

**SALE**

# 14 Office Park Dr

**14 OFFICE PARK DR**

Little Rock, AR 72211

**PRESENTED BY:**

**NATHAN HUTCHINS**

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AR #EB00063530





## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$925,000
<b>BUILDING SIZE:</b>	6,099 SF
<b>LOT SIZE:</b>	.66 Acres
<b>PRICE / SF:</b>	\$151.66
<b>CAP RATE:</b>	6.62%
<b>NOI:</b>	\$61,210
<b>YEAR BUILT:</b>	1982

### PROPERTY OVERVIEW

Located in West Little Rock in an office park setting. 14 Office Park is a low maintenance all brick building. Ample parking a picnic area for Tenants and guest. Two of the three Tenants have been on location since 2014 and 2106. Common areas have been recently renovated. 100% occupancy.

### PROPERTY HIGHLIGHTS

- Centrally located in West Little Rock.
- Great Tenant Mix.
- Office setting in surrounding area.
- Common area recently renovated.
- Picnic area and extra green space located near the office for employees and guest.
- 100% occupancy!

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## INCOME & EXPENSES

### INCOME SUMMARY

<b>NET INCOME</b>	<b>\$90,450</b>
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### EXPENSES SUMMARY

<b>JANITORIAL AND SUPPLIES</b>	\$4,500
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<b>TAXES</b>	\$8,500
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<b>INSURANCE</b>	\$2,700
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<b>RESERVES</b>	\$1,000
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<b>UTILITIES (WATER, ENERGY, TERMITE)</b>	\$9,240
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<b>LAWN CARE</b>	\$1,200
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<b>TRASH WCA WASTE</b>	\$2,100
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<b>OPERATING EXPENSES</b>	<b>\$29,240</b>
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<b>NET OPERATING INCOME</b>	<b>\$61,210</b>
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## ADDITIONAL PHOTOS



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# RENT ROLL

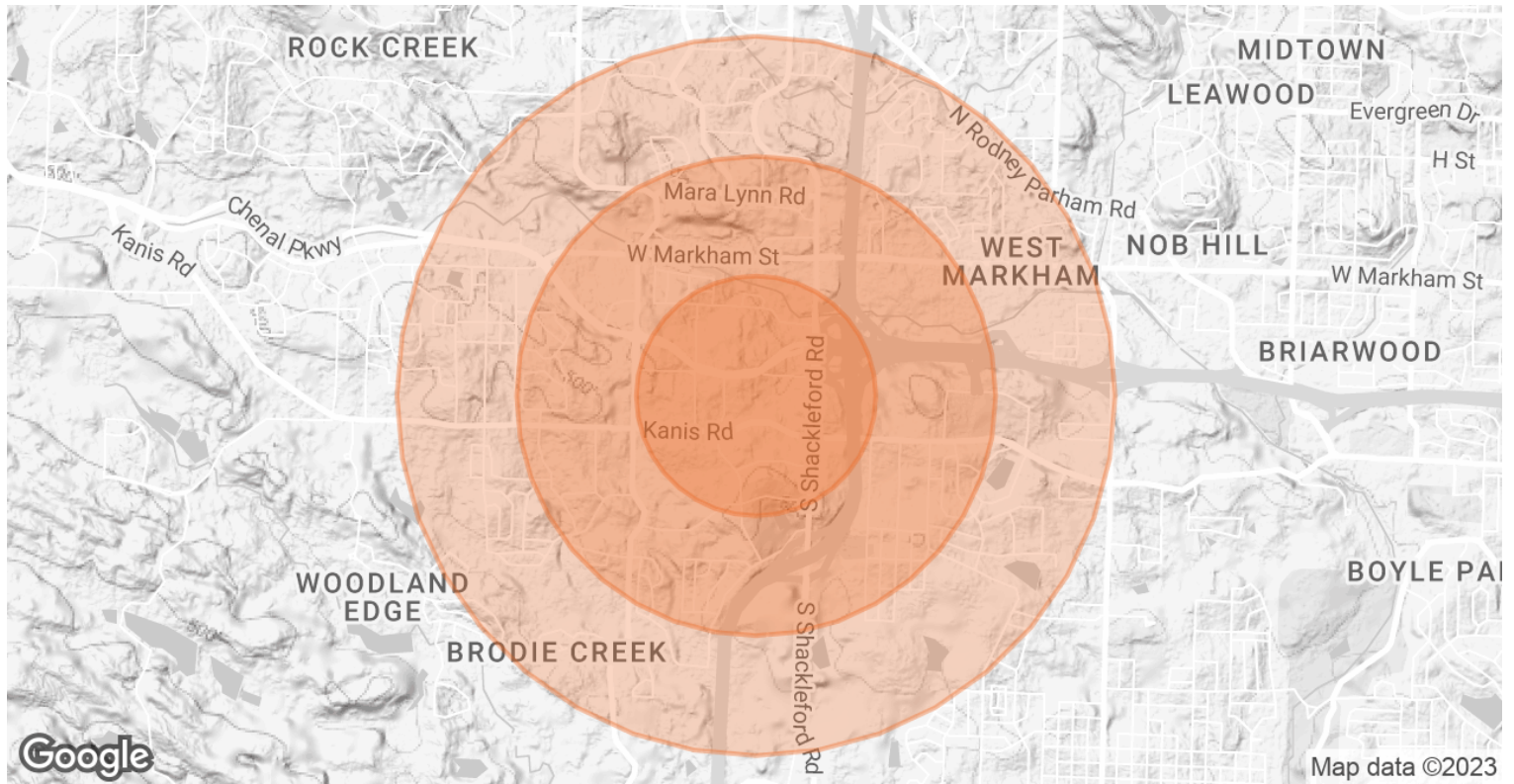
SUITE	TENANT NAME	SIZE SF	% OF BUILDING	ESCALATION DATES	PRICE / SF / YEAR	ANNUAL RENT	MONTHLY RENT	LEASE START	LEASE END
100	Caton Consulting	850 SF	13.94%	7/1/2024 7/1/2025	\$16.94 \$17.95 \$18.49	\$14,399	\$1,200	07/01/22	6/30/26
101	ACT/Data Scout	2,619 SF	42.94%	3/1/2024 3/1/2025	\$17.23 \$17.66 \$18.10	\$45,125	\$3,760	03/01/16	02/28/26
102	Visiting Angels	1,909 SF	31.30%	7/1/2024 7/1/2025	\$16.20 \$16.69 \$17.19	\$30,926	\$2,577	07/01/14	06/30/26
<b>TOTALS</b>		<b>5,378 SF</b>	<b>88.18%</b>		<b>\$50.37</b>	<b>\$90,450</b>	<b>\$7,538</b>		
<b>AVERAGES</b>		<b>1,793 SF</b>	<b>29.39%</b>		<b>\$16.79</b>	<b>\$30,150</b>	<b>\$2,513</b>		

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# DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	1,009	6,981	17,643
AVERAGE AGE	36.0	33.7	34.3
AVERAGE AGE (MALE)	35.5	34.2	33.8
AVERAGE AGE (FEMALE)	37.3	36.0	36.2
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	513	3,564	9,307
# OF PERSONS PER HH	2.0	2.0	1.9
AVERAGE HH INCOME	\$61,818	\$55,394	\$56,993
AVERAGE HOUSE VALUE	\$151,078	\$121,328	\$138,871

\* Demographic data derived from 2020 ACS - US Census

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