



REPRESENTATIVE PHOTO

NET LEASE INVESTMENT OFFERING



Maverik

100% Bonus Depreciation | Extremely Affluent Area | 13-Yrs | Top Performer on Placer.ai
Little Rock, AR



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Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant Maverik property located in Little Rock, AR. The Maverik property is positioned approximately 9 miles west of Downtown Little Rock in an extremely affluent area. The surrounding area boasts average annual household income of \$154,000+ within one mile. The property is located at the hard corner and signalized intersection of Chenal Parkway & Wellington Hills Rd. This store ranks exceptionally well on Placer.ai as its in the top 5% for all gas stations within 15-miles and top 8% for all gas stations in Arkansas and the United States.

The property features a long-term lease with over 13 years remaining. The absolute triple net lease has no landlord responsibilities and 7.5% rental increases every five years throughout the primary term. Maverik is an industry leading convenience store chain, and they have over 840 locations in 21 states.

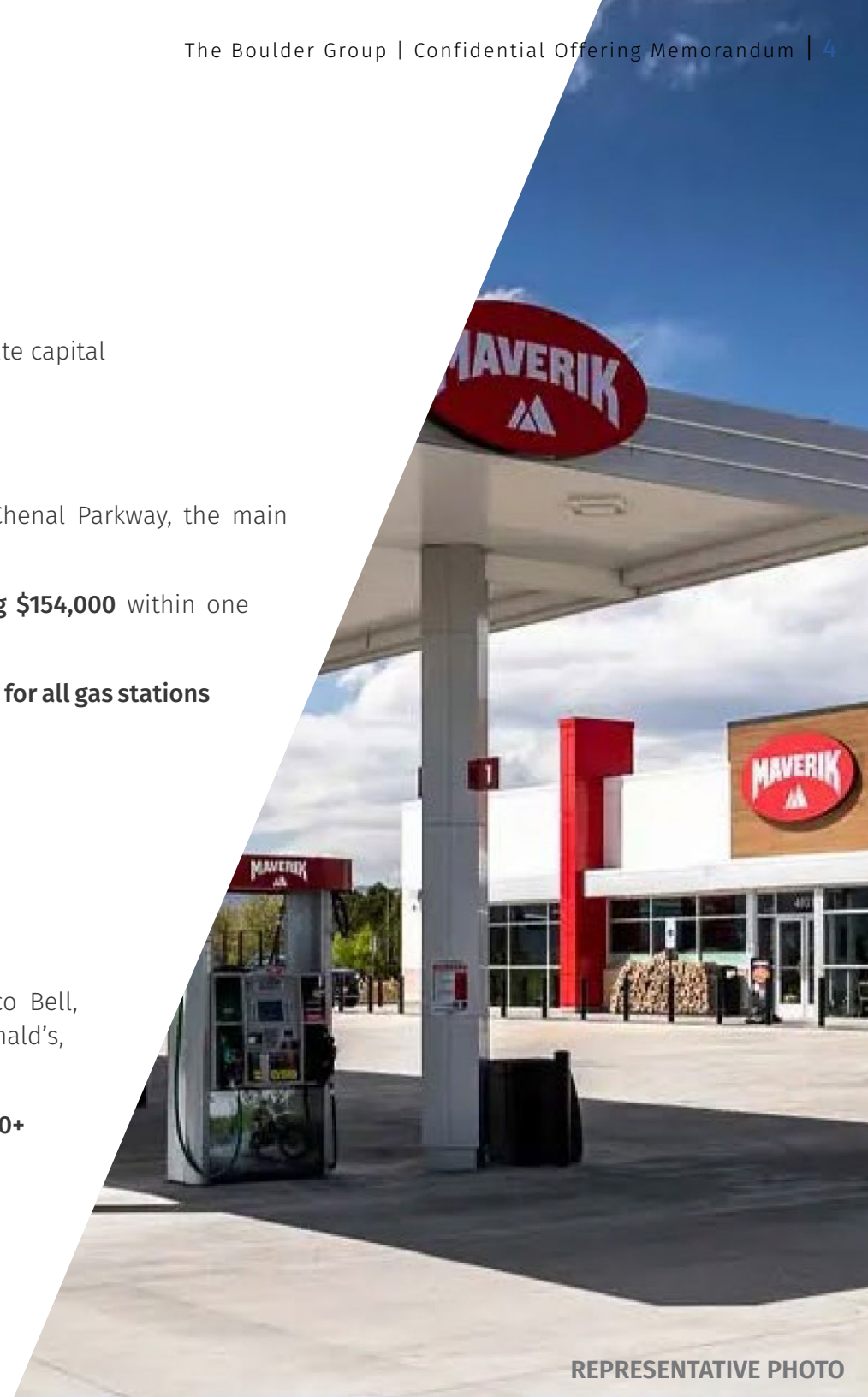
The property qualifies for 100% Bonus Depreciation. Investors are advised to consult with their CPAs.



REPRESENTATIVE PHOTO

Investment Highlights

- » Located in Little Rock, **the most populated city** in Arkansas and state capital
- » Qualifies for **100% Bonus Depreciation** (consult with your CPA)
- » Long-term lease with **13+ years** remaining
- » Positioned at a **hard corner and signalized intersection** along Chenal Parkway, the main east-west thoroughfare in the area
- » **Affluent area** with average annual household **incomes exceeding \$154,000** within one mile
- » **Ranked in the top 5% for all gas stations** within 15-miles and **top 8% for all gas stations in Arkansas** and United States (Placer.ai)
- » Absolute triple net lease with **no landlord responsibilities**
- » 7.5% **rental increases every 5 years** in primary term
- » Kum & Go store **recently rebranded to a Maverik**
- » Approximately **50,000 people live within 3 miles**
- » **Nearby national retailers include** Costco, Kroger, Walgreens, Taco Bell, Arby's, Chase Bank, Slim Chickens, Marshalls, Goodwill, McDonald's, Sullivan's Steakhouse, Apple, HomeGoods, U.S. Banks, and more
- » Maverik is an **industry leading convenience store chain with 840+ locations in 21 states**



REPRESENTATIVE PHOTO

Investment Overview



PRICE
\$7,082,485



CAP RATE
5.15%



NOI
\$364,748



ADDRESS
15617 Chenal Pkwy
Little Rock, AR 72211

COMMENCEMENT DATE:	February 13, 2019
LEASE EXPIRATION:	February 27, 2039
RENTAL ESCALATIONS:	7.5% Every 5 Years in Primary Term, 5% in Each Option
RENEWAL OPTIONS:	Four 5-Year
TENANT:	Kum & Go, L.C.
LEASE TYPE:	Absolute Triple Net
LANDLORD RESPONSIBILITIES:	None
BUILDING SIZE:	5,700 SF
LAND SIZE:	1.62 Acres
YEAR BUILT:	2018

NOI SCHEDULE:

NOI	Date	Period	Increase	Cap Rate
\$364,748	Current	Primary Term	-	5.15%
\$392,104	3/1/2029	Primary Term	7.5%	5.54%
\$421,511	3/1/2034	Primary Term	7.5%	5.95%
\$442,587	3/1/2039	Option1	5.0%	6.25%
\$464,716	3/1/2044	Option 2	5.0%	6.56%
\$487,952	3/1/2049	Option 3	5.0%	6.89%
\$512,350	3/1/2064	Option 4	5.0%	7.23%



Aerial



100% Bonus Depreciation is Back

With the July 4th, 2025 signing of the “One Big Beautiful Bill Act”, 100% Bonus Depreciation is officially back and now permanent. All qualifying properties purchased after January 20, 2025 will be eligible for 100% Bonus Depreciation. Convenience store (gas station) properties may qualify one of three ways:

- » 50% or more of the C-Store’s gross revenues are derived from petroleum sales
- » 50% or more of the floor space in the C-Store is devoted to the petroleum marketing activity
- » The C-Store consists of 1,400 square feet or less

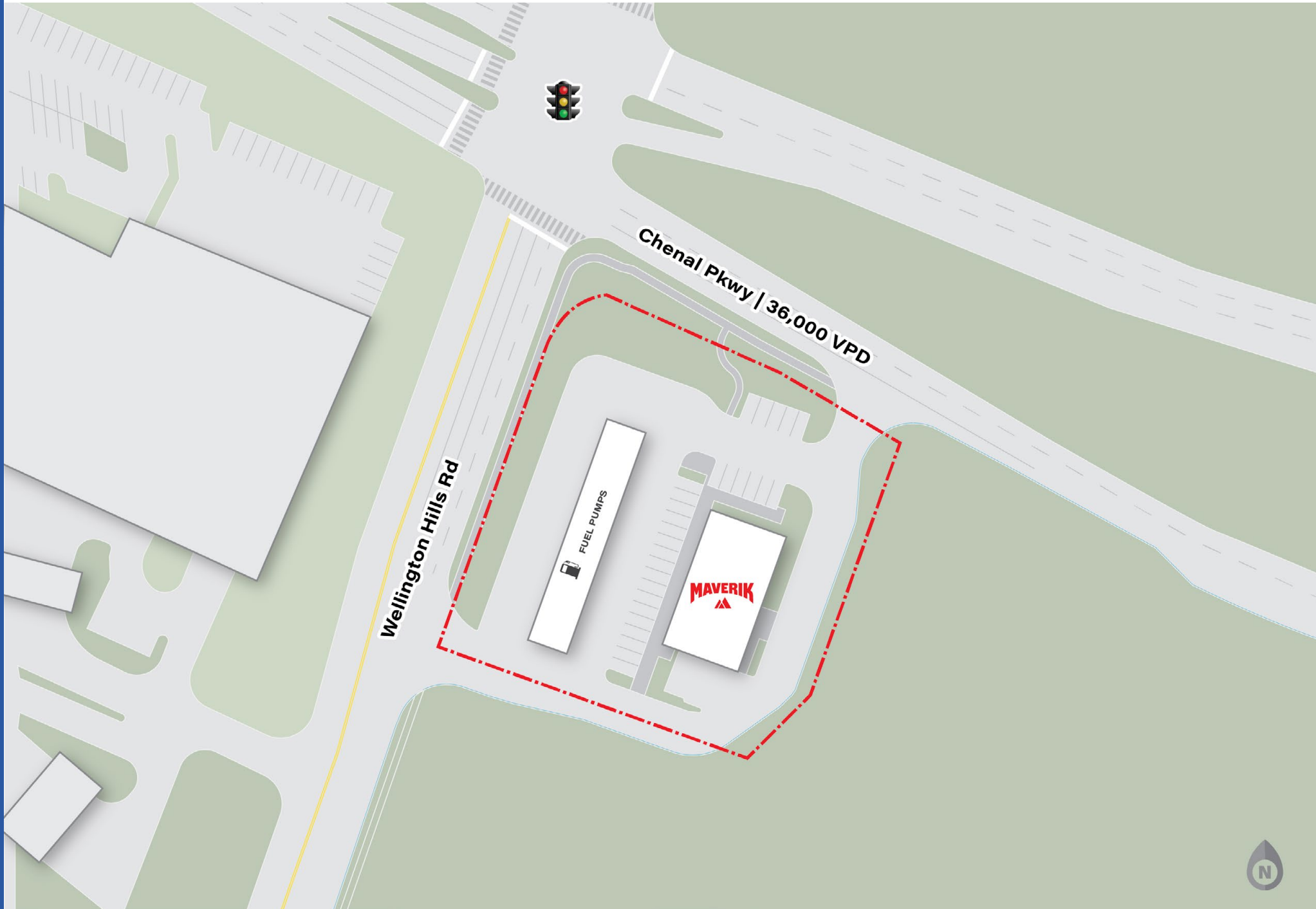
Assumptions	
Asset	Qualifying Gas Station
Ownership	Fee Simple
NOI	\$364,747
Cap Rate	5.15%
Purchase Price	\$7,082,485

100% Bonus Depreciation Analysis	
Estimated Land Value*	\$1,416,497
Estimated Building Value**	\$5,665,988
Amount Eligible for Year-1 Depreciation	\$5,665,988
Estimated Tax Rate	37%
2025 Tax Savings	\$2,096,416

*20% of Purchase Price
**80% of Purchase Price

Disclaimer: All analysis and assumptions are estimated and for illustration purposes. Purchasers are advised to consult with their CPA or tax advisors, and shall not rely upon the above analysis.

Site Plan



Map

Demographics



TOTAL POPULATION

1-MILE	6,229
3-MILE	48,307
5-MILE	96,217



TOTAL HOUSEHOLDS

1-MILE	2,637
3-MILE	21,761
5-MILE	43,879



AVERAGE HOUSEHOLD INCOME

1-MILE	\$154,983
3-MILE	\$147,251
5-MILE	\$127,911

MAVERIK

Baptist Health
827 BEDS

UAMS
University of Arkansas for Medical Sciences

LITTLE ROCK

BILL AND HILLARY CLINTON NATIONAL AIRPORT
LITTLE ROCK

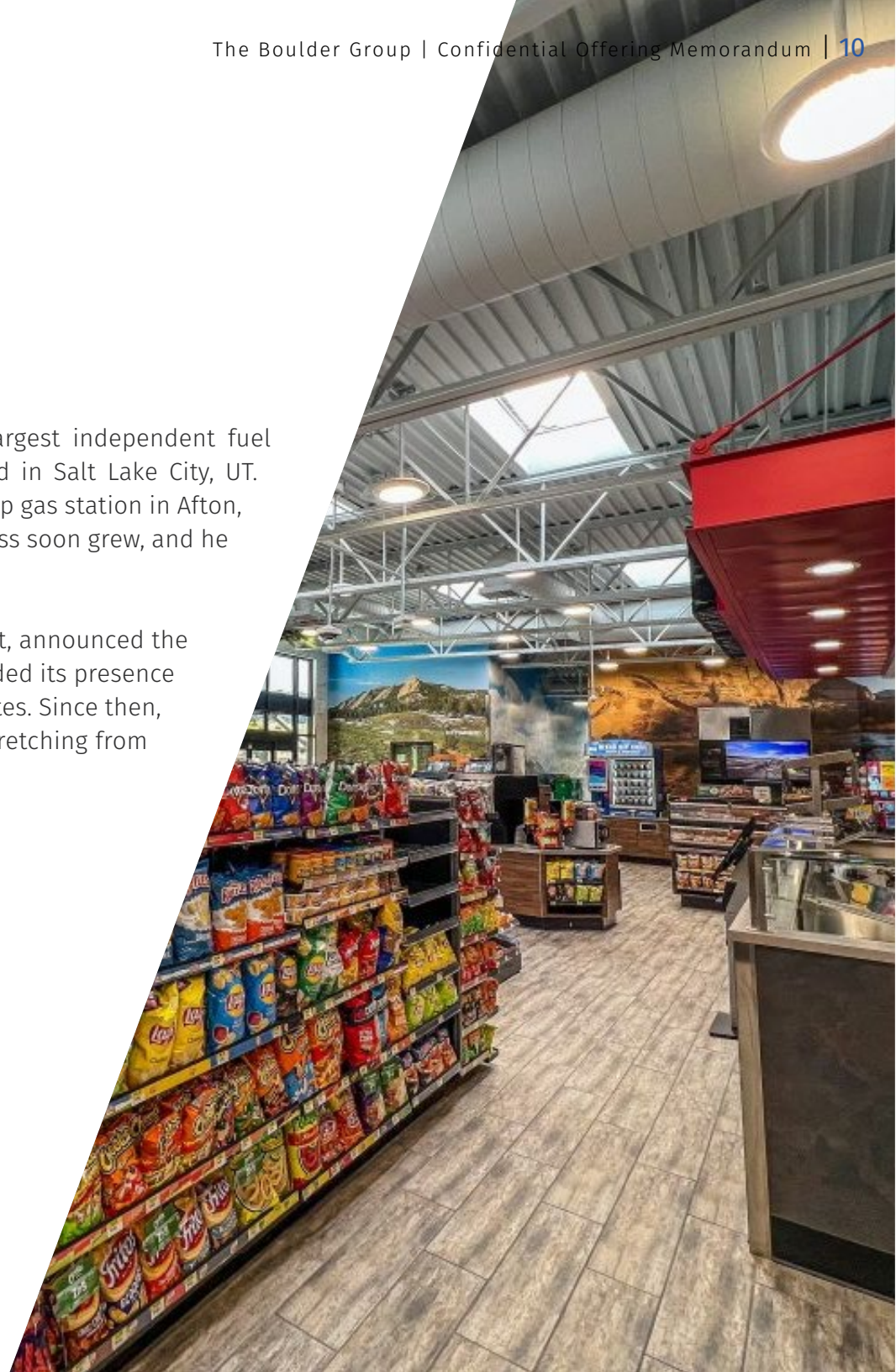
Tenant Overview

MAVERIK

Maverik is an industry leading convenience store chain and the largest independent fuel marketer in the Intermountain West. The company is headquartered in Salt Lake City, UT. Maverik began in 1928 when 20-year-old Reuel Call opened a two-pump gas station in Afton, Wyoming with money he earned from renting roller skates. The business soon grew, and he started providing fuel to surrounding towns and ranches.

In August 2023, Maverik along with its parent company, FJ Management, announced the acquisition of Kum & Go. This strategic acquisition significantly expanded its presence from approximately 400 stores in 13 states to over 800 stores in 20 states. Since then, the combined network has grown further to 840 stores in 21 states, stretching from the Midwest to the West Coast.

Website:	www.maverik.com
Company Type:	Private
Number of Locations:	840+
Headquarters:	Salt Lake City, UT





Location Overview

LITTLE ROCK, ARKANSAS

Little Rock, the capital and largest city in Arkansas, serves as the primary economic, cultural, and governmental hub of the state. Strategically located along the Arkansas River and intersected by major interstates (I-30, I-40, and I-430), Little Rock offers strong regional connectivity and a diverse economy, making it a central node for commerce and distribution throughout the southeastern United States. Little Rock has a city population of approximately 202,000 and is the core of the Little Rock–North Little Rock–Conway Metropolitan Statistical Area (MSA), which has a total population exceeding 750,000 residents.

Little Rock's central location places it within a day's drive of major cities such as Dallas, Memphis, St. Louis, and New Orleans, making it a preferred hub for logistics, transportation, and supply chain operations. The city benefits from a robust transportation network that includes the Bill and Hillary Clinton National Airport, Class I rail service, and the Port of Little Rock, one of the largest industrial ports on the Arkansas River. This accessibility strengthens Little Rock's role as a key player in regional commerce and distribution.

The city's economy is diverse and resilient, anchored by strong sectors including government, healthcare, education, finance, and logistics. Little Rock is home to several of the state's largest employers, including the University of Arkansas for Medical Sciences (UAMS), Arkansas Children's Hospital, Baptist Health, and the corporate headquarters of Bank OZK and Dillard's. The combination of these industries provides a stable employment base and supports long-term economic growth across the metro area.

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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