
Exterior	Hardie Siding
Roofs	Pitched, Asphalt Shingles

Utilities Metering & Responsibility

Electric	Individual | Tenant Pays Direct
Gas	Individual | Tenant Pays Direct
Water/Sewer	Individual | Tenant Pays Direct
Trash	No Charge | City of Forrest City

PEPPERTREE

941-945 ROBINSON ST, FORREST CITY, AR 72335

County	St. Francis
Total Units	8
Year Completed	1970's
Year Renovated	2021-2022
Average Unit Size (SF)	750
Total Rentable SF - Residential	6,000
Total Rentable SF - Commercial	0
Site Acreage	0.4
Density (Units/Acre)	20.00
No. of Residential Buildings	2
No. of Other Buildings	0
No. of Stories	2
Foundation	Slab
Construction	Wood Framed
Exterior	Hardie Siding
Roofs	Pitched, Asphalt Shingles

Utilities Metering & Responsibility

Electric	Individual | Tenant Pays Direct
Gas	Individual | Tenant Pays Direct
Water/Sewer	Individual | Tenant Pays Direct
Trash	No Charge | City of Forrest City

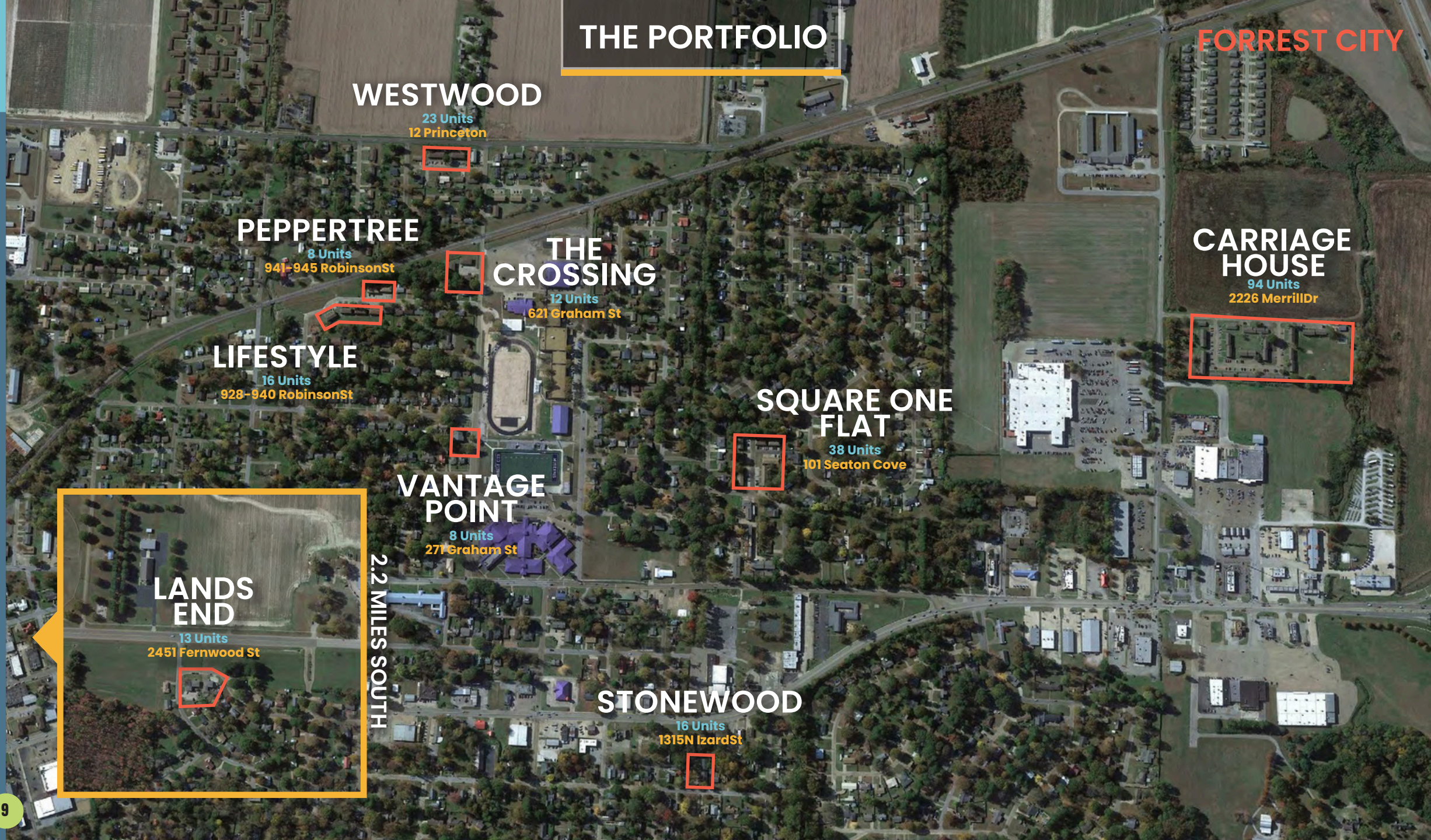
VANTAGE POINT

271 GRAHAM ST, FORREST CITY, AR 72335

County	St. Francis
Total Units	8
Year Completed	1970's
Year Renovated	2021-2022
Average Unit Size (SF)	850
Total Rentable SF - Residential	6,800
Total Rentable SF - Commercial	0
Site Acreage	0.39
Density (Units/Acre)	20.51
No. of Residential Buildings	1
No. of Other Buildings	0
No. of Stories	2
Foundation	Slab
Construction	Wood Framed
Exterior	Hardie Siding
Roofs	Pitched, Asphalt Shingles

Utilities Metering & Responsibility

Electric	Individual | Tenant Pays Direct
Gas	Individual | Tenant Pays Direct
Water/Sewer	Individual | Tenant Pays Direct
Trash	No Charge | City of Forrest City


THE PORTFOLIO
FORREST CITY
WESTWOOD
23 Units
12 Princeton
PEPPERTREE
8 Units
941-945 RobinsonSt
THE CROSSING
12 Units
621 Graham St
CARRIAGE HOUSE
94 Units
2226 MerrillDr
LIFESTYLE
16 Units
928-940 RobinsonSt
SQUARE ONE FLAT
38 Units
101 Seaton Cove
VANTAGE POINT
8 Units
271 Graham St
LANDS END
13 Units
2451 Fernwood St
2.2 MILES SOUTH
STONEWOOD
16 Units
1315N IzardSt

THE PROPERTY
FORREST CITY



1 Mile

2 Miles

East Arkansas Community College

Central Elementary School

Forrest City High School

ForrestCity Junior High

S1 S2 S3 S4 S5 S6 S7 S8 S9

Forrest City Sports Complex

US Hwy 63

Forrest City Portfolio

THE PROPERTY

CARRIAGE HOUSE

UNIT AMENITIES	COMMON AREA AMENITIES
High Speed Internet Options	Laundry
In-Unit Washer/Dryer Hookups*	Facilities
Disposal	Playground
Dishwasher	Parking
Oven	
Trash Removal	
Cable Ready	
Ceiling Fans	

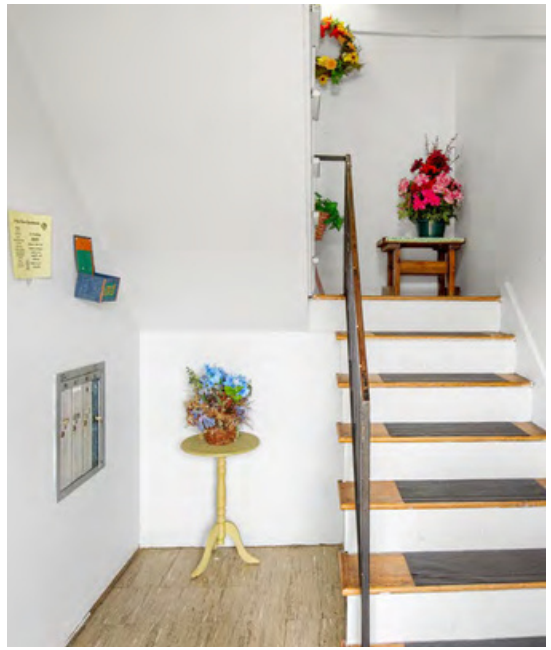
**Select Units*













THE PROPERTY

SQUARE ONE FLAT

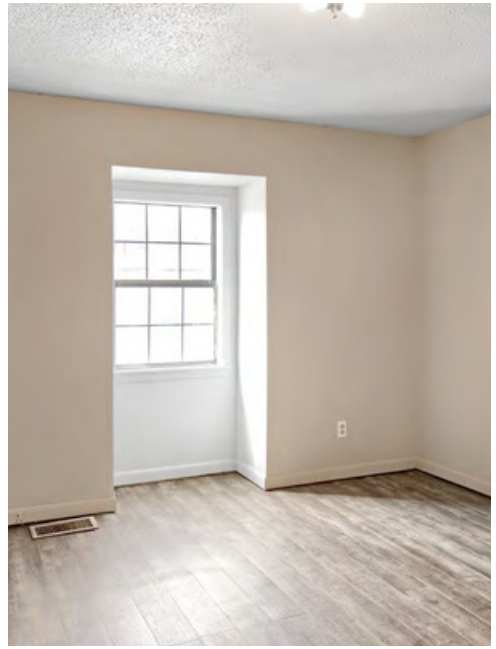














THE PROPERTY

WESTWOOD

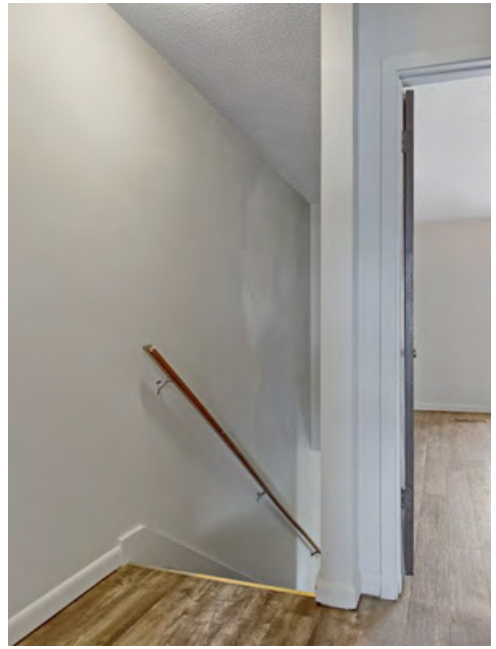














LIFESTYLE













THE PROPERTY

STONEWOOD















LANDS END







THE PROPERTY

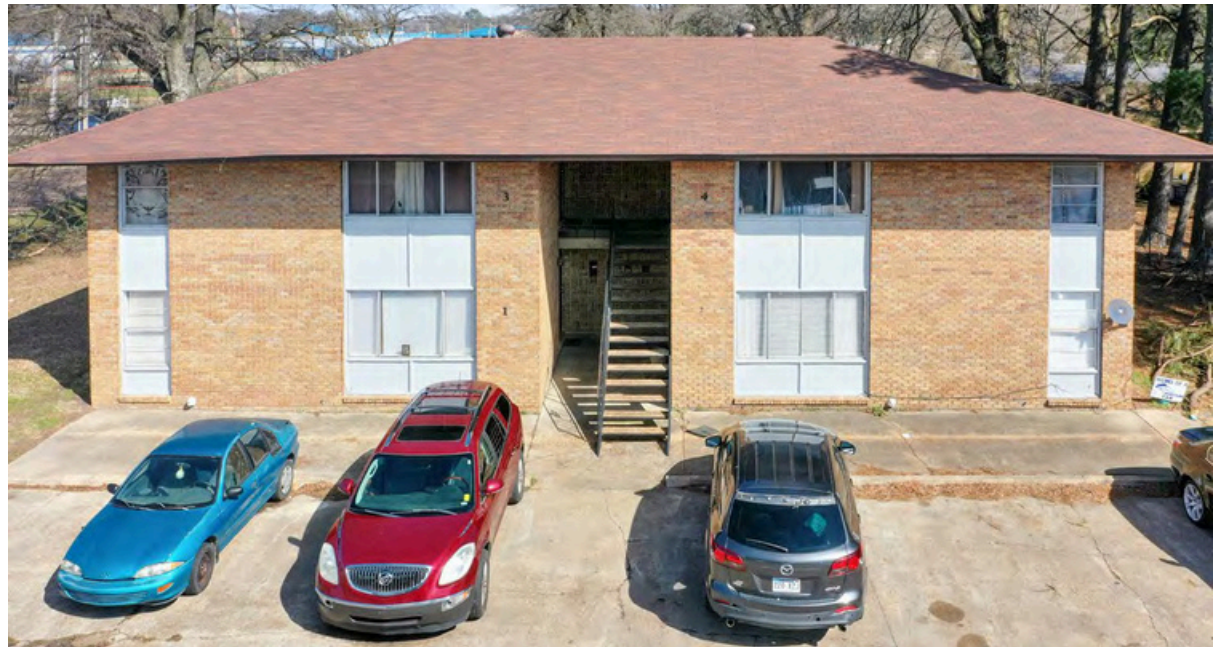
THE CROSSING













THE PROPERTY

PEPPERTREE













THE PROPERTY

VANTAGE POINT













FORREST CITY, AR

Located on the western slope of Crowley's Ridge is Forrest City, Arkansas, which is surrounded by rich, Delta farmland. Though incredibly quaint, the area has been known as a center for commerce and trade since its incorporation in 1870, which makes it the right environment for companies seeking competitive workforce training, prime logistical real estate, and low utility rates, among other benefits. The small town boast splenty of charm, and is perhaps best known for its idyllic setting, excellent education system and unrivaled southern hospitality that never goes on holiday.

With friendly people, little traffic congestion, and a down-home atmosphere, Forrest City is the ideal spot to work and play, especially with its relatively low cost of living driven by affordable housing, utility, health care and transportation. The county seat of St. Francis County is notably experiencing a period of growth following several years of planning, building, and refocusing industrial recruitment efforts. Further, the city offers small town convenience with big city appeal, boasting quick and easy access to the Memphis, Little Rock and Jonesboro metropolitan areas which have recently incurred an influx of monumental growth.

MARKET PROFILE

- Median Rental Costs: $800 per month
- Median Home Value: $140,000
- Rate of Home Ownership: 42.6%
- Renter Percentage: 57.4
- Average Household Size: 2.52

Source: World Population Review

DEMOGRAPHICS

57.4% MALE | 42.60% FEMALE

MEDIANAGE: 36 YEARS OLD

MARRIAGE RATE: 26.8%

LOCATION, LOCATION, LOCATION!

1 LITTLEROCK, AR: 1 HR 30 MINS
2 MEMPHIS, TN: 45 MINS
3 BLYTHEVILLE, AR: 1 HR 30 MINS
4 JONESBORO, AR: 1 HR 20 MINS
5 NASHVILLE, TN: 4 HRS
6 ST. LOUIS, MO: 4 HRS 30 MINS

TOP EMPLOYERS

1 FEDERAL CORRECTIONAL INSTITUTION
2 BOAR'S HEAD PROVISIONS
3 CORE-MARK INTERNATIONAL
4 MESTEK, INC.
5 BELLEVILLE SHOE MANUFACTURER



Forrest City Portfolio

MARKET OVERVIEW

ECONOMIC INCENTIVES

St. Francis County and Forrest City each administer a local economic development sales tax targeted solely toward incentives. Industries which meet the criteria qualify for up to $1.5 million in a one-time cash grant, based on current revenue projections which can then be used for building or site improvement, construction, or equipment. Both areas also offer an abatement of up to 65 percent of local property taxes for industrial projects financed with industrial revenue bonds, over the life of the bond issue.

Forrest City also participates with the Arkansas Economic Development Commission in each of the incentives offered through the Consolidated Incentives Act of 2003, which include the following:

- Advantage Arkansas, a state income tax credit based on new payroll created
- Tax Back, a rebate of a majority of local and state sales and use taxes on expenditures made in the construction, renovation, or purchase of equipment related to start-up or expansion
- Training funds available through assorted state workforce training programs, which can range from custom designed training offered at the local community college to on-the-job specialized training on company-owned equipment
- CREATE Rebate, a discretionary incentive of five percent of payroll for new employees ($2 million annual payroll required) for up to 10 years
- Governor's Quick Action Closing Fund, discretionary cash grants which can be used for any purpose related to the project
- Super-project Incentive, a discretionary incentive available only for very large projects with major economic impact that enables major up-front cash grants

EMPLOYMENT

The city's 12 - county labor shed includes the following nearby counties: St. Francis, Cross, Crittenden, Lee, Phillips, Woodruff, Monroe, White as well as Craighead and Mississippi in Arkansas, and Shelby County in Tennessee. According to World Population Review, the mean household income reported in Forrest City is $43,999, which is slightly higher for families at $49,926 while the median household incomes reported it these same categories are $30,817 and $35,191, respectively.



Forrest City Portfolio

EDUCATION

The Forrest City School District educates approximately 4,000 students each year in grades PreK-12, which are fully recognized by the Arkansas Department of Education, North Central Accreditation, and offer Gifted and Talented programs. Public and private educational facilitiesin the area include, but are not limited to, the following: Lincoln Middle School, Forrest City Junior High, Forrest City High School, The ABC Pre-School, Central Elementary, Stewart Elementary, Calvary Christian School and KIPP Forrest City College Preparatory School.

Additionally, over 80% of the population has a minimum of a high school diploma. There are several major colleges and universities located within easy driving distance of Forrest City including Arkansas State University in Jonesboro and University of Memphis, Rhodes College as well as Christian Brothers University in Memphis, Tennessee. East Arkansas Community College is another full-service post-secondary school that serves eastern Arkansas with affordable academic offerings including core general educationalclasses that are fully transferrable to other state-supported collegesand universities. Eveningcourses anddistantlearning opportunities are also available each semester.

HEALTHCARE

Forrest City Medical Center is a ccredited by the Joint Commission on Accreditation of Health Care Organizations. It's considered the regional medical center in a six-county area, offering a wide range of services with a capacity of 108 beds, six of which reside in the hospital's intensive care unit.







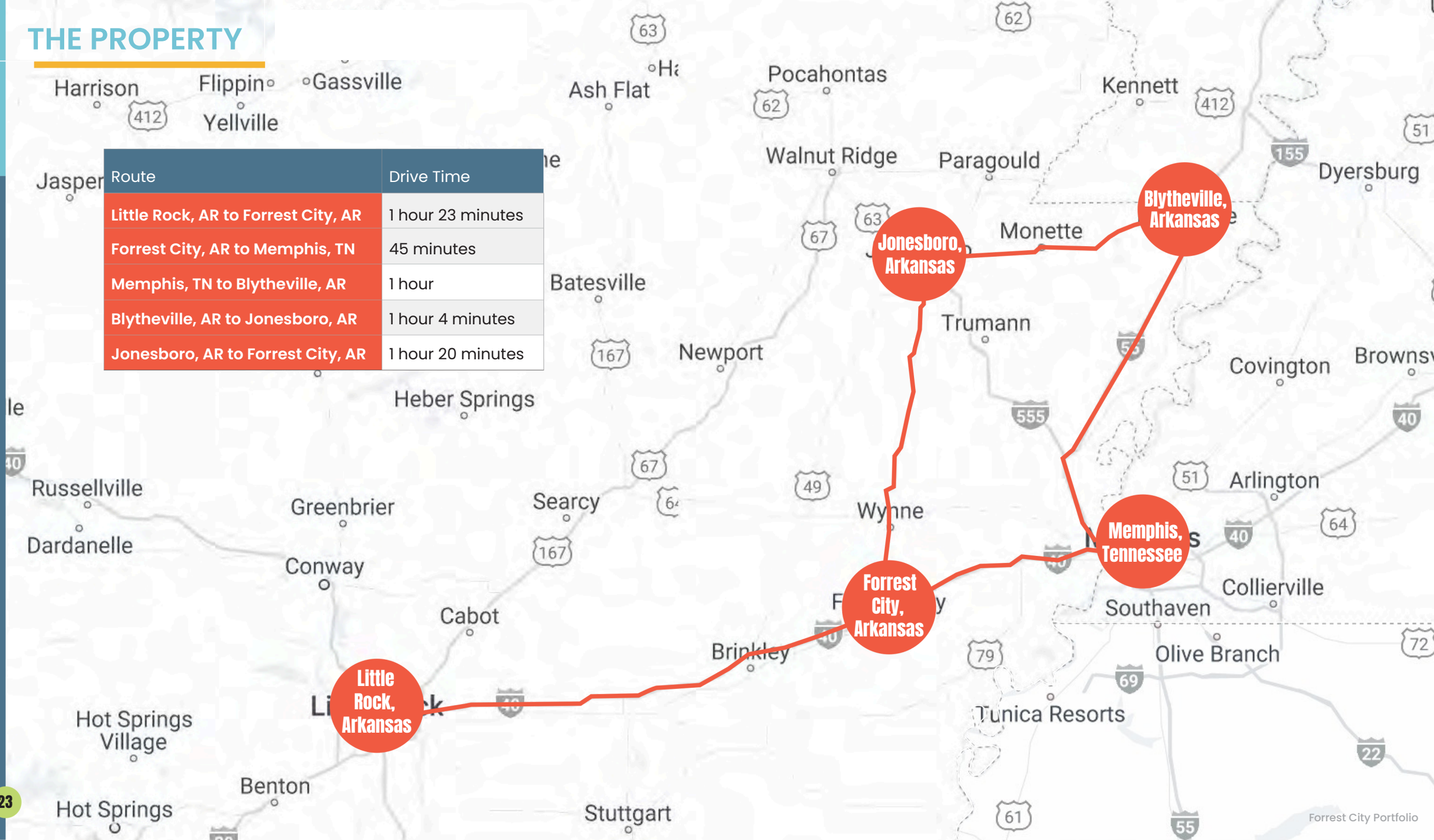
Sources: Arkansas.com/Blytheville, EncyclopediaofArkansas.net

LOCAL ATTRACTIONS

- East Arkansas Community College Fine Arts Center
- St. Francis County Museum
- Rush-Gates Historic Home
- Village Creek State Park
- Parkin Archeological State Park
- Forrest City Country Club
- Ridgecrest Country Club
- Municipal Sports Complex
- Larry S. Bryant Wellness Center
- Forrest City Public Library

THE PROPERTY

Route	Drive Time
Little Rock, AR to Forrest City, AR	1 hour 23 minutes
Forrest City, AR to Memphis, TN	45 minutes
Memphis, TN to Blytheville, AR	1 hour
Blytheville, AR to Jonesboro, AR	1 hour 4 minutes
Jonesboro, AR to Forrest City, AR	1 hour 20 minutes



Forrest City

MISSISSIPPI COUNTY MAJOR EMPLOYERS

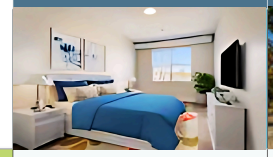
	COMPANY
1	Nucor Steel
2	Nucor – Yamato Steel Company
3	Mississippi County Hospital
4	System – Great River Medical Center Nibco Inc.
5	Arkansas Northeastern College
6	Prospect Steel Company
7	Tenaris Tube Corporation
8	Atlas Tube
9	Bronco Industrial Services HQ
10	ART Manufacturing
11	Nucor-Yamato Steel
12	Ameris of Arkansas
13	Arkansas Northeastern College
14	Mississippi County Hospital System
15	Farmers Bank and Trust

FRANCIS COUNTY MAJOR EMPLOYERS

	COMPANY
1	Forrest City Federal Correctional Complex
2	Boar's Head
3	Forrest City Medical Center
4	Forrest City School District
5	Wal-Mart Stores, Inc
6	Core-Mark International, Inc
7	East Arkansas Community College
8	Truckstops of America (TA Operating)
9	Crestpark Retirement Inn
10	Amicare of Forrest City (Woodridge Behavioral Care)
11	Crowley's Ridge Technical Institute
12	Paalestine-Wheatley School District
13	Mestek (Airtherm)
14	Jimmy Sanders, Inc. (3 locations)
15	Hughes School District

COMPARABLE RENTAL PROPERTIES

FORREST CITY

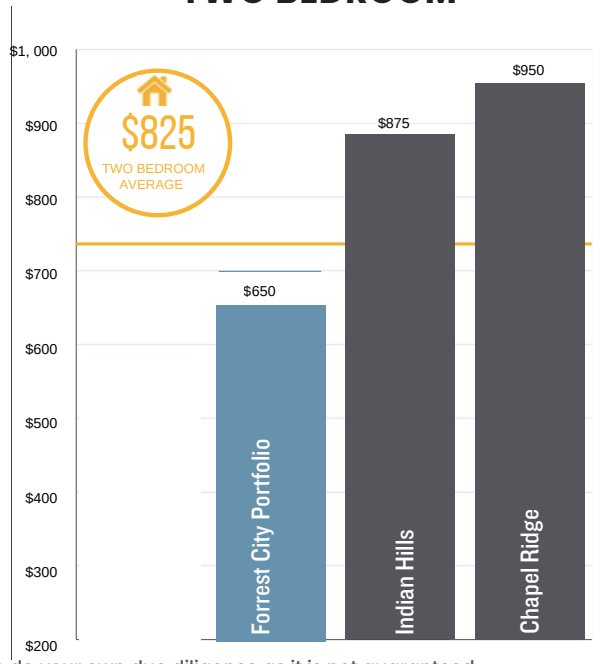
	Forrest City Portfolio	Chapel Ridge	Indian Hills
			
Address	2226 Merrill Dr	1085 Holiday Dr	1731 Indian Hills Rd
Units	224	132	70
Occ %	85%	98%	100%
Yr Built	1975	2003	1970
Avg SF	800	958	774
Rent/Unit	$725	$900	$875
Rent/SF	$0.90	$0.94	$1.13

**Very large upside potential for rent increases

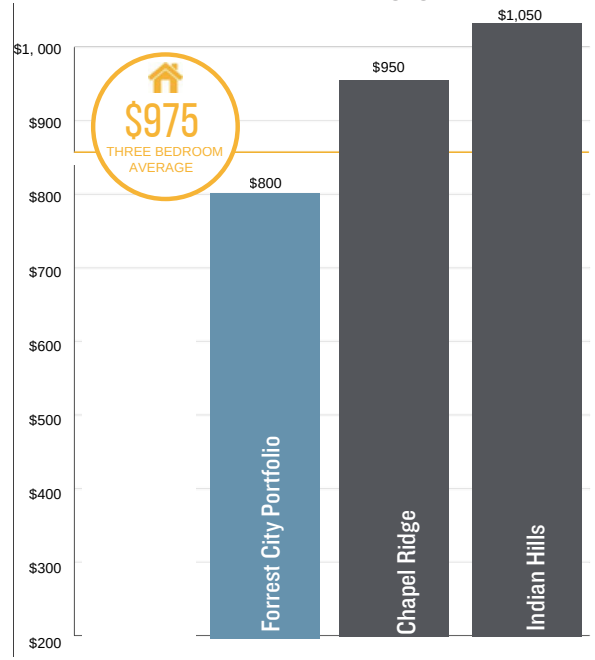
ONE BEDROOM



TWO BEDROOM



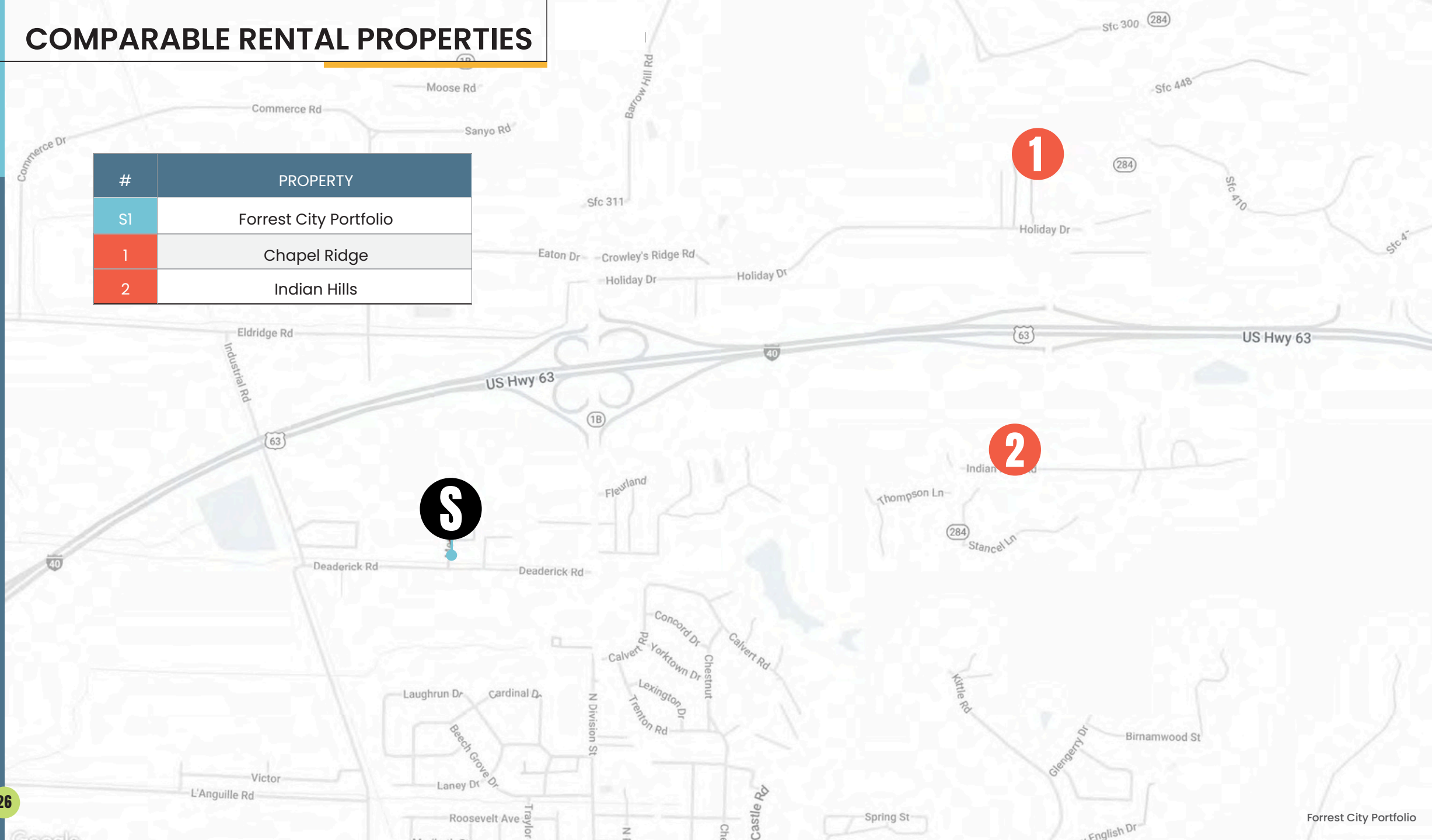
THREE BEDROOM



Information in this packet is deemed accurate but please do your own due diligence as it is not guaranteed

COMPARABLE RENTAL PROPERTIES

#	PROPERTY
S1	Forrest City Portfolio
1	Chapel Ridge
2	Indian Hills





FINANCIAL ANALYSIS

FINANCIAL ANALYSIS
FORREST CITY

Units	Type	Unit SF	Total SF	Current Target Rent	Monthly Mkt. Rent	Annua l Mkt. Rent	Unit Mix %	Upgraded Market Rent
32	Carriage House: 1 Bed / 1 Bath	650	20,800	$725	$23,200	$278,400	14.04%	$850
46	Carriage House: 2 Bed / 1 Bath	750	34,500	$725	$33.350	$400,200	21.93%	$850
12	Carriage House: 3 Bed / 1.5 Bath	955	11,460	$725	$8,700	$104,400	5.26%	$850
12	The Crossing: 2 Bed / 1 Bath Lands	750	9,000	$725	$8,700	$104,400	5.26%	$850
2	End: 1 Bed / 1 Bath Lands End: 2	600	1,200	$725	$1,450	$17,400	0.88%	$850
11	Bed / 1 Bath Lifestyle: 2 Bed / 1	750	8,250	$725	$7,975	$95,700	4.82%	$850
16	Bath Peppertree: 2 Bed / 1 Bath	850	13,600	$725	$9,520	$114,240	7.02%	$850
8	Square One Flat: 2 Bed / 1 Bath	750	6,000	$725	$5,800	$69,600	3.51%	$850
20	Square One Flat: 2 Bed / 1.5 Bath	850	17,000	$725	$14,500	$174,000	8.77%	$850
18	Stonewood: 2 Bed / 1 Bath	850	15,300	$725	$13,050	$156,600	7.89%	$850
16	Vantage Point: 2 Bed / 1 Bath	850	13,600	$800	$12,800	$153,600	7.02%	$900
8	Westwood: 2 Bed / 1 Bath	850	6,800	$850	$13,600	$163,200	3.51%	$950
23		850	19,550	$725	$16,675	$200,100	10.09%	$850
228		**790**	**180,060**	**$740**	**$169,324**	**$2,031,888**	**100.00%**	**$861**