

MARKETPROPERTYFINANCIALSREVIEWS

Sign Up to Reserve

New Reservations will be placed on the waitlist



The Pecan

321650 sqft

\$208,495  
Purchase Price

54.13%  
Financing

\$107,280  
Raise Amount

129  
Investors

65  
Waitlist

167% reserved

MARKET

**Rapidly Growing City**  
Fayetteville ranked #4 Best Places to Live Nationally by U.S. News.



PROPERTY

**Investment Potential**  
Homes nearby have seen a 35% increase in property value over the last 10 years.



FINANCIALS

**Home Lease**  
Current tenant signed a 1 year lease on Jan 1, 2021.



THE MARKET

**Fayetteville, Arkansas**  
Ranked #4 in Best Places to Live

- #1 Austin, TX
- #2 Denver, CO
- #3 Colorado Springs, CO
- #4 Fayetteville, AR
- #5 Des Moines, IA

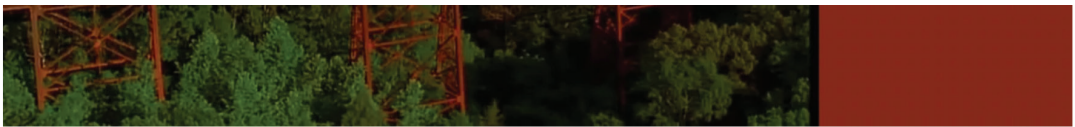


Northwest Arkansas

Arkansas & Golden Age train

Watch later

Share







## What it's like to live in Fayetteville, AR

Located in a region that's experiencing drastic growth, Fayetteville – together with Bentonville, Rogers and Springdale – has transformed from a small town to a center of higher education, culture, commerce and entrepreneurialism. The area known as Northwest Arkansas is the birthplace of Walmart, the headquarters of Tyson Foods and the home of the University of Arkansas, the flagship campus of the U of A system.

Nestled in the Ozark Mountains, Fayetteville attracts outdoorsy types with its abundance of state parks, acres of community green space, playgrounds, parks and walking trails. The metro area also boasts a first-class performing arts center, an active local food movement, live music venues and a dynamic festival scene.

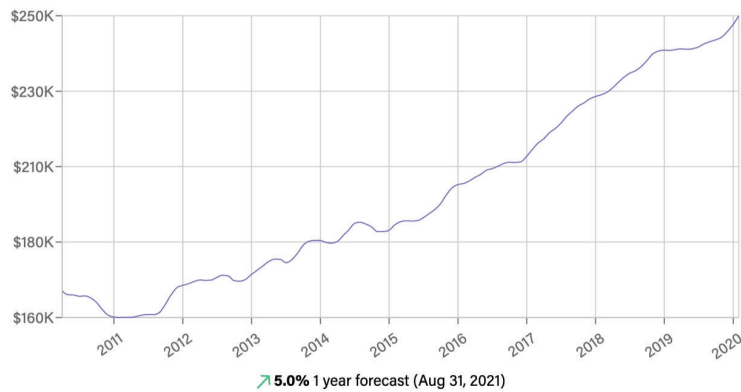
## Quick Facts on Fayetteville, AR

	<b>514,166</b> METRO POPULATION
	<b>33.9</b> MEDIAN AGE
	<b>2.7%</b> UNEMPLOYMENT RATE
	<b>45,830</b> AVERAGE ANNUAL SALARY

## Real Estate Data for Fayetteville, AR

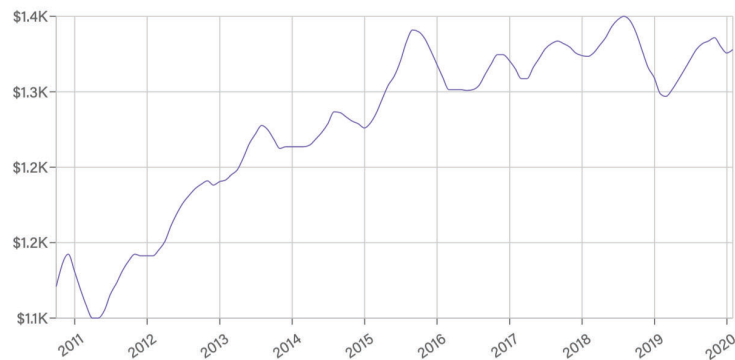
### Zillow Home Price Trends

Single Family Residential 2010 - 2020



### Zillow Rental Price Trends

Single Family Residential 2010 - 2020



## THE PROPERTY

### Quick Facts for The Pecan

Property type	Single Family Home
Location	Fayetteville, AR
Year built	2013
Square footage	1,650
Bedrooms	3
Bathrooms	2

### About the Property

Charming well maintained one owner single family home in quiet neighborhood minutes from I-49, University of Arkansas, parks/trails and all of what Fayetteville has to offer. Home is 3 bed 2 bath with split floor plan, open concept and spacious bedrooms, lots of natural light, and beautiful metallic epoxy flooring on main level. Enjoy community park with walking/biking trails, basketball court, playground and picnic area.

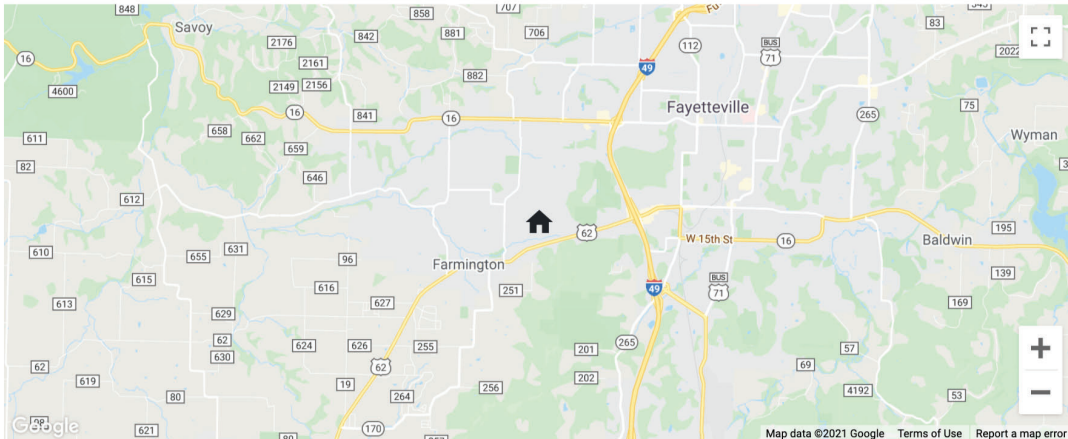
### Independent Appraisals

1) A valuation report produced by HouseCanary on November, 05, 2020, appraised the value of The Pecan property in the valuation range of \$201,712 to \$211,380.



### HouseCanary Value Forecast

#### Property Location



### Neighborhood Overview

The area of West Fayetteville is notable for its ease of access to downtown Fayetteville, Dickson Street, Uptown Fayetteville and neighboring cities in Northwest Arkansas through expanded bypass and highway systems.

West Fayetteville is a common professional neighborhood for employees working for prominent employers in Northwest Arkansas, which include the Headquarters of Walmart, Tyson, and J.B. Hunt, and who want to remain in Fayetteville city limits.

The area is also in close proximity to the newly developing Centennial Park at Millsap Mountain. Centennial park is a state of the art cycling, cyclo-cross, mountain biking, and running trail system connected to 45 miles of shared-use paved trails and 38 miles of natural-surface trails.

### Property Milestones



#### Acquisition

The rental home has been acquired and is now owned by the offering LLC.



#### Insurance

Insurance coverage has been obtained to protect the investment.



#### Renovation

The property was renovated to ensure maximum rent income and minimum maintenance costs.



#### Leasing

A tenant has been vetted, approved, and has signed a long term lease.



#### Financing

Long term financing has been obtained through our banking partner.




#### Reservations

The property is currently collecting reservations of interest from Arrived investors.

☐ Not Started ☒ Started ☐ Completed

## THE FINANCIALS

Purchase Price	\$208,495
Financing	54.13%
Raise Amount	\$107,280
<b>Financial Overview</b>	
Purchase Price	\$208,495
Rent Status	RENTED
Current Rent	\$1,450 / month
Current Lease Length	1 year
Lease End Date	Dec 31 2021
Financing	54.13%
Anticipated Hold Period	5-7 years
<b>Projection Targets - Year 1 Summary</b>	
Rental Revenue	\$17,400
Operating Expenses	-\$5,772
Net Operating Income (NOI)	\$13,428
Management Fee	-\$1,051
Appreciation	3%
Financing	54.13%
Equity Appreciation	6.52%
<p>* IMPORTANT: The projections or other information generated by Arrived's investment analysis tools regarding the likelihood of various investment outcomes are hypothetical in nature, do not reflect actual investment results and are not guarantees of future results. Many factors could cause these results to vary, for a more detailed list please refer to the Risk Factors contained in our Offering Circular.</p>	
<b>The Deal Terms</b>	
Minimum Investment	\$100
Price per Interest	\$10
Number of Interests	10,728
Raise Amount	\$107,280
<b>The Documents</b>	
Property Appraisal - HouseCanary	

## REVIEWS

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### Important Information

Arrived Homes, LLC (the "Company") intends to sponsor a securities offering pursuant to Regulation A under the Securities Act of 1933. The Company is now "testing the waters" to gauge market demand and it is under no obligation to make an offering under Regulation A. No money or other consideration is being solicited in connection with the information that is now being provided, and if money is sent in response, it will not be accepted. No offer to buy our securities can be accepted and no part of the purchase price can be received until an offering statement on Form 1-A has been filed with and qualified by the Securities and Exchange Commission, and any such offer may be withdrawn or revoked, without obligation or commitment of any kind, at any time before notice of its acceptance given after the Form 1-A qualification date. A person's indication of interest involves no obligation or commitment of any kind.

