



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Service King
7100 Landers Road
North Little Rock, AR 72117

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 6,515 SF Service King Located at 7100 Landers Road in North Little Rock, AR. This is a High Yielding Opportunity With the Potential For a Rental Increase in October 2020, Providing For a Unique Investment.

OFFERING SUMMARY

PRICE	\$851,400
CAP	8.00%
NOI	\$68,112
PRICE PER SF	\$130.68
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	7100 Landers Road North Little Rock, AR 72117
COUNTY	Pulaski
BUILDING AREA	6,515 SF
LAND AREA	0.56 AC
BUILT	1995



HIGHLIGHTS

- Service King Paying Rent in Full
- Corporate Guaranteed Lease With Replaceable Rent at \$10.45 a SF
- Service King Operates 345 Locations in 24 States
- High Yielding Opportunity With Potential For a Rental Increase in October 2020
- Easy Access Off US-167 Which Has Traffic Counts of Over 85,390 VPD
- Located Off a Major North/South Thoroughfare Into Little Rock and Within 1-Mile of RV Dealerships, 10 Car Dealerships and Numerous Retail
- Just 10 Minutes Into Downtown Little Rock Which is Home to Over 197,312 People
- Strong Demographics With a Population of Over 82,903 Residents Making an Average Household Income of \$75,989 Within a 5-Mile Radius
- 15 Minutes to the Camp Joseph Military Base - Home of the Arkansas National Guard, 39th Infantry Brigade Combat Team, 77th Combat Aviation Brigade and the 87th Troop Command
- Little Rock, the Capital of Arkansas, is Home to the William J. Clinton Presidential Library and Museum, With Exhibits Including a Replica of the Oval Office and Presidential Artifacts; Little Rock is a Cultural, Economic, Government and Transportation Center Within Arkansas
- Nearby Tenants Include: Academy, Shell, USPS, Dairy Queen, Sam's Club, Enterprise, Buffalo Wild Wings, Tractor Supply, Kohl's, Sonic, Walmart Supercenter, Taco Bell, Dollar General and More



LEASE SUMMARY

TENANT	Service King
PREMISES	A Building of Approximately 6,515 SF
LEASE COMMENCEMENT	August 3, 1994
LEASE EXPIRATION	October 31, 2020
LEASE TERM	4 Months Remaining
RENEWAL OPTIONS	1 x 3 Years
RENT INCREASES	Lessor of 15% or CPI Index
LEASE TYPE	Double Net (NN)
PERMITTED USE	Auto
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE
FOOTAGE

ANNUAL
BASE RENT

RENT
PER SF

6,515 SF

\$68,112

\$10.45



ACTUAL PROPERTY IMAGES



**ServiceKing**
COLLISION

DOWNTOWN LITTLE ROCK

NISSAN sam's club

CHEVROLET GMC TRACTOR SUPPLY CO

HONDA Volkswagen Mazda McLARTY AUTOMOTIVE GROUP

ServiceKing COLLISION

RVT River Valley Tractor

CHRYSLER Jeep DODGE RAM

CHI St. Vincent

Academy SPORTS+OUTDOORS

UNITED STATES POSTAL SERVICE

ltec

FFO

Car World Auto Group

America's CAR-MART

GANDER RV & OUTDOORS



Landers Rd



Clinton
Elementary

RIVERCITY
HYDRAULICS, INC.

Alarm-Tech
SECURITY SYSTEMS

Cornerstone Bible
Fellowship

INTERSTATE
BATTERIES
Outrageously Dependable

BW Best Western

cbe
Central Business Equipment, Inc.

THE LINKS
KOHLS

NAPA AUTO PARTS

KFC

M

BRADFORD
MARINE & ATV
ESTABLISHED 1971

Little Caesars

Golf Cars
of Arkansas
GOLF TRANSPORTATION UTILITY VEHICLES

SCN
PRINTING

CAPITAL FIRE
EXTINGUISHER

CAPITOL
SERVICE COMPANY
HEATING • AIR CONDITIONING • REFRIGERATION

GANDER
RV & OUTDOORS

167

RVT River Valley
Tractor

ServiceKing
COLLISION

67

Landers Rd



Walmart

Walmart Neighborhood Market

AT&T SONIC

Bank OZK Pizza Hut

O'Reilly AUTO PARTS SHIPLEY DO-NUTS

REGIONS ARVEST

Arby's ZAXBY'S

metro by T-Mobile

Hardee's SUBWAY

DOLLAR GENERAL usbank

McDonald's Kentucky Fried Chicken

SONIC NAPA TACO BELL

Exxon

107

Walgreens ARVEST

POPEYES

CVS pharmacy

AutoZone

DOLLAR GENERAL

Little Caesars ACE

KOHL'S

BW | Best Western Hotels & Resorts

McDonald's Starbucks TACO BELL

CENTENNIAL BANK Little Caesars

GANDER RV & OUTDOORS

Kroger SALLY BEAUTY

Shell goodwill usbank

DOLLAR TREE

Academy SPORTS+OUTDOORS DQ Shell

ON THE BORDER MEXICAN GRILL & CANTINA SALT GRASS STEAKHOUSE

SUBWAY

67

Service King COLLISION

Brockington Rd

E Kiel Ave

167

NORTH LITTLE ROCK | PULASKI COUNTY | AR

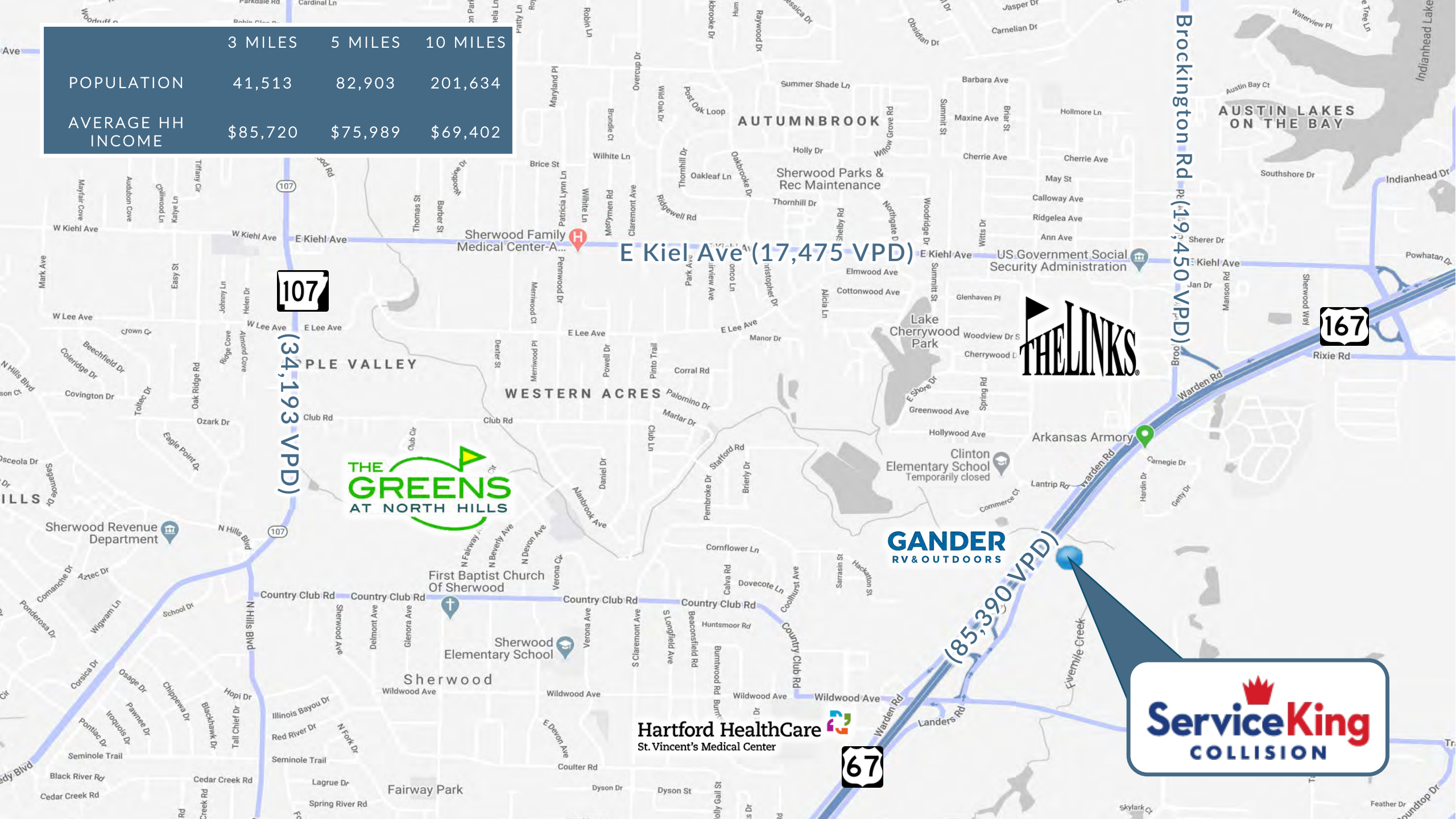
North Little Rock is a city in Pulaski County, Arkansas. The city is located across the Arkansas River from Little Rock in the central part of the state. In 2019 the estimated population was 65,903 residents, making it the seventh-most populous city in the state. North Little Rock, along with Little Rock and Conway, anchors the six-county Little Rock–North Little Rock–Conway Metropolitan Statistical Area, which is further included in the Little Rock–North Little Rock Combined Statistical Area with 902,443 residents. The city is located about 5 miles to Little Rock, the state's capital. Little Rock's population was estimated to be about 197,312 residents in 2019. Little Rock is a cultural, economic, government, and transportation center within Arkansas and the South.

Large corporations with corporate headquarters in Sherwood include ABC Financial, Hank's Fine Furniture, and The Heritage Company. Major employers include customer contact centers for FTD.com and Cardinal Health. Another major employer is CHI St Vincent's North Hospital. Due to its close proximity, Little Rock, the state's capital, also greatly affects the city's economy. Dillard's Department Stores, Windstream Communications and Acxiom, Simmons Bank, Bank of the Ozarks, Rose Law Firm, Central Flying Service and large brokerage Stephens Inc. are headquartered in Little Rock. The Little Rock port is an intermodal river port with a large industrial business complex. It is designated as Foreign Trade Zone 14. International corporations like Danish manufacturer LM Glasfiber have established new facilities adjacent to the port.

Little Rock is home to the William J. Clinton Presidential Library and Museum, with exhibits including a replica of the Oval Office and presidential artifacts. In an 1800s Greek Revival building, the Old State House Museum traces Arkansas history. MacArthur Park has a pond, plus the Arkansas Arts Center, known for its large collection of drawings. The Little Rock Zoo was founded in 1926 and is home to more than 725 animals representing over 200 species and covers an area of 33 acres.



	3 MILES	5 MILES	10 MILES
POPULATION	41,513	82,903	201,634
AVERAGE HH INCOME	\$85,720	\$75,989	\$69,402



107

(34,193 VPD)

THE GREENS
AT NORTH HILLS

E Kiehl Ave (17,475 VPD)

THE LINKS

GANDER
RV & OUTDOORS

(85,390 VPD)

Hartford HealthCare
St. Vincent's Medical Center

67

ServiceKing
COLLISION

TENANT PROFILE



The Service King story begins more than 40 years ago in Dallas, Texas through the vision of Eddie Lennox, a young businessman and repair technician, who aimed to provide a different type of repair experience for customers. The business began inside a single body shop in West Dallas and through placing the customer at the center of the repair experience, Service King has steadily grown into the premier collision repair provider of choice across the U.S.

Service King strives to be the collision repair operator of choice by providing a secure, fulfilling workplace that motivates teammates to deliver safe, superior repairs with excellent customer service while ensuring sustainable, profitable growth and opportunity. Service King of Columbia has Gold Class Certification from I-CAR, making it an elite collision repair center. Only around 10% of collision repair centers in the U.S. are Gold Class certified. Like all their collision repair centers, Service King of Columbia offers a lifetime guarantee on all repairs. Today, Service King remains the collision repair operator of choice across the U.S. with 345 locations in 24 states and plans to continue growing.



COMPANY TYPE
Private



FOUNDED
1976



OF LOCATIONS
345+



HEADQUARTERS
Richardson, TX



WEBSITE
serviceking.com

CONFIDENTIALITY AGREEMENT

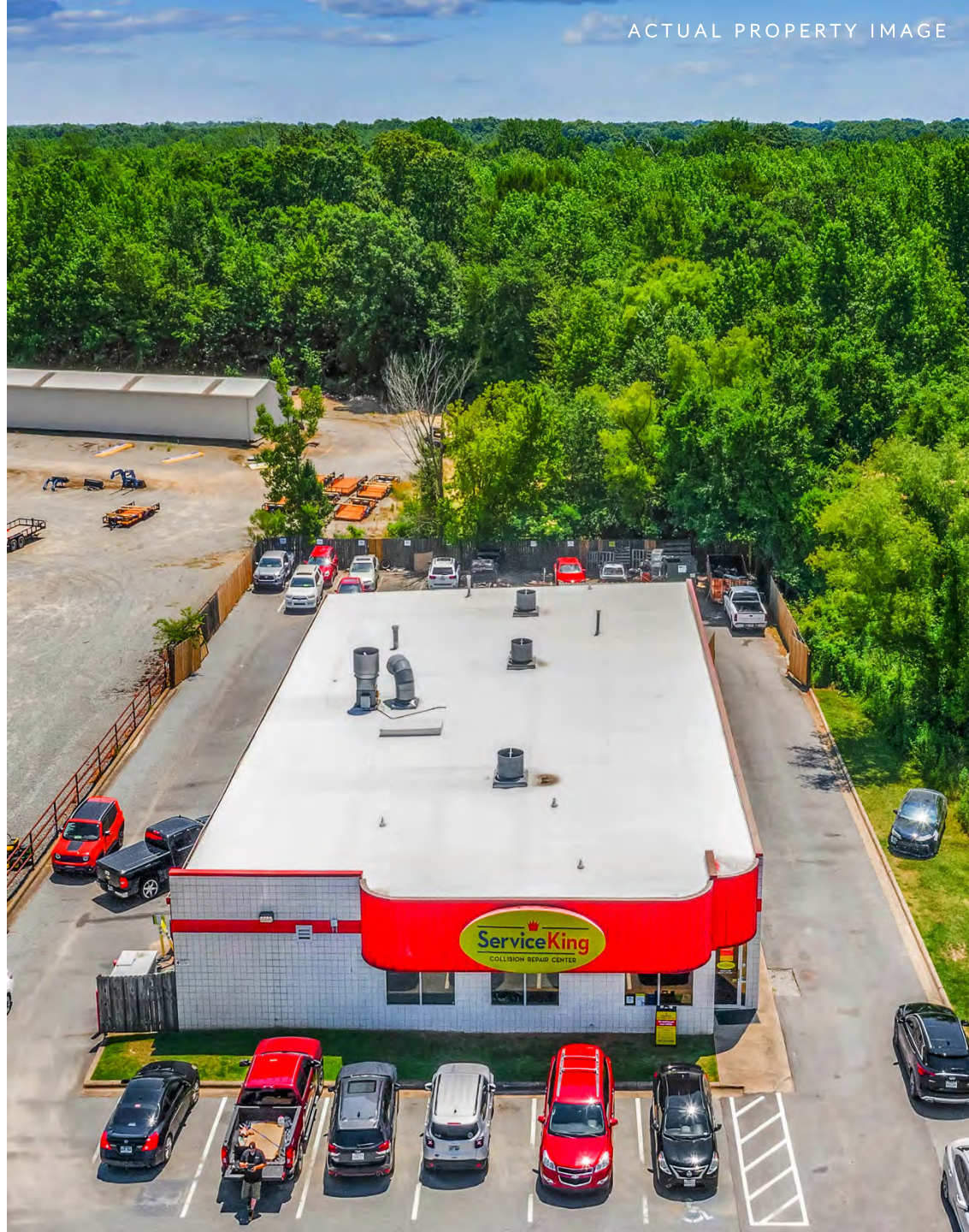
The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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