



**SHERWIN  
WILLIAMS®**



\*REPRESENTATIVE PHOTO



OFFERING  
MEMORANDUM

**SHERWIN WILLIAMS**  
NET LEASED OFFERING

11825 MAUMELLE BLVD, NORTH LITTLE ROCK, AR 72113

OFFERING MEMORANDUM  
**PRESENTED BY:**

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The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group 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 Investment 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 Kase Group.

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

This Investment 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 anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment 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 Kase Group 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.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.



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# INVESTMENT OVERVIEW



The subject property is a 5,004 square foot Sherwin Williams located just 10 miles North West of the state's capital, servicing a population of over 390,000 residents in Pulaski County. This site offers excellent exposure along Maumelle Blvd with 34,100 vehicles and has immediate proximity to Interstate 430 which receives over 85,000 vehicles per day. The asset is surrounded by major retailers including: Walmart, Taco Bell, AT&T, Dollar Tree, Sonic, and Burger King.

## INVESTMENT HIGHLIGHTS

NEWLY EXERCISED 5-YEAR OPTION

BELOW MARKET RENT: \$11.80/SF

21% RENTAL INCREASE IN NEXT OPTION

INVESTMENT GRADE CREDIT: S&P: BBB

STRONG HIGHWAY VISIBILITY (34,100 VPD)

10% RENTAL INCREASES EVERY 5 YEARS

MINIMAL LANDLORD OBLIGATIONS

## OFFERING SPECIFICATIONS

PRICE \$953,145

CAP RATE 6.20%

NET OPERATING INCOME \$59,095

BUILDING SF 5,004 SF

LOT SIZE .61 AC

YEAR BUILT 2004

# FINANCIAL SUMMARY

## SHERWIN WILLIAMS • NET LEASED OFFERING

11825 MAUMELLE BLVD, NORTH LITTLE ROCK, AR 72113

\$953,145 • 6.20%

### SUMMARY

GUARANTOR	SHERWIN WILLIAMS
SQUARE FOOTAGE	5,004
LEASE START	1/1/2005
LEASE END	12/31/2024
ANNUAL RENT	\$59,095
OPTIONS	THREE, 5 YEAR REMAINING
INCREASES	(1) 21%, (2) 10% INCREASES EVERY 5 YEARS

### OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
OPTION 1 (YEARS 1-5)	\$59,095	6.20%
OPTION 2	\$71,505	7.50%
OPTION 3	\$78,656	8.25%
OPTION 4	\$86,521	9.08%

# LEASE ABSTRACT

## BASIC TERMS

TENANT	SHERWIN WILLIAMS
BUILDING SIZE	5,004 SF
ADDRESS	11825 Maumelle Blvd, North Little Rock, AR
LEASE START	January 1, 2005
LEASE END	December 31, 2024
RENEWAL OPTIONS	Three, 5 Year Remaining
INCREASES	21%, 10%

## OBLIGATIONS

LANDLORD OBLIGATIONS	(ARTICLE 5)ALL STRUCTURAL REPAIRS TO BUILDING AND PREMISES AS WELL AS MAINTAIN/REPAIR. PARKING LOT, DRIVEWAYS, AND SIDEWALKS LANDLORD SHALL MAINTAIN/REPAIR PLUMBING, GAS, AND ELECTRICAL SYSTEMS SERVICING PREMISES (ARTICLE 14) LANDLORD SHALL MAINTAIN FIRE AND EXTENDED COVERAGE INSURANCE ON THE PREMISES FOR FULL REPLACEMENT
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## OPERATING SUMMARY

PERIOD (YEARS)	MONTHLY RENT	ANNUAL RENT
OPTION 1 (YEARS 1-5)	\$4,925	\$59,095
OPTION 2	\$5,959	\$71,505
OPTION 3	\$6,555	\$78,656
OPTION 4	\$7,210	\$86,521

TENANT OBLIGATIONS	(ARTICLE 17) TENANT SHALL REIMBURSE LANDLORD FOR TAXES ASSESSED. (ARTICLE 5) TENANT SHALL, AT ITS OWN COST SHALL PERFORM NON-STRUCTURAL INTERIOR REPAIRS TO PREMISES (ARTICLE 12) TENANT SHALL, AT ITS SOLE COST, MAINTAIN 1) PUBLIC LIABILITY INSURANCE 2) PROPERTY DAMAGE INSURANCE (ARTICLE 4) TENANT TO PAY DIRECTLY ALL UTILITIES USED ON THE PREMISES.
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# TENANT OVERVIEW

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**SHERWIN  
WILLIAMS®**

## SHERWIN WILLIAMS

Founded in 1866, The Sherwin-Williams Company is a global leader in the manufacture, development, distribution, and sale of paints, coatings and related products to professional, industrial, commercial, and retail customers. Sherwin-Williams manufactures products under well-known brands such as

Sherwin-Williams®, Valspar®, HGTV HOME® by Sherwin-Williams, Dutch Boy®, Krylon®, Minwax®, Thompson's® Water Seal®, Cabot® and many more. With global headquarters in Cleveland, Ohio, Sherwin-Williams® branded products are sold exclusively through a chain of more than 4,900 company-operated stores and facilities, while the company's other brands are sold through leading mass merchandisers, home centers, independent paint

dealers, hardware stores, automotive retailers, and industrial distributors. SherwinWilliams shares are traded on the New York Stock Exchange (symbol: SHW).



**\$14.9 BILLION**  
IN REVENUE



**4,620** LOCATIONS



**53,360+** EMPLOYEES

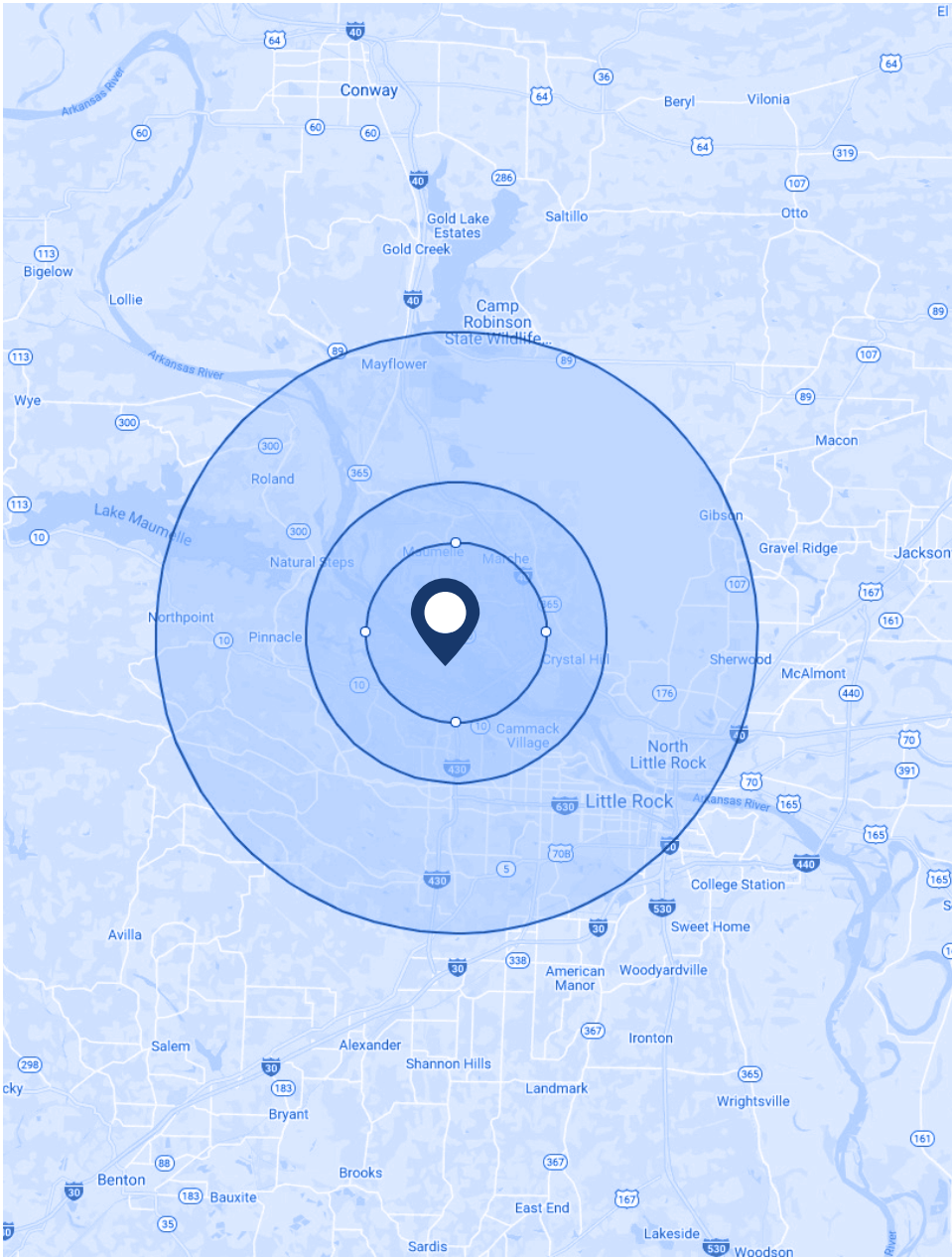
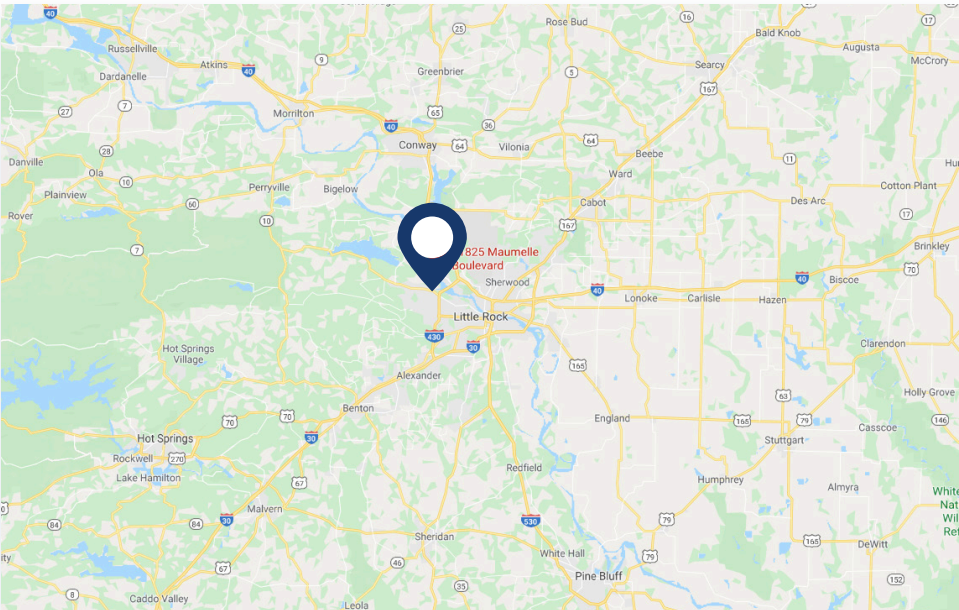
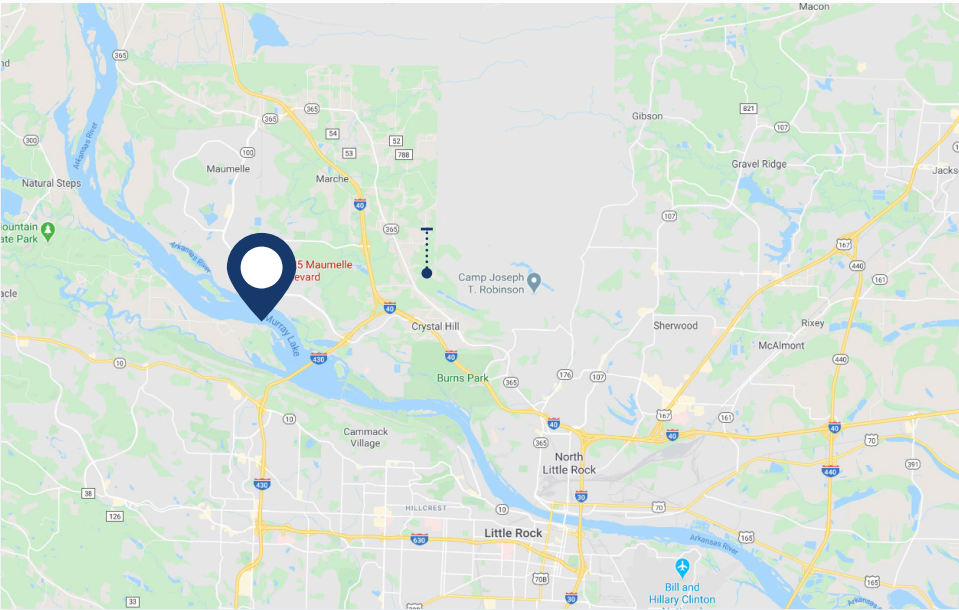


# LOCATION AERIAL

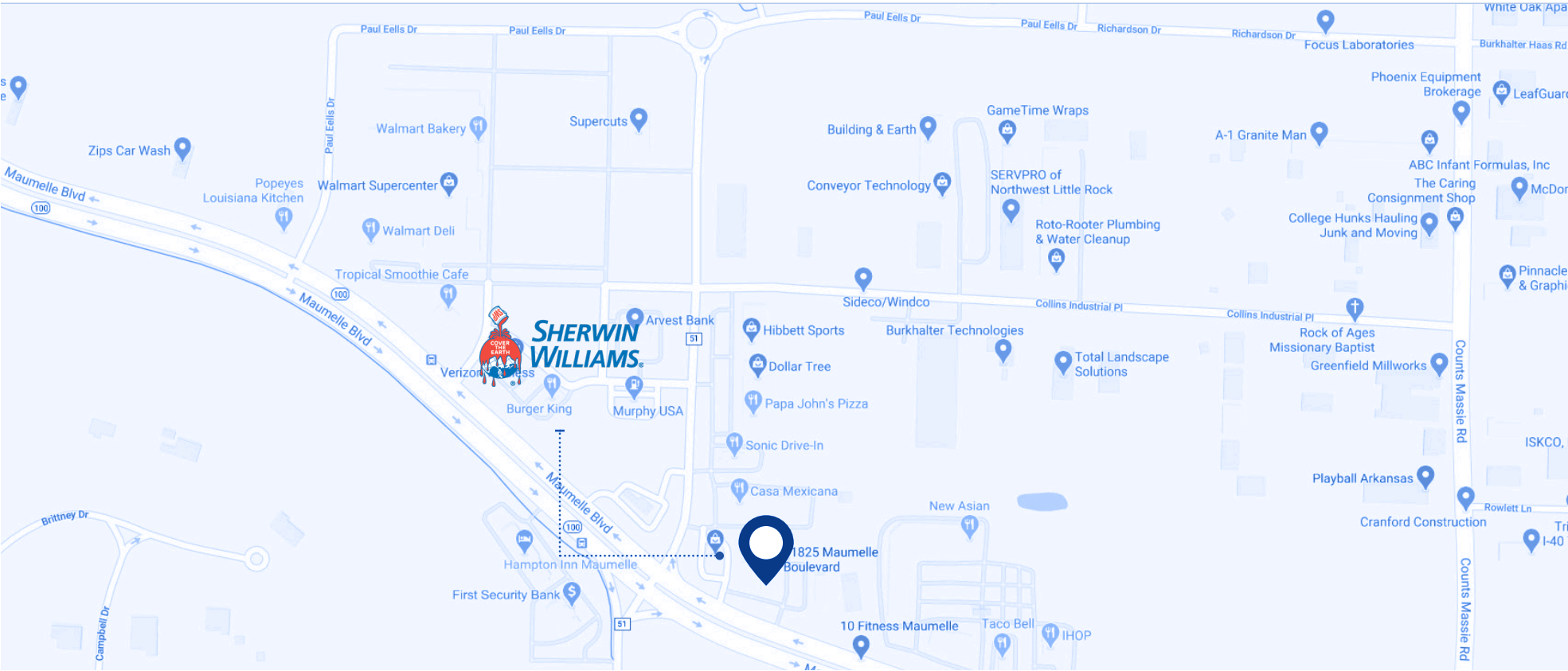




# REGIONAL OVERVIEW



# DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	24,133	81,283	263,599
TOTAL HOUSEHOLDS	10,685	35,749	113,651
AVERAGE HOUSEHOLD INCOME	\$90,652	\$94,189	\$77,745
AVERAGE AGE	37.70	39.40	38.80

# AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	24,133	81,283	263,599
TOTAL HOUSEHOLDS	10,685	35,749	113,651
PERSONS PER HOUSEHOLD	2.30	2.20	2.20
AVERAGE HOUSEHOLD INCOME	\$90,652	\$94,189	\$77,745
AVERAGE HOUSE VALUE	\$248,697	\$225,805	\$177,664
AVERAGE AGE	37.70	39.40	38.80
WHITE	18,210	62,731	161,733
BLACK	4,518	13,805	88,181
AM. INDIAN & ALASKAN	95	341	1,069
ASIAN	853	2,906	7,482
HAWAIIAN & PACIFIC ISLAND	7	24	90
OTHER	451	1,475	5,044

## NORTH LITTLE ROCK, AR

Little Rock is the capital and most populous city of the U.S. state of Arkansas. The city’s population was 198,541 in 2016 according to 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 hiking, boating, and other outdoor recreational opportunities. Little Rock’s history is available through history museums, historic districts or neighborhoods like the Quapaw Quarter, and historic sites such as Little Rock Central High School. The city is the headquarters of Dillard’s, Windstream Communications, Acxiom, Stephens Inc., University of Arkansas for Medical Sciences, Heifer International, Winrock International, the Clinton Foundation, the Rose Law Firm, and Arkansas Blue Cross and Blue Shield. Other corporations, such as Dassault Falcon Jet, LM Wind Power, Simmons Bank, Euronet Worldwide, AT&T, and Entergy have large operations in the city. State government is a large employer, with many offices downtown. Two major Interstate highways, Interstate 30 and Interstate 40, meet in Little Rock, with the Port of Little Rock serving as a shipping hub.



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