

MARKET PROPERTY FINANCIALS REVIEWS

Sign Up to Reserve

New Reservations will be placed on the waitlist



The Soapstone

3 2 1973 sqft

\$220,000
Purchase Price**57%**
Financing**\$100,730**
Raise Amount**232**
Investors**108**
Waitlist

166% 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 2 year lease on July 1, 2020.



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







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.

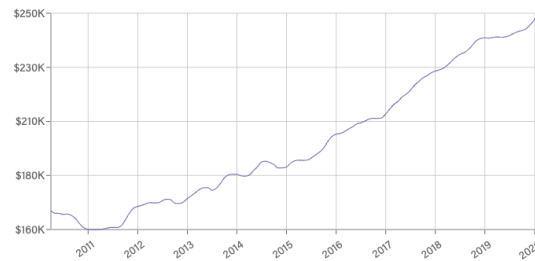
Quick Facts on Fayetteville, AR

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

Real Estate Data for Fayetteville, AR

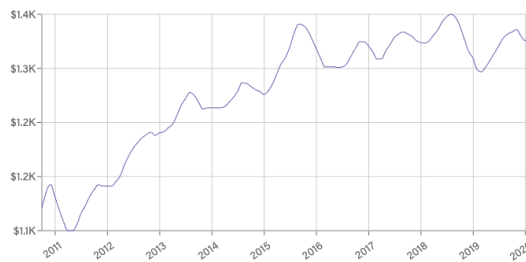
Zillow Home Price Trends

Single Family Residential 2010 - 2020



Zillow Rental Price Trends

Single Family Residential 2010 - 2020



THE PROPERTY

Quick Facts for The Soapstone

Property type	Single Family Home
Location	Fayetteville, AR
Year built	2006
Square footage	1,973
Bedrooms	3
Bathrooms	2

About the Property

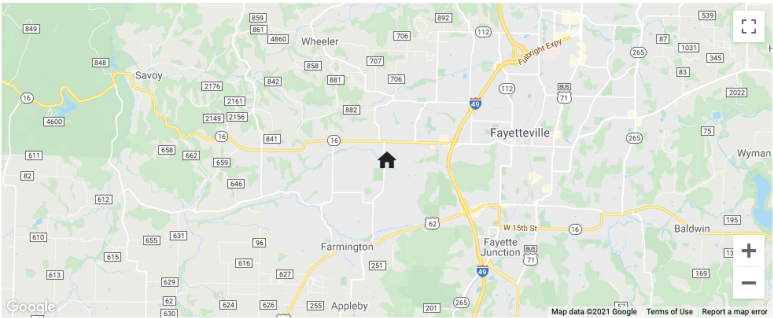
Well built, all brick home in West Fayetteville. Home has 3 Bedrooms and 2 Baths with a split floor plan perfect for families or roommates. Home features include spacious bedrooms, granite counters, jacuzzi soaker tub in master, gas fireplace, living room built-ins, surround sound, oversized garage, spacious backyard with covered patio, and extra storage unit in backyard and attic.

Independent Appraisals

- 1) A valuation report produced by HouseCanary on June, 04, 2020, appraised the value of The Soapstone property in the valuation range of \$210,901 to \$231,859.
- 2) A valuation report produced by RedBell on July, 14, 2020, appraised the value of The Soapstone property at a calculated price of \$225,881.



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	\$220,000
Financing	57%
Raise Amount	\$100,730
Rent Status	RENTED
Current Rent	\$1,600 / month
Current Lease Length	2 years
Lease End Date	June 30, 2022
Anticipated Hold Period	5-7 years

The Deal Terms

Minimum Investment	\$100
Price per Interest	\$10
Number of Interests	10,073
Raise Amount	\$100,730

The Documents

Property Appraisal - HouseCanary	
Property Appraisal - Red Bell	

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.