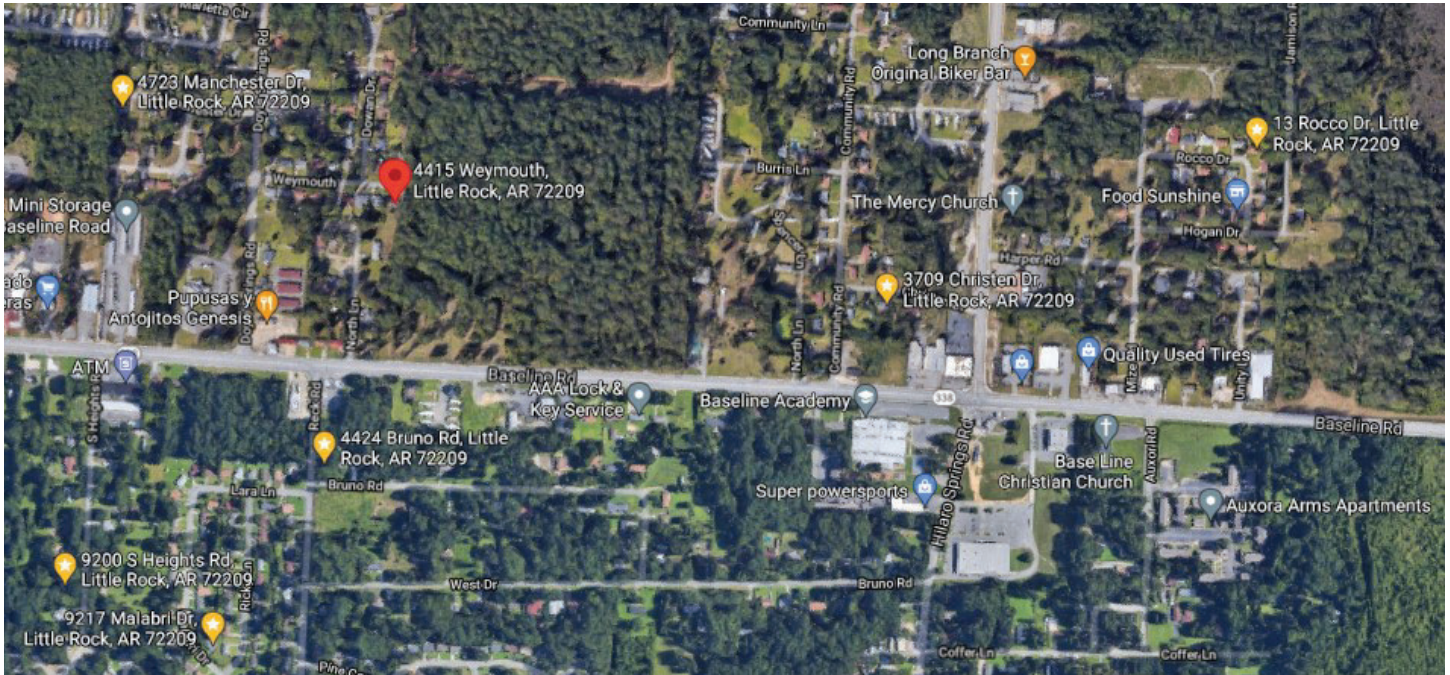


## 4415 Weymouth, Little Rock, AR 72209

*Stars below represent properties under management by Turnkey Property Management*



**Bed/Bath:** 3/1.5

**Square Foot:** 1,193

**Year Built:** 1966

**Area Overview:** Southwest Little Rock is one of the most culturally and economically diverse sections of the city. The Arkansas Times recently published "If the River Market is our Manhattan and Hillcrest is our Brooklyn, consider Southwest Little Rock our Queens. The area is home to many of our minority groups, including a large number of Latinos, as well as many working class/blue collar families reside here. Recently, the Little Rock Children's Hospital constructed a \$4 million primary care clinic there, with an emphasis on providing a bilingual staff to service the local community. Last year the new \$100 million Southwest High School opened, the first new High School to open in Little Rock in 50 years. The school spans 400,000 square feet and houses a student body of 2,250. SWLR is also home to the Arkansas Department of Transportation Headquarters and the Arkansas State Police Headquarters. Numerous warehousing, industrial business call SWLR home

The renovation highlights include:

- Kitchen will be updated with granite counter tops
- HVAC is a 2014, Hot Water Heater 2011 and Roof approximately 10 years old
- New flooring in the living areas to match beautiful hardwood floors
- Lease ends 2027

Rent Ready was done in 2025 - above was from 2021