

SINGLE TENANT INVESTMENT OPPORTUNITY

20+ Year Operating History



S&P: BB+



810 Strong Hwy

EL DORADO ARKANSAS

ACTUAL SITE



EXCLUSIVELY MARKETING BY



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Brand Profile

PROPERTY PHOTO





SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a net leased, freestanding, United Rentals investment property located in El Dorado, Arkansas. The tenant United Rentals Realty, LLC., a wholly owned subsidiary of United Rentals, has more than 2 years remaining in the primary term with 1 (5-year) option to extend. The lease features a 10% rental increase at the beginning of the option period. The tenant has been located at the property for over 20 years proving their commitment to the site. The lease is net with landlord responsible for roof, structure, unexposed utility systems, parking area, and taxes. The tenant is responsible for insurance, interior of premises, HVAC, and exposed utility systems. United Rentals is the world's largest equipment rental company with over 1,100 locations across the United States and Canada.

United Rentals is strategically positioned along Molnaird Park Ave, a primary thoroughfare serving the city of El Dorado, AR. The site is adjacent to the directional interchange of US Hwy 82 and US Hwy 167, two major interstate highways serving as gateways to major markets throughout the Southern US. The property benefits from excellent visibility via significant street frontage and a large pylon sign. Moreover, the site is situated in the heart of a major industrial corridor, featuring a variety of manufacturing, construction, and waste management centers providing a direct consumer base from which to draw. In addition, the site is located within close proximity to El Dorado Downtown Airport, a public airport, offering industrial and general operations averaging 55 flights per day. The 5-mile trade area is supported by a population of over 21,000 residents and 15,000 daytime employees with an average household income of \$58,543.

OFFERING SUMMARY



OFFERING

Pricing	\$995,000
Net Operating Income *	\$89,158
Cap Rate	8.96%
Guaranty	Lease Signature is Corporate
Tenant	United Rentals Realty, LLC
Lease Type	Net
Landlord Responsibilities	Roof, Structure, Parking Area, Unexposed Utility Systems, and Taxes
Tenant Responsibilities	Insurance, Interior of Premises, HVAC, Exposed Utility Systems

* NOI accounts for \$3,286 in tax expense per 2020 Union County Tax Bill

PROPERTY SPECIFICATIONS

Rentable Area	7,433 SF
Land Area	3.16 Acres
Property Address	810 Strong Highway El Dorado, Arkansas 71730
Year Built / Remodeled	1993 / 2008
Parcel Number	00000-17167-0110
Ownership	Fee Simple (Land & Building Ownership)



More Than 2 Years Remaining | Option To Extend | Nationally Recognized Tenant | Net Leased

- Tenant has more than 2 years remaining in their lease term with 1 (5-Year) options to extend
- Lease features a 10% rental increase at the beginning of the option period
- United Rentals is the world's largest equipment rental company with over 1,100 locations across the United States and Canada
- Landlord responsible for roof, structure, unexposed utility systems, parking areas, taxes
- Tenant responsible for insurance, interior of premises, HVAC, and exposed utility systems

Nearby Interstate Highways | Excellent Visibility & Access

- Strategically positioned along Molnaird Park Ave, a primary thoroughfare serving the city of El Dorado, AR
- Adjacent to the directional interchange of US Hwy 82 and US Hwy 167, two major interstate highways serving as gateways to major markets throughout the Southern US
- The property benefits from excellent visibility via significant street frontage and a large pylon sign

Industrial Corridor | El Dorado Downtown Airport

- Situated in the heart of a major industrial corridor, featuring a variety of manufacturing, construction, and waste management centers providing a direct consumer base from which to draw
- Located within close proximity to El Dorado Downtown Airport, a public airport, offering industrial and general operations averaging 55 flights per day

Demographics In 5-mile Trade Area

- More than 21,000 residents and 15,000 employees support the trade area
- \$58,543 average household income

PROPERTY OVERVIEW



Location



El Dorado, Arkansas
Union County

Parking



There are approximately 17 parking spaces on the owned parcel.
The parking ratio is approximately 2.29 stalls per 1,000 SF of leasable area.

Access



Molnaird Avenue: 1 Access Point

Parcel



Parcel Number: 00000-17167-0110
Acres: 3.16
Square Feet: 137,650

Traffic Counts



Molnaird Avenue 3,100 Vehicles Per Day
State Highway 15: 6,700 Vehicles Per Day

Construction



Year Built: 1993
Year Renovated: 2008

Improvements

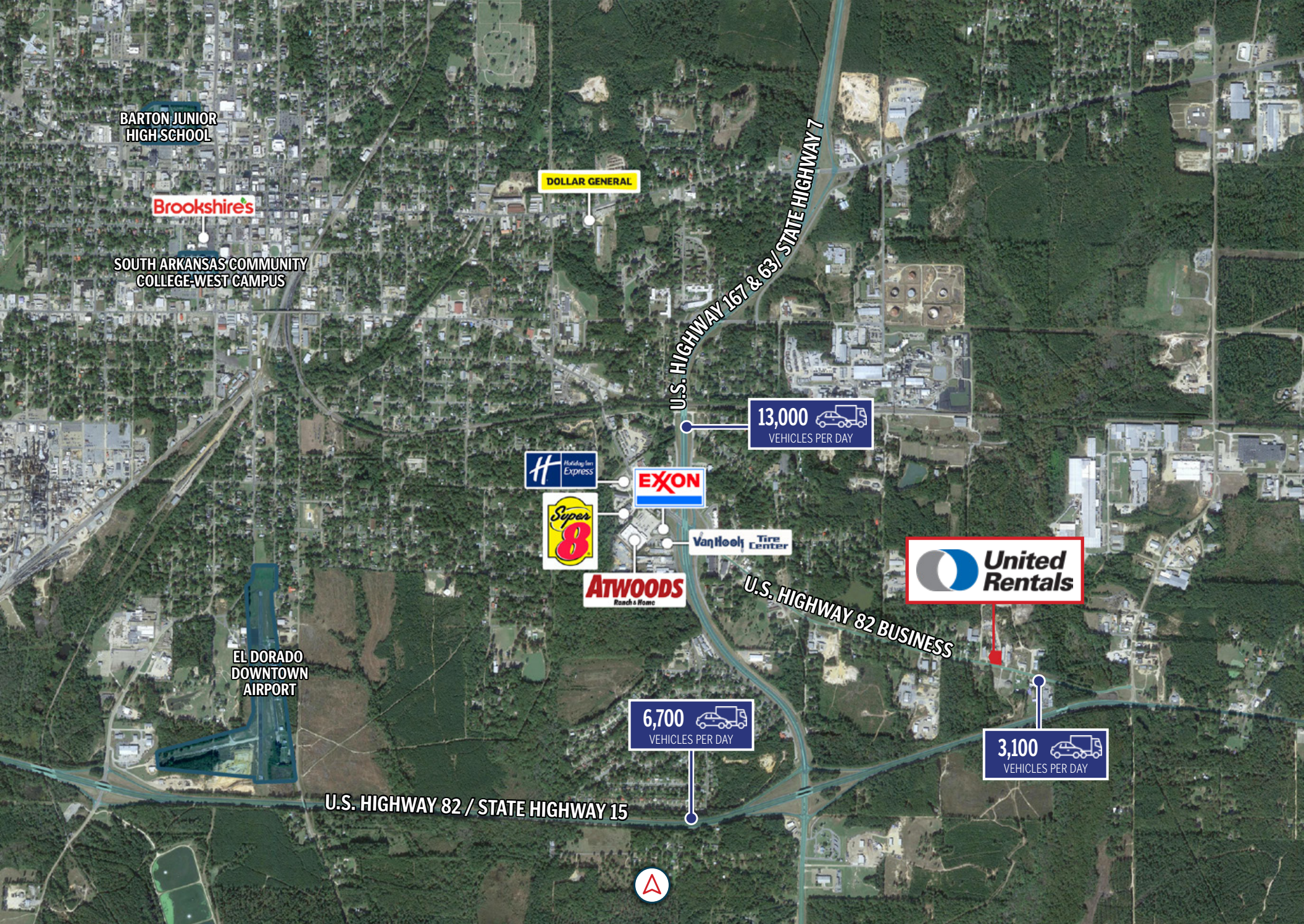


There is approximately 7,433 SF of existing building area

Zoning

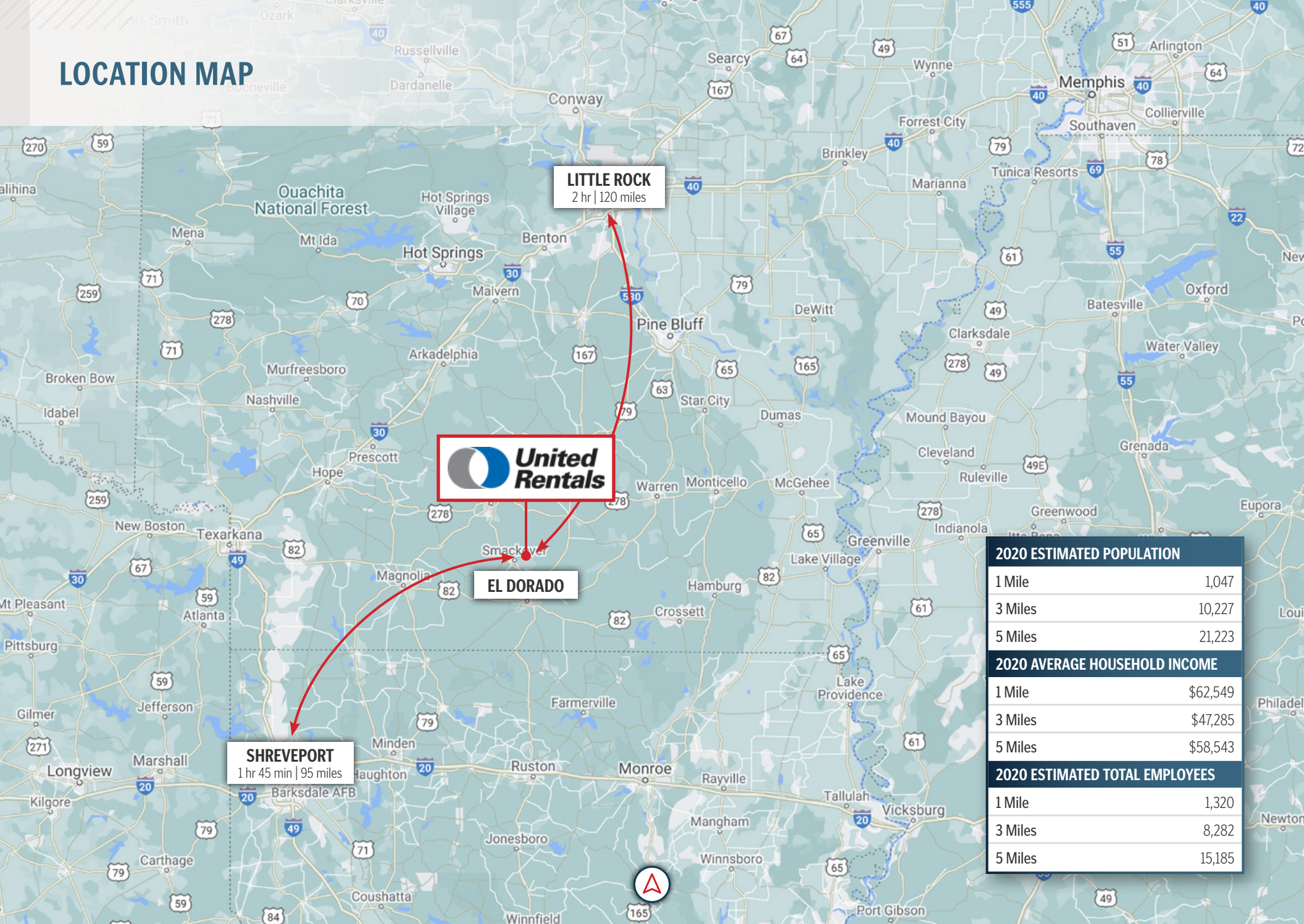


C2: General Commercial





LOCATION MAP



2020 ESTIMATED POPULATION	
1 Mile	1,047
3 Miles	10,227
5 Miles	21,223
2020 AVERAGE HOUSEHOLD INCOME	
1 Mile	\$62,549
3 Miles	\$47,285
5 Miles	\$58,543
2020 ESTIMATED TOTAL EMPLOYEES	
1 Mile	1,320
3 Miles	8,282
5 Miles	15,185



EL DORADO, ARKANSAS

El Dorado, Arkansas, in Union county, is 57 miles NW of Monroe, Louisiana (center to center) and 201 miles SW of Memphis, Tennessee. The City of El Dorado had a population of 18,203 as of July 1, 2020.

El Dorado is headquarters of the Arkansas Oil and Gas Commission as well as Murphy USA, Deltic Timber Corporation and a DelekUS oil refinery. The city was the heart of the 1920s oil boom in the area. During World War II, it became a center of the chemical industry, which still plays a part in the economy, as do oil and timber. Oil production and refining, petrochemicals, poultry products, financial services, and timber are now major industries. El Dorado is located approximately 120 miles (190 km) from the state capital of Little Rock.

El Dorado is the economic engine, educational hub, and cultural center for southern Arkansas. El Dorado lies over the second largest Brine reserve in the world, the Dead Sea being the largest. The first U.S. commercial bromine plant was built just south of the El Dorado City limits, and operates today as LanXess- Great Lakes Solutions. The largest industries in El Dorado, AR are Retail Trade, Health Care & Social Assistance, and Manufacturing, and the highest paying industries are Professional, Scientific, & Technical Services, Finance & Insurance, and Transportation & Warehousing.

El Dorado and nearby Attractions are South Arkansas Arboretum, Arkansas Museum of Natural Resources State Park, John Newton House, South Arkansas Arts Center, Moro Bay State Park.

There are several parks and playgrounds in El Dorado. Shopping can be enjoyed at the El Dorado Shopping Center, Madison Square Shopping Center, Northwest Village Shopping Center, Mellor Park Mall Shopping Center, and El Do Shopping Center.

AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Estimated Population	1,047	10,227	21,223
2025 Projected Population	1,020	9,879	20,717
2010 Census Population	1,090	10,930	21,901
HOUSEHOLDS & GROWTH			
2020 Estimated Households	426	3,980	8,662
2025 Projected Households	414	3,852	8,470
2010 Census Households	444	4,228	8,902
RACE & ETHNICITY			
2020 Estimated White	44.64%	33.40%	51.12%
2020 Estimated Black or African American	50.33%	61.29%	43.48%
2019 Estimated Asian or Pacific Islander	0.10%	0.27%	1.11%
2020 Estimated American Indian or Native Alaskan	0.67%	0.51%	0.40%
2020 Estimated Other Races	3.15%	3.12%	2.87%
2020 Estimated Hispanic	4.58%	5.01%	5.01%
INCOME			
2020 Estimated Average Household Income	\$62,549	\$47,285	\$58,543
2020 Estimated Median Household Income	\$50,704	\$32,567	\$43,666
2020 Estimated Per Capita Income	\$22,111	\$18,554	\$23,913
DAYTIME POPULATION			
2020 Estimated Total Businesses	78	667	1,192
2020 Estimated Total Employees	1,320	8,282	15,185



RENT ROLL



TENANT NAME	SQUARE FEET	LEASE TERM		RENTAL RATES							
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
United Rentals Realty, LLC.	7,433	10/1/2018	9/30/2023	Current	-	\$7,704	\$1.03	\$92,444	\$12.44	Net	1 (5-Year)

Opt. 1: \$13.68 PSF/Yr

1. NOI includes slippage from taxes equal to \$3,286, per 2020 Union County Tax Bill
2. Tenant has a 30-day Right of First Refusal

FINANCIAL INFORMATION

Price	\$995,000
Net Operating Income	\$89,158
Cap Rate	8.96%
Lease Type	Net

PROPERTY SPECIFICATIONS

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For financing options and loan quotes:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com



UNITED RENTALS

unitedrentals.com

Company Type: Public(NYSE: URI)

Locations: 1,154+

2020 Employees: 18,250

2020 Revenue: \$8.53 Billion

2020 Net Income: \$890 Million

2020 Assets: \$17.87 Billion

2020 Equity: \$4.55 Billion

Credit Rating: S&P: BB+

United Rentals, Inc. is the largest equipment rental company in the world. The company has an integrated network of 1,154 rental locations in North America and 11 in Europe. In North America, the company operates in 49 states and every Canadian province. The company's approximately 18,250 employees serve construction and industrial customers, utilities, municipalities, homeowners and others. The company offers approximately 4,000 classes of equipment for rent with a total original cost of \$13.78 billion. United Rentals is a member of the Standard & Poor's 500 Index, the Barron's 400 Index and the Russell 3000 Index and is headquartered in Stamford, Conn.



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to retail

1.7K+

RETAIL
TRANSACTIONS
company-wide
in 2020

500+

NET LEASE
PROPERTIES SOLD
in 2020

\$1.9B

NET LEASE
TRANSACTION VALUE
in 2020

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