



COMMERCIAL & INVESTMENT DIVISION

For Sale
Office Building

100% OCCUPIED
SALE/LEASEBACK INVESTMENT!



9 Shackelford Plaza | Little Rock, AR 72211

OFFERING SUMMARY

Sale Price: \$600,000

Building Size: 4,916 sq. ft. +/-

Land: 0.56 Acres +/-

Zoning: O-3

R.E. Taxes: \$5,684

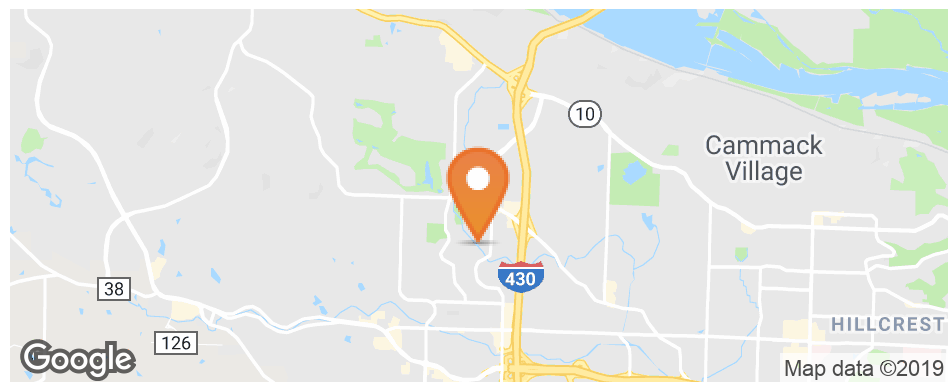
CAP Rate: 7.5%

PROPERTY OVERVIEW

Well maintained building with 18 + parking spaces. New HVAC system.

Immediate upside potential through leaseback of two-tenant building.

Financial reports available with negotiated LOI & Confidentiality Agreement



Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.

File Num: 99-60-2161

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9 SHACKLEFORD PLAZA
INCOME AND EXPENSE PROFORMA

INCOME

<u>TENANT</u>	SQUARE FEET	ANNUAL PER SQUARE FOOT RATE	MONTHLY INCOME	ANNUAL INCOME
Owner	4,016	\$ 14.00	\$ 4,685.33	\$ 56,224.00
State of Arkansas	900	\$ 18.67	\$ 1,400.00	\$ 16,800.00
	4,916	\$ 14.85	\$ 6,085.33	\$ 73,024.00

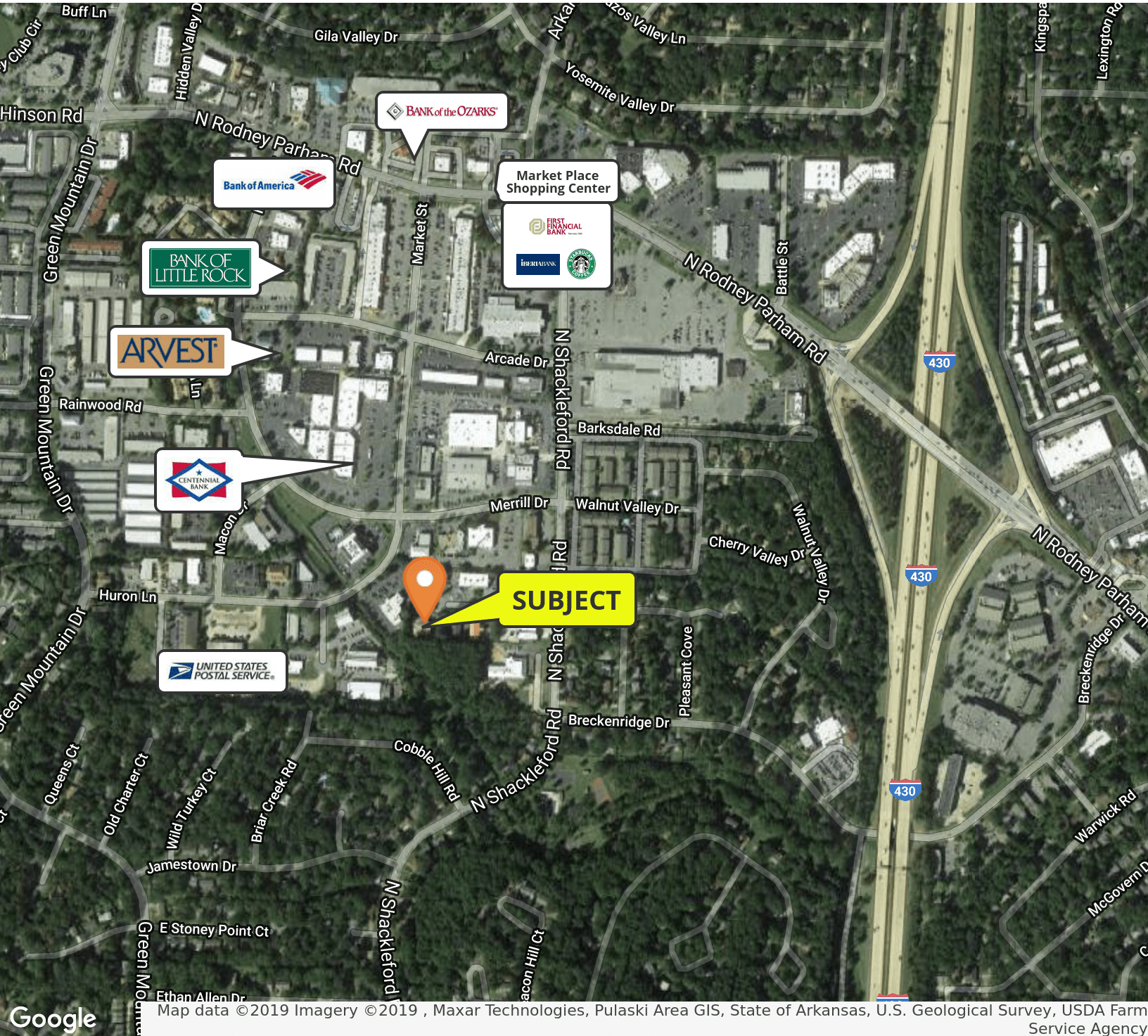
EXPENSES

Utilities			\$ 8,400.00	
Real Estate Taxes			\$ 5,684.00	
Insurance			\$ 2,000.00	
Repairs			\$ 1,000.00	
Management Fee	5%		\$ 3,651.20	
				<u>\$ 20,735.20</u>

NET OPERATING INCOME \$ 52,288.80

Sale Price	\$ 600,000.00		
Equity	25%	\$ 150,000.00	
Financing (5%, 20 yr Amort)	75%	\$ 450,000.00	
P & I Annual			<u>\$ 35,489.70</u>
Cash Flow			\$ 16,799.10
CAP Rate			0.087148
Return on Equity			0.112

<u>Year</u>	<u>Rent</u>	<u>Rent</u>	
1	\$ 56,224.00	\$ 56,224.00	
2	\$ 57,910.72	\$ 56,224.00	
3	\$ 59,648.04	\$ 56,224.00	
4	\$ 61,437.48	\$ 56,224.00	
5	\$ 63,280.61	\$ 56,224.00	
6	\$ 65,179.03	\$ 56,224.00	
7	\$ 67,134.40	\$ 56,224.00	
8	\$ 69,148.43	\$ 56,224.00	
9	\$ 71,222.88	\$ 56,224.00	
10	\$ <u>73,359.57</u>	\$ <u>56,224.00</u>	
	\$ 644,545.15	\$ 562,240.00	\$ 82,305.15

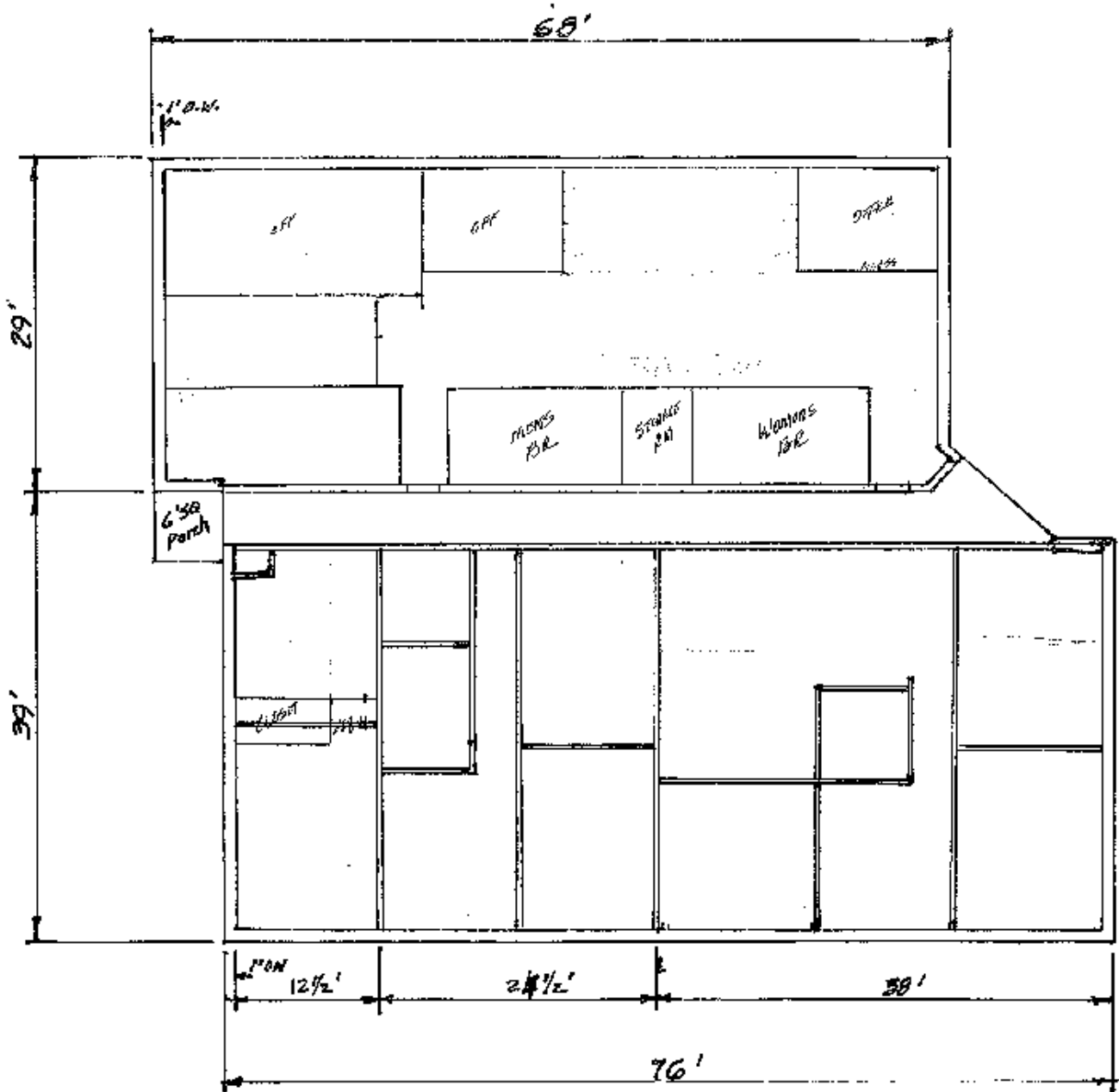


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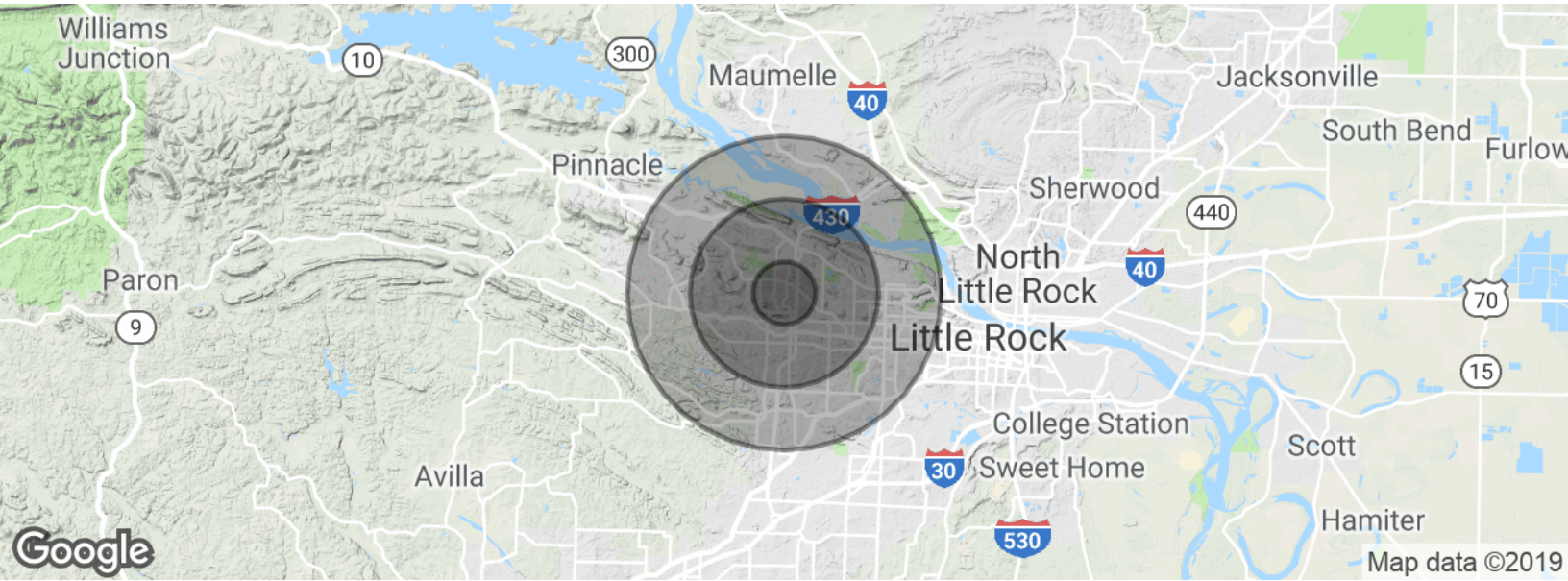




RPM
GROUP

Demographics Map & Report

COMMERCIAL & INVESTMENT DIVISION



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	12,756	67,335	121,364
Median age	33.7	37.2	36.8
Median age (Male)	31.5	35.4	35.4
Median age (Female)	34.8	39.3	38.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,187	29,993	52,874
# of persons per HH	2.1	2.2	2.3
Average HH income	\$59,684	\$79,507	\$80,791
Average house value	\$158,912	\$242,237	\$238,231

* Demographic data derived from 2010 US Census

TRAFFIC COUNTS

Shackleford Road	7,700
I-430	64,000
N. Rodney Parham	37,000

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