

Urban Living and Development, Inc.

FOR IMMEDIATE RELEASE

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Urban Living and Development Helping Reshape Downtown

After closing over \$22 million in sales and leases last year, Amber Henson of Urban Living and Development, Inc. started out 2023 with a record January. Specializing in commercial properties, Henson has sold and leased more than one hundred and fifty properties in downtown Hot Springs.

My RedAnnie32, LLC purchased 831 Central Avenue from DPH Trust and 833 Central Avenue #101 and #201 from Contra Mundum, LLC. 831 Central Avenue includes the downstairs retail space and upstairs condo and is currently home to one of Hot Springs most beloved restaurants, DeLuca's Pizzeria. The restaurant will move next door to 833 Central Avenue and offer patrons more seating to enjoy their famous pizza. 833 Central Avenue was the longtime location of Gartenberg's Department Store. The new lessee of 831 Central Avenue is Run Stop.

830 Central Avenue QOZB, LLC purchased 824 Central Avenue and Chapel lot, the historic Goddard Property, from Hafer Property Management, LLC and DPH Trust. The new ownership group, Beechwood Pinnacle Hotel group, plans to construct a 116 unit Hilton branded hotel on the site. The property has been at its current condition since 2007.

Out of the Park, LLC purchased 549 Valley Street and is ready to hit it out of the park. Wallace Stone Design, who put their stamp on Capone's Loft and Mermaid Manor on Lake Hamilton, is renovating the property to benefit large groups visiting Hot Springs, specifically the Majestic Ball Field Complex. The new design will feature eleven bedrooms, a large bunk room, indoor theater and indoor batting cage.

Also selling in January, 600 Central Avenue was purchased from Summit Properties, LLC by Monolith Properties Corp. Before COVID-19, it was the home of very popular Italian eatery Angel's Italian Restaurant.

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