



MATTRESS FIRM 3900 CENTRAL AVE | HOT SPRINGS, AR 71913

REPRESENTATIVE PHOTO

CBRE

EXCLUSIVE MARKETING ADVISORS

JARED AUBREY

Senior Vice President

+1 214 252 1031

jared.aubrey@cbre.com

MICHAEL AUSTRY

Vice President

+1 214 252 1115

michael.austry@cbre.com

BROKER OF RECORD

WILLIAM CALLAHAN

License No.

PB00079490

william.callahan@cbre.com

CBRE

OFFERING SUMMARY

PRICE: \$1,885,000

CAP RATE: 7.00%

NET OPERATING INCOME	\$132,000
YEAR BUILT	2013
GROSS LEASEABLE AREA	4,400 SF
LOT SIZE	0.32 ACRES
LEASE TERM	17 YEARS
LEASE COMMENCEMENT	JANUARY 2013
LEASE EXPIRATION	JANUARY 2030
REMAINING TERM	11 YEARS
LEASE TYPE	NN
ROOF & STRUCTURE	LANDLORD
RENT INCREASES	EVERY 5 YEARS
OPTIONS	1 X 5 YR
OPTIONS TO PURCHASE	NONE



CBRE



INVESTMENT HIGHLIGHTS

Recently Extended Lease with Over 10 Years Remaining – Tenant Shows a Strong Commitment to the Site by Extending Their Lease

Strong Corporate Guaranty – Mattress Firm has over 2,600 stores in 49 states; Mattress Firm has Grown to be the Largest Specialty Mattress Retailer in America

Tenant is Responsible for All Common Area Maintenance, Insurance and Taxes – Limited Landlord Responsibilities

Located on Central Avenue Across from Chick-Fil-A with Excellent Visibility and Strong Traffic Counts – Central Avenue is the main thoroughfare through Hot Springs with over 33,000 vehicles per day

Dense Retail Corridor with Strong Occupancy Rate – Over 100 National Retailers located in the immediate area. Retailers include Wal-Mart, Lowe's, TJ Maxx, Old Navy, Sam's Club, Best Buy, Dick's Sporting Goods, Bed Bath & Beyond, PetSmart, Hobby Lobby and many more

Mattress Firm is Well Positioned for Long-Term Success – Recently optimized their store footprint and have \$525 million of committed exit financing to support operations and future growth initiatives, including a \$125 million revolving credit facility that will be undrawn at closing.

Hot Springs Ranked by Forbes as One of the Top Small Places for Business and Careers in the US

TENANT OVERVIEW

MATTRESS FIRM

MATTRESSFIRM®

TYPE:	Retailer
YEARS IN BUSINESS:	32+
NO. OF LOCATIONS:	2,600+
HEADQUARTERS:	Houston, TX
WEBSITE:	www.mattressfirm.com

Founded in 1986, Mattress Firm strives to help customers find the beds they want at the price that fits their budget. Today, Mattress Firm has grown to be America's largest specialty mattress retailer, with neighborhood stores in 49 states across the country and a passion for helping people find the right bed. Mattress Firm helps customers' budget stretch further with a broad selection of mattresses and bedding accessories from leading manufacturers and brand names, including Serta, Simmons, tufo, Sleepy's, Chattam & Wells and Purple. In 2016, Mattress Firm was acquired by Steinhoff International Holdings, N.V. Committed to serving its communities, the Mattress Firm Foster Kids initiative, a program of the Ticket to Dream Foundation, hosts six collection drives a year in communities nationwide to ensure that foster children have the resources needed to succeed.



CBRE

PROPERTY LOCATION

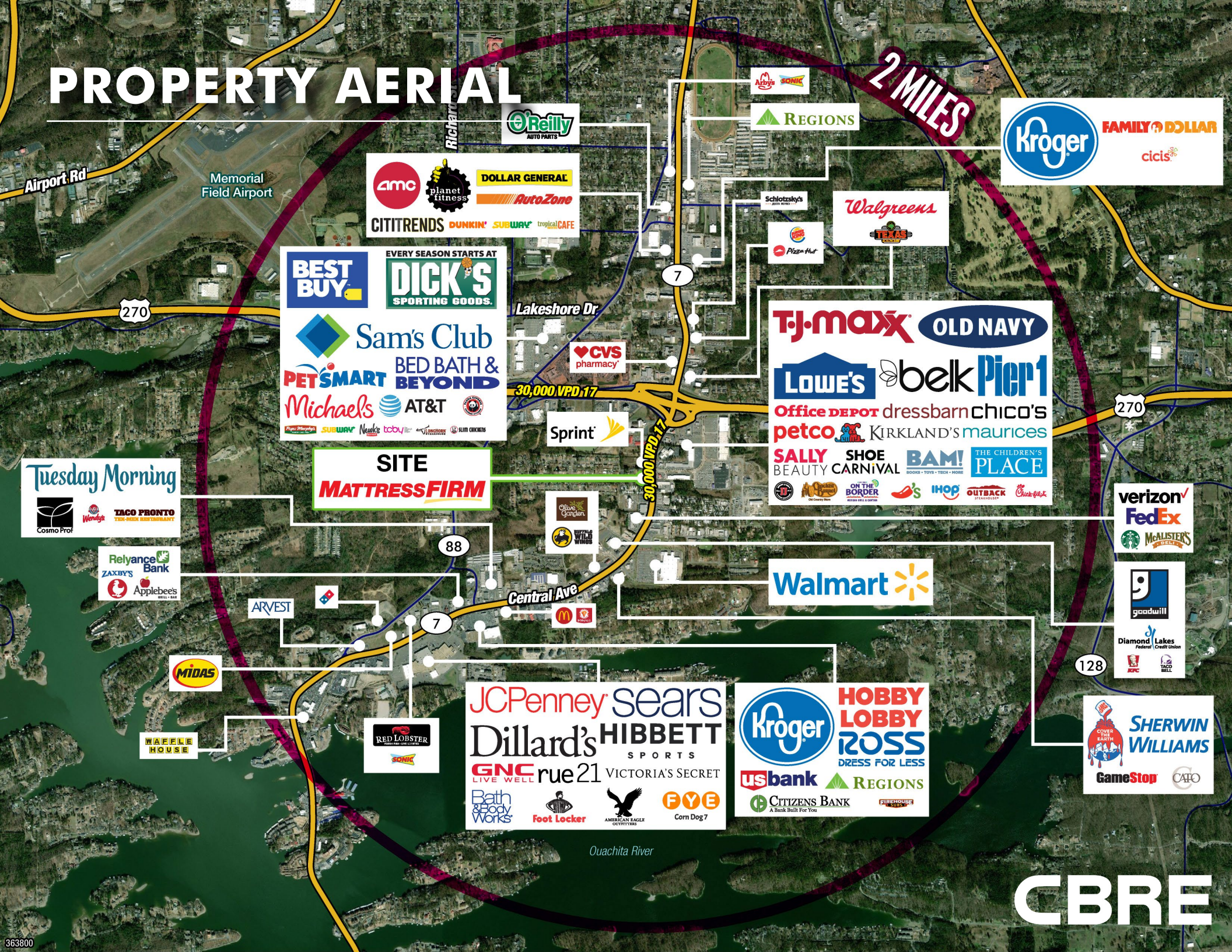
MATTRESSFIRM®

3900 Central Ave
Hot Springs, AR

CBRE

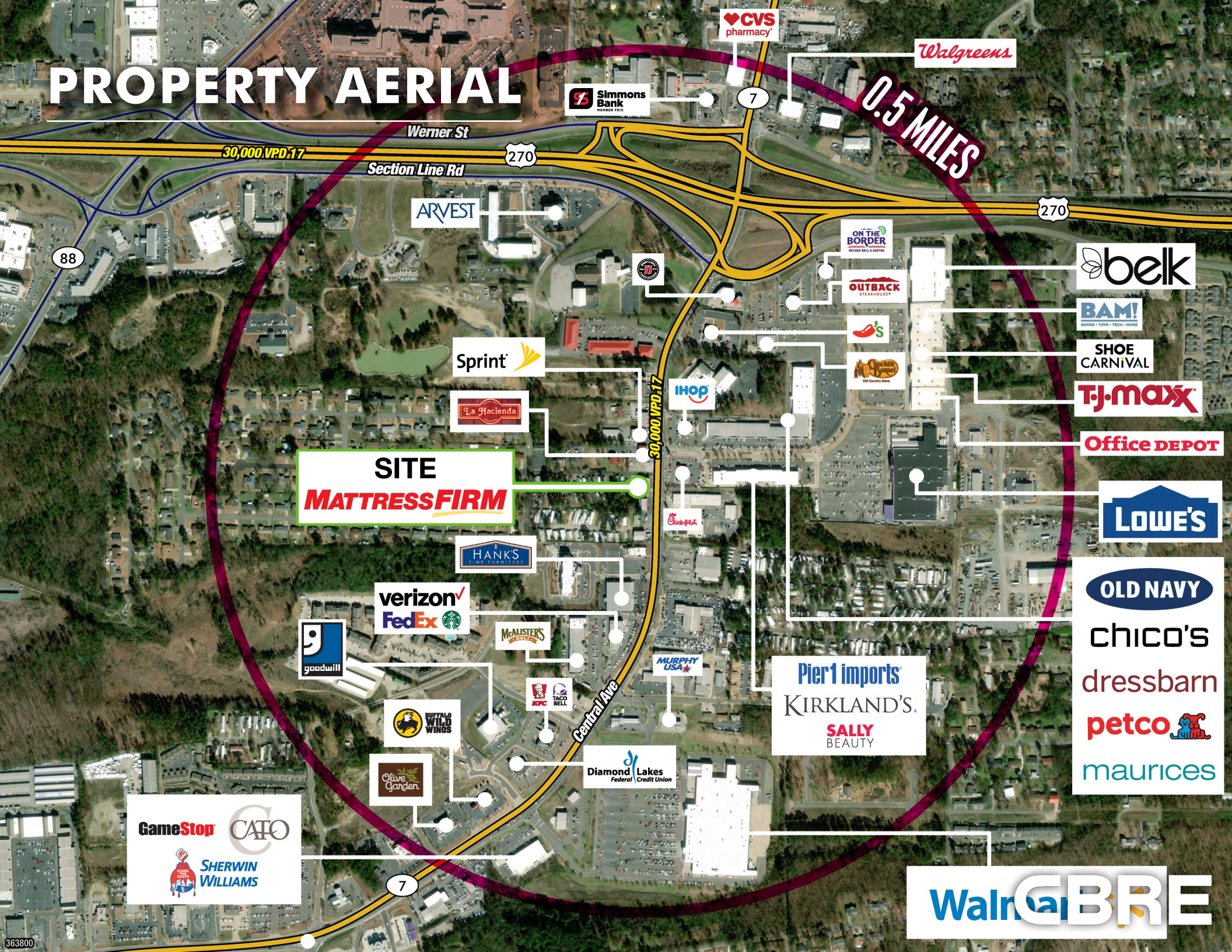
PROPERTY AERIAL

An aerial photograph of a road winding through a green, hilly landscape. A large, red, 3D-style sign with the text '2 MILES' in white is superimposed over the road, indicating the distance to a destination.



CBRE

PROPERTY AERIAL



SITE
MATTRESSFIRM

0.5 MILES

GameStop **CATO**
SHERWIN WILLIAMS

Walgreens **CBRE**

DEMOGRAPHICS

POPULATION (2018)

1 MILE	2,947
3 MILES	26,822
5 MILES	53,601
7 MILES	67,721

HOUSEHOLDS (2018)

1 MILE	1,610
3 MILES	12,118
5 MILES	23,474
7 MILES	29,121

AVG HH INCOME (2018)

1 MILE	\$53,359
3 MILES	\$58,047
5 MILES	\$61,035
7 MILES	\$61,830

ANNUAL POPULATION GROWTH RATE (1 MILE)

2010-2018	0.07%
2018-2023	0.53%

TRAFFIC COUNTS (VPD)

CENTRAL AVE	30,000
-------------	--------

WHY HOT SPRINGS?

This special place gets its name from the naturally 47 occurring, thermal spring waters found here. Flowing out of the ground at an average temperature of 143°F, the hot springs produce almost one million gallons of water a day. Native Americans called this area "Valley of the Vapors," and early explorers left their mark here as well. Today it's still a beloved destination for the history, spas, attractions, outdoors, food and fun. Two historical bathhouses are still used for their original purpose: The Buckstaff and The Quapaw Baths and Spa. The Superior Bathhouse is now a brewery and is, in fact, the only brewery located inside of a national park.




**HOT SPRINGS NATIONAL PARK
IS AMERICA'S OLDEST FEDERAL
RESERVE**



**THE GARVAN WOODLAND
GARDENS IS NAMED ONE
OF THE TOP 5 BOTANICAL
GARDENS IN AMERICA**



**THE HOT SPRINGS
CONVENTION CENTER IS
THE LARGEST CONVENTION
CENTER IN ARKANSAS**




**OAKLAWN RACING IS RANKED
THE #5 THOROUGHBRED
RACETRACK IN AMERICA AND
IS HOME OF THE ARKANSAS
DERBY**



**RANKED BY FORBES AS ONE
OF THE TOP SMALL PLACES
FOR BUSINESS AND CAREERS**



**RANKED NUMBER 4 AMONG
AMERICA'S TOP 100 SMALL
ARTS TOWNS**



**HOME TO THE MID AMERICA
SCIENCE MUSEUM WHICH IS
ARKANSAS' LARGEST HANDS-
ON SCIENCE CENTER AND
FIRST SMITHSONIAN AFFILIATE**

Sourced by: arkansas.com, wikipedia.com, cityhs.net, hotsprings.org

CBRE

DISCLAIMERS

CBRE, Inc. operates within a global family of companies with many subsidiaries and/or related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates, including CBRE Investors, Inc. or Trammell Crow Company. Those, or other, Affiliates may express an interest in the property described in this Memorandum (the "Property") may submit an offer to purchase the Property and may be the successful bidder for the Property. You hereby acknowledge that possibility and agree that neither CBRE, Inc. nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, CBRE, Inc. will act in the best interest of the client(s) it represents in the transaction described in this Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offeror or prospective offeror, but rather will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Memorandum.

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested par-

ties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc. nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.



REPRESENTATIVE PHOTO

MATTRESS FIRM

3900 CENTRAL AVE
HOT SPRINGS, AR 71913

EXCLUSIVE MARKETING ADVISORS

JARED AUBREY

Senior Vice President

+1 214 252 1031

jared.aubrey@cbre.com

MICHAEL AUSTRY

Vice President

+1 214 252 1115

michael.austry@cbre.com

BROKER OF RECORD

WILLIAM CALLAHAN

License No. PB00079490

william.callahan@cbre.com

CBRE