

REYNOLDS REALTY MANAGEMENT INC.

EXCLUSIVELY LISTED



AMERICAN TIRE DISTRIBUTOR'S 1200 EAST 12TH STREET N. LITTLE ROCK, ARKANSAS

- 1200 EAST 12TH ST, NORTH LITTLE ROCK, ARKANSAS
SOUTHEAST OF THE INTERSECTION OF I-30 & I-40
- APPROXIMATELY 80,000 SQ. FT. WAREHOUSE
- 12 YEAR LEASE TERM BEGINNING OCT. 1ST, 2006:
FIRM WITH OPTIONS.
- 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
- \$3,950,000
NOI: \$316,000 (PLUS \$3,000 ANNUAL MANAGEMENT FEE)
CAP: 8%



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REYNOLDSREALTYMGMT.COM

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

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

CAP RATE: 8%

LEASE TERMS: 12 yr. lease beginning Oct 1, 2006 – firm w/options

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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LISTINGS.LOOPNET.COM/INFO@REYNOLDSREALTYMGMT.COM

WWW.REYNOLDSREALTYMGMT.COM

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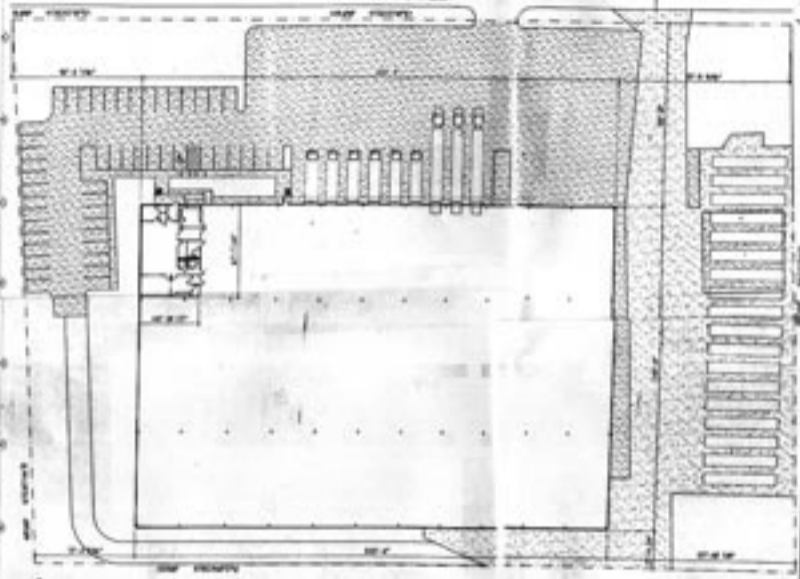
AMERICAN
Tire Distributors





Sheet No. 1
S.D. LUMBERMAN

EAST 17TH STREET



AMERICAN TIRE DISTRIBUTORS
 100 EAST 17TH STREET
 NORTH LITTLE ROCK, ARKANSAS

AMERICAN TIRE DISTRIBUTORS
 EAST 17TH STREET
 NORTH LITTLE ROCK, ARKANSAS

101 SITE PLAN
 11-10-57

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