



SHERWIN-WILLIAMS

634 MARTIN LUTHER KING BLVD.
MALVERN, AR 72104

Vladimir C. Hritcu
Senior Advisor
734.926.0005
vladimir.hritcu@svn.com

Dan Stewart, CCIM
Managing Director
734.662.5097
dan.stewart@svn.com

Traci Allen
Principal Broker
501.374.7222 x124
traci.allen@svn.com

Disclaimer



The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

PROPERTY INFORMATION

Property Summary
Tenant Profiles

4

LOCATION INFORMATION

Malvern, AR
Regional Map
Location Maps
Retailer Map
Parcel Map

7

FINANCIAL ANALYSIS

Rent Roll
Income & Expenses

13

SALE COMPARABLES

Sale Comps

16

DEMOGRAPHICS

Demographics Map
Back Page

18



SHERWIN-WILLIAMS.

1 PROPERTY INFORMATION

634 Martin Luther King Blvd.
Malvern, AR 72104

Property Summary

SHERWIN-WILLIAMS.



OFFERING SUMMARY

Sale Price:	\$450,000
Cap Rate:	6.7%
NOI:	\$30,171
Lot Size:	1 Acres
Year Built:	1995
Building Size:	5,000 SF
Traffic Count:	19,000
Price / SF:	\$90.00

DISCRIPTION

Located on the major local retail corridor and built specifically for Sherwin-Williams in 1995, Tenant recently extended the lease for a period of 10 years. Landlord responsibilities are minimal, limited to major capital expenditures: roof, structure, parking lot, HVAC. Long term renewed commitment from the global paint leader translates to a secure, passive, long term investment.

HIGHLIGHTS

- S&P (BBB) Investment Grade Net Lease
- Long Term Historical Occupancy, 25 Years on Site
- Recent Long Term Extension (10 Years)
- Nearly 11 Years of Firm Term Remaining (12/31/2029)
- Three 5 year renewal options w/ 7.5% rental increases

Tenant Profiles



OVERVIEW

Company:	Sherwin-Williams
Founded:	1866
Annual Net Sales:	\$17 Billion
Net Income:	\$2.1+ Billion
Headquarters:	Cleveland, OH
Website:	https://sherwin-williams.com/

TENANT HIGHLIGHTS

- Record Setting Net Sales Each of the last 5 years
- Record Setting Net Income Each of the last 5 Years



SHERWIN-WILLIAMS

The largest coating manufacturer in the United States and a global leader in the development, manufacturing, distribution, and sale of paint, coatings and related products to professional, industrial, commercial and retail customers. 4,100 company operated specialty paint stores in the United States, Canada, and the Caribbean. More than 90% of the U.S. population lives within a 50-mile radius of a Sherwin-Williams store.

RETAIL PAINT STORES

A part of the America's Group which generated net sales of \$9.6+ Billion in 2018. Dedicated to the needs of the general public including residential do-it-yourself-ers, contractors, home builders, and commercial property managers. They provide high-quality interior and exterior paints and coating products for homes and businesses including wood and concrete finishes.



2 LOCATION INFORMATION

634 Martin Luther King Blvd.
Malvern, AR 72104

Malvern, AR

SHERWIN-WILLIAMS.



MALVERN, AR

Despite its relatively small size the City of Malvern is known as "The Brick Capital of the World." Malvern, the county seat of Hot Spring County, was founded as a significant railroad junction to Hot Springs, known for its natural hot springs. Located on the Ouachita River, Malvern hosts one of two whitewater parks in Arkansas used for training Olympic kayakers and river rescue teams. Malvern is 45 miles from the state capital of Little Rock. Population in Malvern is stable having grown at roughly 0.5% annually since 2000. Average annual household income within a 10 mile radius is expected to grow at a rate of over 2% annually over the next 5 years.

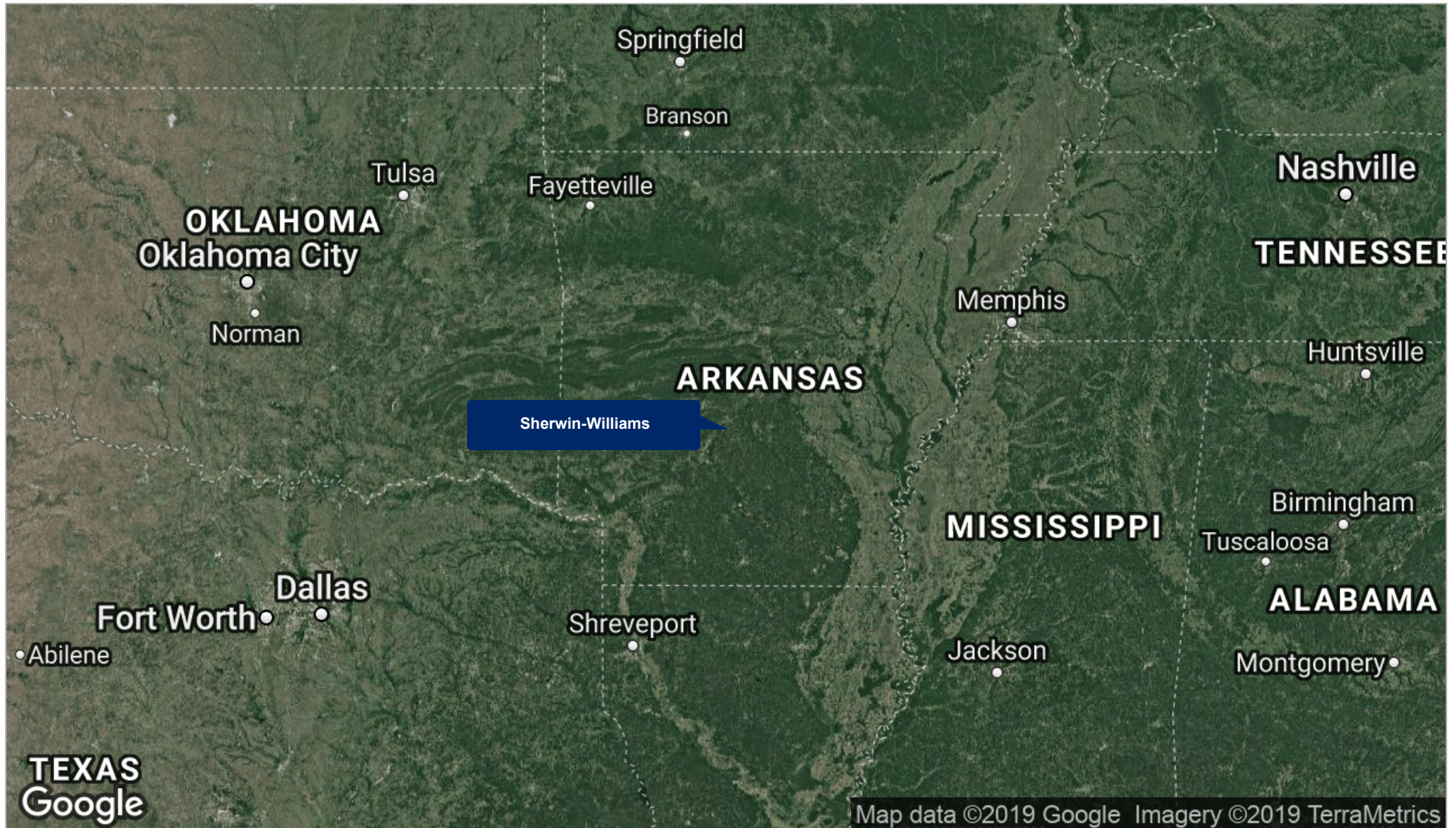
INFORMATION

Year Founded:	1870
Total Area:	8.63 sq mi
Population:	67,000+ w/ in 5 miles

HIGHLIGHTS

- Income Growth 2% Annually
- Stable Market
- "Brick Capital of the World"

Regional Map



Location Maps

SHERWIN-WILLIAMS.



Retailer Map

SHERWIN-WILLIAMS.



Map data ©2019 Imagery ©2019, DigitalGlobe, Landsat / Copernicus, Pulaski Area GIS, State of Arkansas, U.S. Geological Survey, USDA Farm Service.





SHERWIN-WILLIAMS.

3 FINANCIAL ANALYSIS

634 Martin Luther King Blvd.
Malvern, AR 72104

Rent Roll



TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Sherwin-Williams	5,000	5/11/1994	12/31/2029	\$32,503	100.0	\$6.50
Totals/Averages	5,000			\$32,503		\$6.50

Income & Expenses



INCOME SUMMARY	SHERWIN-WILLIAMS	PER SF
Gross Income	\$32,503	\$6.50
EXPENSE SUMMARY	SHERWIN-WILLIAMS	PER SF
Insurance	\$2,332	\$0.47
Gross Expenses	\$2,332	\$0.47
Net Operating Income	\$30,171	\$6.03



SHERWIN-WILLIAMS.

4 SALE COMPARABLES

634 Martin Luther King Blvd.
Malvern, AR 72104

Sale Comps



SUBJECT PROPERTY

634 Martin Luther King Blvd. , Malvern, AR 72104

Sale Price:	\$450,000	Lot Size:	1 Acres	Year Built:	1995
Building SF:	5,000 SF	Price PSF:	\$90.00	Cap:	6.7%
NOI:	\$30,171				

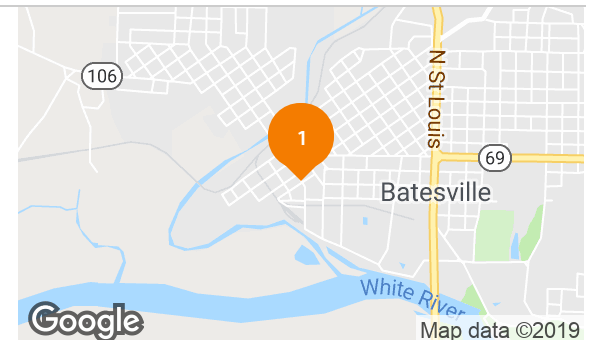


SHERWIN-WILLIAMS

150 E. Boswell St. | Batesville , AR 72501

Sale Price:	\$295,000	Lot Size:	0.28 Acres	Building SF:	6,000 SF
Price PSF:	\$49.17	CAP:	8.25%	Closed:	11/10/2016
Occupancy:	100%	NOI:	\$24		

Listed for \$324,750 (7.5% cap) 4 yrs remaining

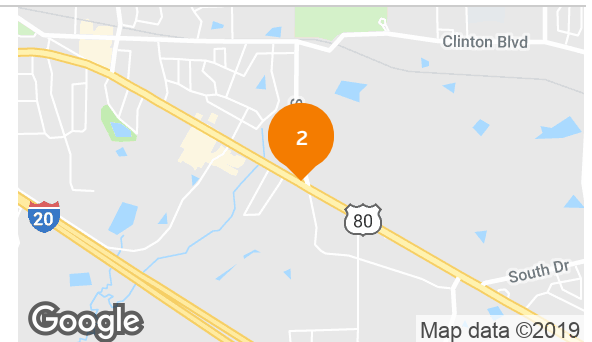


SHERWIN-WILLIAMS

1551 Highway 80 E | Clinton, MS 39056

Sale Price:	\$915,508	CAP:	6.5%	Closed:	08/23/2018
NOI:	\$59,500				

Listed for \$967,750 6.15% Cap Rate 10 year lease term



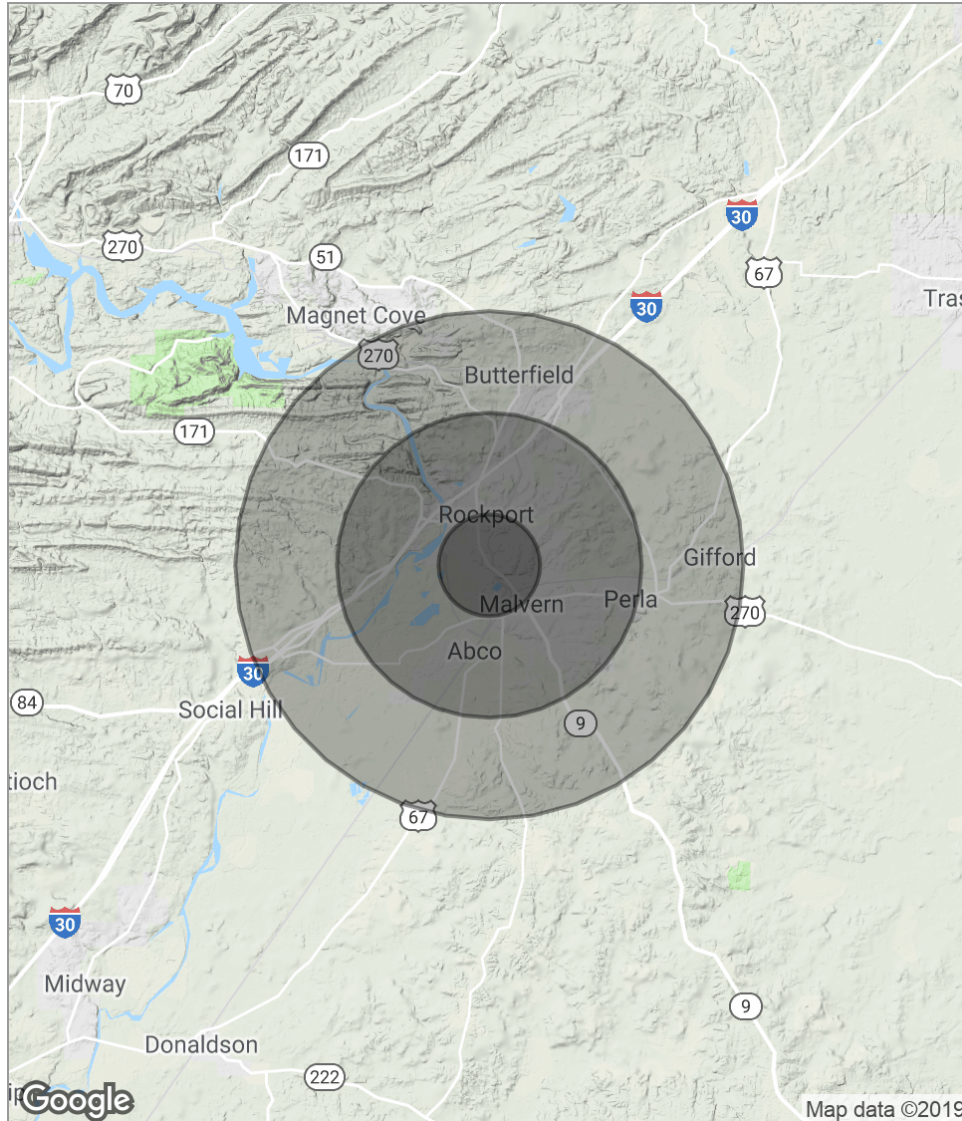


5 DEMOGRAPHICS

634 Martin Luther King Blvd.
Malvern, AR 72104

Demographics Map

SHERWIN-WILLIAMS.



POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,797	25,847	67,076
Median age	33.9	37.2	35.8
Median age [Male]	31.8	35.7	34.6
Median age [Female]	35.5	38.1	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,158	9,995	25,382
# of persons per HH	2.4	2.6	2.6
Average HH income	\$68,151	\$70,138	\$62,174
Average house value	\$168,302	\$168,048	\$167,485

* Demographic data derived from 2010 US Census



213 S. Ashley Street, Suite 200A
Ann Arbor, MI 48104
734.926.0005
svna2.com



SVN | ArkBest Realty, LLC
724 Garland Street,
Little Rock, AR 72201
501.374.7222 x124
www.svnarkbestrealty.com