

411 West Avenue C (870) 777-1420 Phone
P.O. Box 735 (870) 777-5219 Fax
Hope, AR 71802-0735

Established Flower Shop – Hope's iconic Hope Floral TURN KEY

Hope Floral
501 S. Main Street
Hope AR 71801

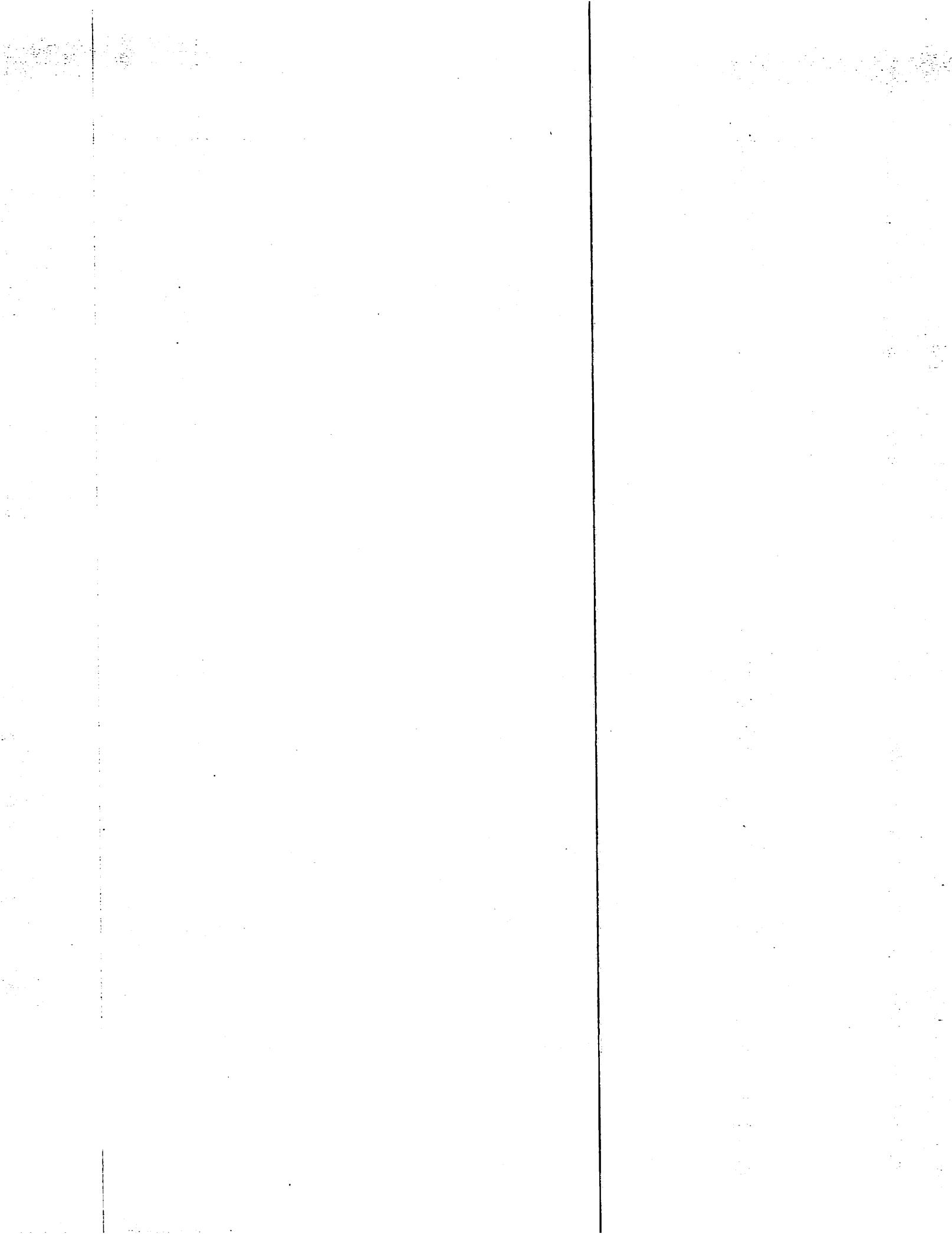
\$400,000

- Currently owned by an Arkansas Master Florist.
- Located in the Original Town of Hope – STR 33-12-24.
- Built in 1940.
- 5,815 sq ft, per tax card.
- 50% showroom, 50% warehouse.
- 16-foot ceilings.
- Roof, ~2019.
- HVAC, 2023. Installed by Hollis Heat & Air.
- All inventory conveys.
- Showroom, office, workspace, storage space/warehouse.
- 10x36 walk-in cooler. + smaller walk-in cooler used for overflow.
- Concrete floors.
- Half bathroom.
- 2016 Dodge Caravan – delivery van – conveys.
- Overhead door in the warehouse for easy loading for deliveries.
- 501 S. Main – parcel 700-00343-000-C. 40.5x142. Estimated real estate taxes: \$906. Zoned (CI) Comm. Impr.
- 503 S. Main – parcel 700-00344-000. 30x75.26. Estimated real estate taxes: \$56. Zoned (CV) Comm. Vacant.

More information:

- Current owner is willing to stay on after Closing to show new buyer the business, if wanted.
- Tax returns and P&L available by request to qualified buyers.
- Hours: M-F 8:00am-4:00pm.
- www.hopefloral.com
- (870) 777-6667 or (800) 950-9205

All information is believed to be correct, but it is up to each individual buyer to verify any and all information.



As of: 1/9/2026 10:42:18 PM

Hempstead County Report

Property Owner

Hope Florad

Name: MCCORKLE, WENDEL & KAY IRR TRUST**Mailing Address:** 1221 JAMES ST
501 S MAIN ST
HOPE, AR 71801**Type:** (C) Comm. Impr.**Tax District:** (101) HOPE INSIDE**Millage Rate:** 49.70

Property Information

Physical Address: 501 S MAIN ST**Subdivision:** ORIGINAL TOWN HOPE**Block/Lot:** 52 / 3**S-T-R:** 33-12-24**Size (Acres):** N/A**Legal:** See Extended Legal

Extended Legal

W1/2 N1/2 &
N 10 1/2' W 1/2 S 1/2
LT 3 BLK 52

Market and Assessed Values

| | Estimated Market Value | Full Assessed (20% Market Value) | Taxable Value |
|-----------------|---------------------------|-------------------------------------|------------------|
| Land | 14,400 | 2,880 | 2,880 |
| Building | 76,700 | 15,340 | 15,340 |
| Totals | 91,100 | 18,220 | 18,220 |

Taxes

Estimated Taxes: 906**Homestead Credit:** 0 Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

Land

| Land Use | Size | Units |
|--------------|-----------------|-------|
| 40.5 X 142 | 5751.000 | Sq.Ft |
| Total | 5,751.00 | |

Deed Transfers

Document Images brought to you by your County Circuit Clerk, Gail Wolfenbarger

| View Image | Deed Date | Book | Page | Deed Type | Stamps | Est. Sale | Grantee | Code | Type |
|------------|------------|------|------|------------|--------|-----------|----------------------------------|------|--------|
| | 10/2/2017 | 2017 | 2176 | CorrDeed | | | MCCORKLE, WENDEL & KAY IRR TRUST | | |
| | 10/20/1998 | 680 | 324 | Warr. Deed | 214.50 | \$65,000 | MCCORKLE, WENDELL R & KAY C | | Unval. |
| | 10/15/1998 | 680 | 300 | Warr. Deed | 88.50 | \$26,818 | MCCULLOCH FAMILY TRUST | | |
| | 10/15/1997 | 680 | 303 | | | | MCCULLOCH FAMILY TRUST | | |
| | 1/1/1997 | 0591 | 0067 | | | | | | |

Details for Commercial Card 1

Business Name(s): HOPE FLORAL

| | |
|----------------------------------|---------------------------------------------|
| Number of Units: N/A | Total Floor Area: 5815 |
| Site Work: Prep; | Floor Cover: N/A |
| Foundation: N/A | Ceilings: 06 |
| Floor Structure: N/A | Interior Finish: N/A |
| Structure Frame: MasonPil | Insulation: N/A |
| Exterior Walls: N/A | Appliances: 09 |
| Ext. Wall Load: LoadBear | Plumbing: Lavatory Water.Cl WaterHtr |
| Roof Structure: N/A | Electrical: Avg.B Qual.2 |
| Roof Cover: N/A | Misc: 01 02 08 09 |

Building 1

| Age/YC | Condition | Effective Age | Stories | Grade |
|--------|-----------|---------------|---------|-------|
| 1940 | Average | 29 | 1 | C4 |

Avg Floor Area: 5815 **Common Wall:** N/A

Avg Perimeter: 352 **Total Floor Area:** 5815

No. Floors: 1 **Total Height:** 16

Avg Floor Height: 14 **Unit Multiplier:** N/A

| Occupancy | | Heating/Cooling |
|------------------|-------------------------------------|------------------------|
| Primary | Florist-Retail and Work Space (50%) | WrmCl Air (50%) |
| Secondary | Warehouses (50%) | 00 (50%) |

Outbuildings and Yard Improvements

| Item | Type | Size / Dim | Unit Multi. | Quality | Age |
|----------------------|-------------|-------------------|--------------------|----------------|------------|
| Paving | CONC | 1000 | N/A | N/A | N/A |
| Signs, Metal Painted | SFACE | 5x8 | N/A | N/A | N/A |
| Signs, Metal Painted | DFACE | 2x2 | N/A | N/A | N/A |
| PORCH | OP | 8x10 | N/A | N/A | N/A |
| Multi-Purpose | SUBF | 9x23 | N/A | N/A | N/A |
| Lighting | FLOODS | | 3 | N/A | N/A |

Reappraisal Value History

| Tax Year | Total Value | Total Assessed |
|-----------------|--------------------|-----------------------|
| 2025 | 91,100.00 | 18,220.00 |
| 2024 | 91,100.00 | 18,220.00 |
| 2023 | 91,100.00 | 18,220.00 |
| 2022 | 91,100.00 | 18,220.00 |
| 2021 | 91,100.00 | 18,220.00 |
| 2020 | 104,800.00 | 20,960.00 |
| 2019 | 104,800.00 | 20,804.00 |
| 2018 | 104,800.00 | 19,318.00 |
| 2017 | 104,800.00 | 17,832.00 |
| 2016 | 104,800.00 | 16,346.00 |
| 2015 | 74,300.00 | 14,860.00 |

Not a Legal Document

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As of: 1/9/2026 10:42:18 PM

Hempstead County Report

Vacant lot

Property Owner

Name: MCCORKLE, WENDEL & KAY IRR TRUST**Mailing Address:** 1221 JAMES ST
501 S MAIN ST
HOPE, AR 71801**Type:** (CV) Comm. Vacant**Tax District:** (101) HOPE INSIDE**Millage Rate:** 49.70

Property Information

Physical Address: 503 S MAIN ST**Subdivision:** ORIGINAL TOWN HOPE**Block/Lot:** 52 / 3**S-T-R:** 33-12-24**Size (Acres):** N/A**Legal:** PT LT 3 BLK 52 W 1/2 S1/2

Market and Assessed Values

| | Estimated Market Value | Full Assessed (20% Market Value) | Taxable Value |
|-----------------|---------------------------|-------------------------------------|------------------|
| Land | 5,650 | 1,130 | 1,130 |
| Building | 0 | 0 | 0 |
| Totals | 5,650 | 1,130 | 1,130 |

Taxes

Estimated Taxes: 56**Homestead Credit:** 0 Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.**Status:** (N) - No Adj

Land

| Land Use | Size | Units |
|----------------|-----------------|-------|
| 30 X 75 .264AC | 2250.000 | Sq.Ft |
| Total | 2,250.00 | |

Deed Transfers Document Images brought to you by your County Circuit Clerk, Gail Wolfenbarger

| View Image | Deed Date | Book | Page | Deed Type | Stamps | Est. Sale | Grantee | | Code | Type |
|----------------------------|------------|------|------|------------|--------|-----------|----------------------------------|--|------------|-----------|
| | 10/2/2017 | 2017 | 2176 | CorrDeed | | | MCCORKLE, WENDEL & KAY IRR TRUST | | | |
| | 6/8/2015 | 2015 | 1245 | Warr. Deed | | | MCCORKLE, WENDEL & KAY IRR TRUST | | | |
| | 12/19/2006 | 819 | 4069 | Warr. Deed | 39.60 | \$12,000 | MCCORKLE, WENDELL & KAY | | Assemblage | Land Only |
| | 9/28/2006 | 819 | 3167 | Beneficiar | | | COWART, JOSEPH | | | |
| | 1/1/1997 | 467 | 135 | | | | COWART, MACK & DELLA | | | |

Reappraisal Value History

| Tax Year | Total Value | Total Assessed |
|----------|-------------|----------------|
| 2025 | 5,650.00 | 1,130.00 |
| 2024 | 5,650.00 | 1,130.00 |
| 2023 | 5,650.00 | 1,130.00 |
| 2022 | 5,650.00 | 1,130.00 |
| 2021 | 5,650.00 | 1,130.00 |
| 2020 | 6,200.00 | 1,240.00 |
| 2019 | 6,200.00 | 1,240.00 |
| 2018 | 6,200.00 | 1,240.00 |
| 2017 | 6,200.00 | 1,240.00 |
| 2016 | 6,200.00 | 1,240.00 |
| 2015 | 5,650.00 | 1,130.00 |

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EXHIBIT "A"

TRACT I:

A part of the Northwest Quarter of the Southwest Quarter (NW 1/4 of the SW 1/4) of Section 34, Township 12 South, Range 24 West, Hempstead County, Arkansas, and being more particularly described as follows:

BEGINNING at the accepted Southeast corner of the NW 1/4 of the SW 1/4 of Section 34, Township 12 South, Range 24 West, and run thence North 88° 32' 31" West 298.90 feet along the Southerly boundary line of the said NW 1/4 of the SW 1/4 to a 3/4" pipe found, this point also being the Southeast corner of Lot 17 of Edgewood Addition to the City of Hope;

Leaving the forty line, run thence North 21° 31' 11" West 347.24 feet along the Easterly boundary of Edgewood Addition to a 3/4" pipe found;

Leaving Edgewood Addition, run thence South 88° 35' 11" East 402.28 feet to a 1/2" rod set;

Run thence North 1° 35' 01" East 86.62 feet to a 1/2" rod set;

Run thence South 88° 32' 31" East 2.15 feet to a 1/2" rod set;

Run thence South 61° 26' 33" East 34.48 feet to a 1/2" rod set on the Easterly boundary of the NW 1/4 of the SW 1/4 of Section 34;

Run thence South 1° 35' 01" West, 390.91 feet along the above said forty line back to the POINT OF BEGINNING and CONTAINING 2.755 acres, more or less.

TRACT II: Hope Flora

A tract of land being part of Westerly one-half of Lot 3 in Block 52 to City of Hope (as recorded in Misc. Book 3, Page 92 per re-plat of Block 52 to City of Hope) and also being the same tract as recorded in Book 591, Page 67 in Hempstead County, Arkansas, and being more particularly described as follows:

COMMENCE at the Northwest corner of Block 52; Thence South 17° 30' East 262.33 feet (264.89 feet per deed) along with the Easterly Right-of-Way line of Main Street to a point (being known as the Northwest corner of Lot 3 in Block 52 per re-plat of Block 52); Thence North 72° 30' 00" East 5.20 feet to an "X" marked in concrete for the POINT OF BEGINNING;

THENCE North 72° 30' 00" East 136.80 feet along the South line of 12 foot Street per plat to a P*K nail set;

THENCE South 17° 30' 00" East 64.10 feet parallel with Main Street to a 1/2" pin set;

THENCE South 72° 30' 00" West 142.00 feet to a 1/2" pin set in the Easterly Right-of-Way line of Main Street;

THENCE North 17° 30' 00" West 51.80 feet along with Main Street & State Highway #29 to an "X" marked in concrete;

THENCE North 72° 30' 00" East 5.20 feet to an "X" marked in concrete;

THENCE North 17° 30' 00" West 12.30 feet to the POINT OF BEGINNING and
CONTAINING 9038.24 square feet or 0.208 acres of land, more or less.

And being the same property described in that certain deed from R. D. Franklin, III, et al
to Wholesale Electric Supply Co., Inc. recorded September 30, 1991, in Book 591,
Page 67, Recorder's Office of Hempstead County, Arkansas.

TRACT III: 503 S. Main Vacant lot

The West Half of the South Half (W 1/2 of S 1/2) of Lot Three (3), Block Fifty-Two (52),
in the City of Hope, Hempstead County, Arkansas, being a parcel of land 65 1/2 feet
North and South by 150 feet East and West, LESS AND EXCEPT the following parcel thereof:
BEGINNING at the Northwest corner of said tract and run South along the East
boundary line of South Main Street 10 1/2 feet;
THENCE run East and parallel with the North boundary line of said tract 142 feet;
THENCE run North 10 1/2 feet to the North line of said tract;
THENCE run West along the North line of said W 1/2 of S 1/2 of said Lot 3, Block 52,
for a distance of 142 feet back to the POINT OF BEGINNING, said excepted strip being
10 1/2 feet North and South by 142 feet East and West and being the same land
conveyed by Roy Anderson to H. E. and Rae Luck, said deeds recorded in Book 195,
Pages 456 and 496 of the Deed Records of Hempstead County, Arkansas.

TRACT IV:

Part of the Northeast Quarter of the Northwest Quarter (NE 1/4 of the NW 1/4) of
Section Thirty-four (34), Township Twelve (12) South, Range Twenty-Four (24) West,
Hempstead County, Arkansas, more particularly described as follows:
COMMENCE at the Northwest corner of the said NE 1/4 NW 1/4 and run thence South
00° 11' 14" East 31.16 feet to the POINT OF BEGINNING;
THENCE South 88° 18' 08" East 42.82 feet to a 3/8" rod set;
THENCE South 02° 07' 46" East 2.65 feet to a concrete Right-of-Way marker found;
THENCE South 01° 35' 19" West 297.20 feet along an existing fence 297.20 feet to a
3/8" rod set;
THENCE North 88° 18' 08" West 33.70 feet to the West line of the NE 1/4 NW 1/4;
THENCE North 00° 11' 14' West along the said forty line 300.00 feet back to the POINT
OF BEGINNING and CONTAINING 0.264 of an acre, more or less.

TRACT V:

Part of the Northwest Quarter of the Northwest Quarter (NW 1/4 of the NW 1/4) of
Section Thirty-Four (34), Township Twelve (12) South, Range Twenty-four (24) West,
Hempstead County, Arkansas, more particularly described as follows:
COMMENCE at the Northeast corner of said NW 1/4 of the NW 1/4 and run thence
South 00° 11' 14" East 31.16 feet to the POINT OF BEGINNING;
THENCE North 88° 18' 08" West 86.18 feet to a railroad spike found;
THENCE South 00° 11' 14" East 160.00 feet to a 3/8" rod set;
THENCE North 88° 18' 08" West 50.00 feet to a 3/8" rod set;

Lead-Based Paint Disclosure

(Sales)

Page 1 of 2



DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS DISCLOSURE FOR TARGET HOUSING SALES LEAD WARNING STATEMENT

Address of Property 501 South Main, parcel 700-00343-000-C, Hope AR 71801.

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial)

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (check one below):

Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Agent's Acknowledgement (initial)

Agent has informed the Seller of the Seller's obligations under 42.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

1/13/2026
Date

Seller

1-13-2026
Date

Seller

Listing Agent

Lead-Based Paint Disclosure (Sales)



Page 2 of 2

Address of Property 501 South Main, parcel 700-00343-000-C, Hope AR 71801.

Purchaser's Acknowledgement (initial)

- (c) Purchaser has received copies of all information listed above (on Page 1).
- (d) Purchaser has received the pamphlet "Protect Your Family from Lead in Your Home."
- (e) Purchaser has (check one below):
- Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Purchaser

Date

Purchaser

Date

Selling Agent

Date

Certification of Accuracy

All parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

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Seller Property Disclosure (Commercial)

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FORM SERIAL NUMBER: 098510-900176-8250720

TO BE COMPLETED BY SELLER: (Please Print)

Date: 1-13-2026

Seller(s):

Hope Floral / Wendel McCorkle

Seller is is not occupying the Property.

If Seller is occupying or has occupied the Property, give length of occupancy in years: _____

Property Address: 501 South Main, parcel 700-00343-000-C, Hope AR 71801.

503 South main, parcel 700-00344-000, Hope AR 71801

Approximate finished, heated & cooled square footage (if applicable): _____

Approximate Date of Construction: _____

Type of Zoning: _____

Is this Property under a specific use permit? No

Please check the following boxes as they apply to the Property:

Water, provided by

A rural water district or other non-municipal water system: _____

A municipality or county: _____

Well

Other: _____

Natural gas, provided by: Summit Utilities

Propane tank: Owned Rented from: N/A

Electricity, provided by: Hope Water + Light

Sewer, provided by

A non-municipal sewer system: _____

A municipality or county: Hope

Septic system (See questions #4 & 5, following page). Type, if known: Hope Water + Light

Other: _____

Mandatory Property Owner's Association Dues: Amount \$ _____

Frequency: N/A

POA Contact Name _____ Phone number _____

POA has 1st Right of Refusal Option

Covered by association fee (check all that apply):

Swimming pool Hot tub Playground Clubhouse Tennis courts

Exterior maintenance Termite contract Grounds maintenance Fitness center

Water Gas Garbage pickup Other: _____

Special Property Assessment: Amount \$ _____

Frequency: _____

Cable/Satellite/Internet, provided by: CableSight

Security Service, Leased Owned provided by: N/A

Telephone, provided by: Telogic

Garbage pickup, provided by: City of Hope

Fire protection, provided by: City of Hope

Termite policy (current), provided by (Name of Company): No

Seller Property Disclosure (Commercial)



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FORM SERIAL NUMBER: 098510-900176-8250720

Purpose Of Statement: This is a statement of conditions and information concerning the Property. Unless otherwise advised, Seller does not possess any expertise in construction, architecture, engineering or any other specific areas related to the construction or condition of improvements on the Property or the Property itself, other than occupying or having ownership of the Property. Seller possesses no greater knowledge than that which could be obtained by inspection of the Property by potential buyers, lessees, tenants or their representatives. This statement is not a warranty of any kind by Seller, Listing Firm or any subagent of Listing Firm. **THIS DISCLOSURE IS NOT A SUBSTITUTE FOR INSPECTIONS. ANY POTENTIAL BUYER OF THE PROPERTY IS ENCOURAGED TO OBTAIN A PROFESSIONAL, PERSONAL OR OTHER INSPECTION PRIOR TO PURCHASING, LEASING, EXCHANGING, RENTING OR OFFERING TO PURCHASE THE PROPERTY.**

Instructions to Seller: (1) Complete this form yourself. (2) Report known conditions affecting the Property. (3) Attach additional pages with your signature if additional space is required. (4) Answer ALL questions. (5) If some items do not apply to Property, check "Not Applicable". (6) If you do not know the answer to a question or do not understand a question, check the answer "Unknown." **Seller's Statement:** Even though this is not a warranty, Seller hereby specifically makes the following representations based on Seller's knowledge as of the above date. **Seller agrees to immediately notify Listing Firm in writing and to modify this Seller Property Disclosure if any answer set forth below changes prior to Closing.** Unless a potential buyer desires not to obtain a copy of this statement (as expressly set forth in a Real Estate Contract), Seller authorizes Listing Firm to provide a copy of this statement to any person or entity in connection with any possible, actual or anticipated sale, exchange, lease or rental of the Property.

ALL STATEMENTS MADE IN THIS DISCLOSURE ARE MADE BY SELLER AND ARE NOT REPRESENTATIONS OF ANY AGENT(S) AND/OR SUBAGENT(S) OF SELLER. THE STATEMENTS MADE BY SELLER ARE BASED SOLELY UPON SELLER'S KNOWLEDGE AND INFORMATION AND DO NOT CONSTITUTE ANY REPRESENTATION OR WARRANTY BY SELLER AGAINST ANY CONDITIONS THAT MAY EXIST THAT ARE UNKNOWN TO SELLER. THE BUYER IS AGAIN STRONGLY ENCOURAGED TO CONDUCT AND OBTAIN INSPECTIONS OF THE PROPERTY.

Concerning the Property referenced above:

| | | | | | |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|----------------------------------------|---------------------------------------------|-----------------------------------------|
| 1. | To your knowledge, are there any features of the Property shared in common with adjoining landowners, such as walls, fences, driveways, septic systems, water wells, satellite dishes, or shared meters or shared utilities? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 2. | To your knowledge, is there a Property Owners Association, Planned Unit Development, historical preservation district, or architectural committee or board that has any authority over the Property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 3. | To your knowledge, are there any common areas such as elevators, stairs, loading docks, parking areas, driveways, roads or walkways co-owned with or used by others? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 4. | To your knowledge, is there now or has there ever been a waste disposal maintenance and monitoring contract with maintenance personnel certified by the Arkansas Department of Health? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 5. | To your knowledge, have there been any problems with any private sewer or water system, septic system, water well, or other system or utility servicing the Property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 6. | To your knowledge, are there any encroachments, easements, leases, liens, mortgages or deeds of trust, contracts for sale or installment land sales contracts, adverse possession claims or similar matters that affect the Property that a title search would not reveal? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 7. | To your knowledge, have there been any room additions, structural modifications or other alterations or repairs made to the Property since the Property was originally constructed? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 8. | If the answer to Question 7 was "Yes," to you knowledge were such structural changes done following issuance of a permit and in compliance with building codes? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |

Seller Property Disclosure (Commercial)



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FORM SERIAL NUMBER: 098510-900176-8250720

| | | | | | |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|----------------------------------------|----------------------------------|-----------------------------------------|
| 9. | To your knowledge, are there any underground storage tanks of any kind located on the Property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 10. | To your knowledge, has there been any settling from any cause, or slippage, sliding or other poor soil conditions at the Property or at adjacent properties? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 11. | To your knowledge, has there been any flooding, drainage, grading problems, or has water ever stood on the Property or under any improvement constructed thereon? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 12. | To your knowledge, has there been any damage to the Property or any of the structures from fire, earthquake, storms, floods or landslides prior to or during your ownership? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 13. | To your knowledge, are there any Bills of Assurance, deed restrictions, other obligations, or other use restrictions for the Property that a title search would not reveal? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 14. | To your knowledge, are there any violations or nonconforming uses of the Property regarding zoning, land use restrictions or "setback" requirements or matters not disclosed in Questions 12 and 13? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 15. | To your knowledge, are there any notices of abatement or citations against the Property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 16. | To your knowledge, are there any lawsuits affecting this Property or judgments against Seller that would affect the title or sale of the property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 17. | To your knowledge, are there any defects in the mechanical, electrical, plumbing, heating and air conditioning, water, sewer or septic systems of the property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 18. | To your knowledge, are there any defects in the structure(s) or sub-structure(s) of any improvements located on the Property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 19. | To your knowledge, is any of the Property in the floodplain or floodway? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 20. | To your knowledge, has any lender required you to purchase flood insurance on the Property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 21. | To your knowledge, has there ever been a problem with the roof on any of the improvements on the Property, such as defective shingles, damaged shingles, leaking or otherwise? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 22. | To your knowledge, is there any infestation by termites or other wood-destroying insects? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 23. | To your knowledge, is there any damage from a previous infestation of this type on the Property? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 24. | Do you have knowledge or have you ever received notice from a termite company or other person or entity concerning possible problems or potential problems with the Property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 25. | Have you ever filed or made an insurance claim, warranty claim, or other claim concerning the Property? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 26. | Have you ever received a settlement of a claim and not made repairs to improvements on the Property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |

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Seller Property Disclosure (Commercial)

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| 27. | To your knowledge, has any person or entity ever refused to complete the purchase of the Property because of an actual or alleged problem with the condition of the Property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 28. | To your knowledge, are there any leases or rental agreements (or parties other than Seller in possession) currently in effect on the Property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 29. | To your knowledge, has any part of the Property been designated as Wetlands? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 30. | To your knowledge, are there any persons or entities, other than those listed above as "Sellers," who claim or have ownership or leasehold interest or 1 st right of refusal option on the Property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 31. | To your knowledge, are there any existing pipelines carrying oil, gas or chemicals underneath or adjacent to the Property or are there any pipeline rights-of-way or easements over or adjacent to the Property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 32. | To your knowledge, has there been an unsatisfactory percolation, groundwater, or soil test concerning the Property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 33. | To your knowledge, has any boundary discrepancy or unsatisfactory condition concerning the Property been disclosed to you, including information obtained from a boundary survey, environmental report or property inspection of the Property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 34. | To your knowledge, are there any facts, circumstances or events on or around the Property which, if known to a potential buyer, could adversely affect in a material manner the value or desirability of the Property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 35. | To your knowledge, does the Property contain any exterior insulation finish system (EIFS) or synthetic stucco or similar components? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 36. | To your knowledge, is there any surface or sub-surface mining or extraction for coal, gravel, rock, oil, gas, or other minerals on the Property or on adjacent properties? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 37. | To your knowledge, is there any person or entity claiming or possibly having the right to claim the right to extract any minerals, oil, natural gas, coal or other minerals from the surface or sub-surface of the Property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 38. | To your knowledge, does any person or entity, other than Seller, claim any rights to any natural resource or minerals located on the surface of the Property, sub-surface of the Property, or otherwise affecting or impacting the ownership or use of such natural resources or mineral rights? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 39. | To your knowledge, is the Property specially constructed or modified to permit access and use by a person with a physical disability? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 40. | Does Seller hold a real estate license? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 41. | To your knowledge, does any person owning an interest in the Property (if Seller is a corporation or other entity) hold a real estate license? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |

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| 42. | To your knowledge, are there any other defects in the Property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 43. | To your knowledge, are there landfills, hazardous waste, asbestos, radon gas, urea-formaldehyde, electromagnetic fields, or other substances that may affect the Property or the occupants of the Property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 44. | Is Seller aware of any unlawful chemical or drug substances or their manufacture within the Property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 45. | To your knowledge, are there any notifications of environmental conditions about the Property from the EPA, governmental agencies, or some other source? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 46. | To your knowledge, have there ever been any hazardous materials released or deposited on or under or about the Property, or leaking on or from the Property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 47. | To your knowledge, have there been any hazardous materials released or deposited on or leaking from other properties contiguous to the Property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 48. | To your knowledge, are there any public or private easements or agreements for utilities or access? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 49. | To your knowledge, is the Property located in any special zoning district or under a specific use permit? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 50. | To your knowledge, are there any pending changes in zoning or in the physical condition of the Property? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 51. | To your knowledge, is any part of the Property to be used for residential purposes? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 52. | If the answer to question 51 is yes, was any of the residential-use part of the Property built prior to 1978? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unknown | <input checked="" type="checkbox"/> Not Applicable |
| 53. | Does seller or anyone on possession of the property utilize audio or video surveillance in, on or about the property | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |

NOTICE: If question 52 is answered with "Yes" or "Unknown," the Lead-Based Paint Disclosure must be completed and acknowledged by all parties to the real estate transaction and attached to ANY Real Estate Contracts associated with this Property.

If the answer to any of the previous questions is yes, explain. Attach additional sheets if necessary

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MOLD ENVIRONMENTAL CONDITIONS: Mold, mildew, spores and other microscopic organisms and/or allergens (collectively referred to as "mold") are environmental conditions that are common in properties and may affect the Property. Mold, in some forms, has been reported to be toxic and may cause serious illnesses, including, but not limited to, allergic and/or respiratory reactions or other problems, particularly in persons with immune system problems, young children and/or the elderly. Mold has also been reported to cause extensive damage to personal and real property.

Selling Firm or Listing Firm cannot suggest, refer, recommend, or infer that you should or should not use a Mold Inspector. Should you desire an inspection by a Certified Mold Inspector, you should contact an Inspector who has been authorized to capture mold samples and/or air samples for laboratory testing.

No warranty, representation or recommendation can be made by any agent or representative of Selling Firm or Listing Firm concerning any Mold Inspector. The person(s) signing this Seller Property Disclosure is STRONGLY URGED to independently determine the competency of any Mold Inspector to be used in connection with the purchase, sale or rental of real estate.

| | | | | | |
|-----|-----------------------------------------------------------------------------------------|-----------------------------------------|-----------------------------|---------------------------------------------|-----------------------------------------|
| 54. | To your knowledge, is there or has there ever been any past or present water intrusion? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |
| 55. | To your knowledge, is there or has there ever been any presence of mold? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> Not Applicable |

If the answer to either two questions, 54 or 55, is yes, explain. Attach additional sheets if necessary

There is evidence of mold in the Southeast corner
of the building.

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Buyer is strongly urged, as part of any pre-closing investigation desired by Buyer concerning the Property to: (i) conduct testing for possible existence of chemical or drug substances in, on or about the Property, as desired by Buyer, and (ii) visit with applicable law enforcement authorities about possible prior illegal activity on or about the Property.

If the location of the Property being in a Flood or Flood Prone area is of concern to Buyer, Buyer may access FEMA (Federal Emergency Management Authority) at <https://www.fema.gov/flood-maps> regarding such information.

Your mortgage lender may require you to purchase flood insurance in connection with your purchase of this property. The National Flood Insurance Program provides for the availability of flood insurance but also establishes flood insurance policy premiums based on the risk of flooding in the area where properties are located. Due to recent amendments to federal law governing the NFIP those premiums are increasing, and in some cases will rise by a substantial amount over the premiums previously charged for flood insurance for the property. As a result, you should not rely on the premiums paid for flood insurance on this property previously as an indication of the premiums that will apply after you complete your purchase. In considering your purchase of this property you should consult with one or more carriers of flood insurance for a better understanding of flood insurance coverage, the premiums that are likely to be required to purchase such insurance and any available information about how those premiums may increase in the future.

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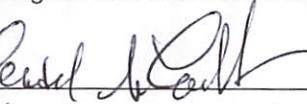
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REAL ESTATE LICENSEES ARE REGULATED BY THE ARKANSAS REAL ESTATE COMMISSION. IF A LICENSEE HAS NOT PROPERLY REPRESENTED YOU, YOU MAY FILE A COMPLAINT AT AREC.ARKANSAS.GOV

SELLER HEREBY AUTHORIZES (UNLESS A POTENTIAL BUYER DESIRES NOT TO OBTAIN A COPY OF THE STATEMENT AS EXPRESSLY SET FORTH IN A REAL ESTATE CONTRACT) ALL AGENTS INVOLVED IN THE SALE, EXCHANGE, LEASE OR RENTAL OF THE PROPERTY TO DISTRIBUTE THIS SELLER PROPERTY DISCLOSURE TO PROSPECTIVE BUYERS, LESSEES OR TENANTS OF THE PROPERTY. THIS SELLER PROPERTY DISCLOSURE IS INCORPORATED INTO THE LISTING AGREEMENT EXECUTED BY SELLER AND LISTING FIRM. SELLER FURTHER CERTIFIES THAT THE INFORMATION HEREIN IS TRUE AND CORRECT TO THE BEST OF SELLER'S KNOWLEDGE AS OF THE ABOVE DATE. SELLER FURTHER AGREES TO NOTIFY IN WRITING BUYERS, LESSEES, TENANTS AND LISTING FIRM OF ANY CHANGES IN THIS DISCLOSURE THAT MAY BECOME KNOWN TO SELLER AFTER THE DATE SIGNED BY SELLER.

COUNTERPARTS: This Seller Property Disclosure may be executed in multiple counterparts each of which shall be regarded as an original hereof but all of which together shall constitute one in the same.

Submitted by:

Signature: 

Signature: _____

Printed Name: _____

Seller

Printed Name: _____

Seller

(month) Jan

(day) 13

(year) 2026

, at _____ (a.m.) (p.m.)

WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS SELLER PROPERTY DISCLOSURE. WE UNDERSTAND THAT THE ABOVE STATEMENTS ABOUT THE PROPERTY ARE TRUE AND CORRECT TO THE BEST OF SELLER'S KNOWLEDGE AS OF THE ABOVE DATE. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENT AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS BUYER, LESSEE OR TENANT MAY WISH TO OBTAIN.

Received by:

Signature: _____

Signature: _____

Printed Name: _____

Buyer

Printed Name: _____

Buyer

(month) _____ (day) _____, (year) _____, at _____ (a.m.) (p.m.)