

WHITE OAK STATION

612 E ROOSEVELT RD
LITTLE ROCK, AR 72206



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PRICE

\$685,714

CAP RATE

7.0%

TRANSWESTERN NATIONAL NET LEASE | SALE LEASEBACK GROUP

SINGLE TENANT NNN INVESTMENT



INVESTMENT HIGHLIGHTS

- 1.75% ANNUAL INCREASES
- BRAND NEW 20-YEAR NNN LEASE
- ESTABLISHED & RESPECTED REGIONAL BRAND | 60+ UNITS AND GROWING
- WHITE OAK STATION COMPANY | CORPORATE GUARANTEE



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TENANT OVERVIEW

- White Oak Station Overview



LEASE ABSTRACT

| | |
|------------------------------|-------------------------------------------|
| Property Subtype | Convenience Store |
| Rent Increases | 1.75% ANN INC |
| Guarantor | Corporate Guarantee |
| Lease Type | Absolute Net |
| Landlord Responsibilities | None |
| Tenant Responsibilities | All Expenses including Roof and Structure |
| Right of First Refusal/Offer | No |

LEASE TERM

| | |
|----------------------|-----------------|
| Lease Commencement | Close of Escrow |
| Remaining Lease Term | 20 Years |
| Renewal Options | Four 5-year |
| Base Rent | \$48,000 |
| Asking Price | \$685,714 |
| Cap Rate | 7.0% |

ANNUAL INCOME

| | YEARS | ANNUAL RENT |
|----------------------------|--------------|-------------|
| Primary Term Rent Schedule | YEAR 1-COE | \$48,000 |
| | 1ST INCREASE | \$48,840 |
| | 2ND INCREASE | \$49,695 |
| | 3RD INCREASE | \$50,564 |
| | 4TH INCREASE | \$51,449 |

PROPERTY SUMMARY

| | |
|---------------------|---------------------------------------------|
| Tenant | White Oak Station LLC |
| Property Address | 612 E Roosevelt Rd Little Rock, AR 72206 |
| Year Built | 1963 |
| Gross Leasable Area | 1,740 SF |
| Lot Size | 0.56 AC |
| Ownership | Fee Simple |

SITE INFORMATION

The subject property is strategically located along side I-30 and at the corner of I-30 Frontage Rd and E Roosevelt Rd, a corner location with excellent accessibility. E Roosevelt Rd leads to the nearby Bill and Hillary Clinton National Airport, three miles away.

TRAFFIC COUNTS

| | |
|----------------|--------------|
| I-30 | 101,000 AADT |
| E Roosevelt Rd | 15,000 AADT |

INTERSECTION MAP



MARKET AREA MAP



REGIONAL MAP



Little Rock is the capital and most populous city of the U.S. state of Arkansas. It is also the county seat of Pulaski County. It was incorporated on November 7, 1831, on the south bank of the Arkansas River close to the state's geographic center. The city derives its name from a rock formation along the river, named the "Little Rock" (French: La Petite Roche) by the French explorer Jean-Baptiste Bénard de la Harpe in the 1720s.

The capital of the Arkansas Territory was moved to Little Rock from Arkansas Post in 1821. The city's population was 198,541 in 2016 according to the United States Census Bureau. The six-county Little Rock-North Little Rock-Conway, AR Metropolitan Statistical Area (MSA) is ranked 78th in terms of population in the United States with 738,344 residents according to the 2017 estimate by the United States Census Bureau.

Little Rock is a cultural, economic, government, and transportation center within Arkansas and the South. Several cultural institutions are in Little Rock, such as the Arkansas Arts Center, the Arkansas Repertory Theatre, and the Arkansas Symphony Orchestra, in addition to the hiking, boating, and other outdoor recreational opportunities. The city is the headquarters of Dillard's, Windstream Communications, Acxiom, Stephens Inc., University of Arkansas for Medical Sciences, Heifer International, the Clinton Foundation, and the Rose Law Firm. Other large corporations, such as Dassault Falcon Jet and LM Wind Power have large operations in the city. State government is a large employer, with many offices being in downtown Little Rock. Two major Interstate highways, Interstate 30 and Interstate 40, meet in Little Rock, with the Port of Little Rock serving as a shipping hub.



738,344

**2017 Estimated Residents
in Metro Area**



**Two major
Interstates**

Run through the City



1,576

**Population density
per square mile**



DEMOGRAPHIC SNAPSHOT

| POPULATION | | | |
|-----------------------------------------|------------------|----------|----------|
| | 1 miles | 3 miles | 5 miles |
| 2000 Census Total Population | 7,216 | 33,096 | 101,927 |
| 2010 Census Total Population | 6,116 | 28,611 | 93,545 |
| 2017 Estimated Total Population | 4,648 | 73,758 | 168,982 |
| 2022 Projected Total Population | 6,556 | 29,867 | 96,546 |
| HOUSEHOLDS | | | |
| | 1 miles | 3 miles | 5 miles |
| 2000 Census Total Households | 3,038 | 13,066 | 42,870 |
| 2010 Census Total Households | 2,942 | 12,467 | 40,467 |
| 2017 Estimated Total Households | 3,092 | 12,960 | 41,357 |
| 2022 Projected Total Households | 3,203 | 13,287 | 42,125 |
| 2000-2010 Census Households Growth | -3.2% | -4.6% | -5.6% |
| 2017-2022 Projected Households Growth | 3.6% | 2.5% | 1.9% |
| 2017 Estimated Average Household Size | 2.0 | 2.1 | 2.2 |
| ESTIMATED HOUSEHOLD INCOME | | | |
| | 1 miles | 3 miles | 5 miles |
| 2017 Estimated Median Household Income | \$28,096 | \$26,357 | \$35,143 |
| 2017 Estimated Average Household Income | \$44,624 | \$41,218 | \$54,634 |
| 2017 Estimated Per Capita Income | \$23,058 | \$19,860 | \$24,494 |
| TRAFFIC COUNTS | | | |
| | Vehicles Per Day | | |
| I-30 | 101,000 AADT | | |
| E Roosevelt Rd | 15,000 AADT | | |



White Oak Station Overview

“ EXCEEDING
YOUR
EXPECTATIONS ”

White Oak Station convenience stores have proudly served small towns and residential areas of cities in the Ozark Mountain region, Florida and Texas for nearly 30 years. The company has always been and will remain 100% dedicated to the communities and customers by supporting local businesses, schools, youth leagues, community functions, and charities. Each store is unique as a result of being set up for the needs of their surrounding area. The dedication and loyalty to and from our customers and the communities we are in ensures that White Oak Station convenience stores will be a part of the Ozarks forever.

- White Oak Station continues to expand the number of White Oak Gas Stations and convenience stores to many states across the USA
- Offers the lowest prices and delivery of convenience stores supplies as a wholesaler
- Committed to providing customers with fast, friendly, professional services and quality products in a clean, environmentally safe setting

| | |
|----------------------------|----------------------------------------------------------------------|
| Tenant Name | White Oak Station |
| Headquarters | Dallas, TX |
| Number of Locations | 60+ |
| Year Founded | 1983 |
| Website | www.whiteoakstation.com |



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