

AMERICAN TIRE DISTRIBUTORS WAREHOUSE NORTH LITTLE ROCK, AR

LOCATION: 1200 East 12th Street - North Little Rock, AR
Southeast of the intersection of I-30 & I-40

BUILDING SIZE: 80,000 sq. ft. warehouse

SELLING PRICE: \$3,950,000
Reduced from \$4,116,000 - April 22, 2009

NOI: \$316,000 (Plus \$3,000 Annual Management Fee)

CAP RATE: 8%
7.75% Cap - April 22, 2009

LEASE TERMS: 12 yr. lease beginning Oct 1, 2006 - firm w/options
1-6 yrs. @ \$3.95 psf.
6-12 yrs. @ \$4.20 psf.

HIGHLIGHTS:

- Standing seam metal roof, Concrete parking lot
- Built to suit, Strong credit tenant
- Seller is the preferred developer for American Tire Distributors with future offerings in multiple states
- American Tire Distributors' SEC Filings:
<http://www.hoovers.com/free/co/sec.xhtml?ID=42572&Page=1&Sort=D>

FOR INFORMATION CONTACT:



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