

OFFERING MEMORANDUM | TACOS4LIFE

ABSOLUTE NET LEASED PROPERTY

2630 S SHACKLEFORD RD | LITTLE ROCK, AR



PROPERTY OVERVIEW

Cushman & Wakefield | Sage Partners is pleased to exclusively offer for sale a fully occupied, net-leased investment property in Little Rock, Arkansas. The 3,850 SF building is 100% leased to Tacos 4 Life under a Corporate Absolute Net Lease, providing zero landlord responsibilities. The property is situated on approximately 1 acre within Shackleford Crossing, a high-traffic retail corridor anchored by Walmart. The lease features three years remaining on the current term with 10% rental increases every five years and additional five-year renewal options, offering strong income growth potential.

Located in West Little Rock along South Shackleford Road (±18,000 vehicles per day) with immediate access to Interstate 430 (±19,000 vehicles per day), the property benefits from excellent visibility and accessibility.

The site is surrounded by prominent national retailers and restaurants, including Walmart, JCPenney, Main Event, BJ's Restaurant & Brewhouse, Longhorn Steakhouse, and Cracker Barrel, further reinforcing the strength of the location.

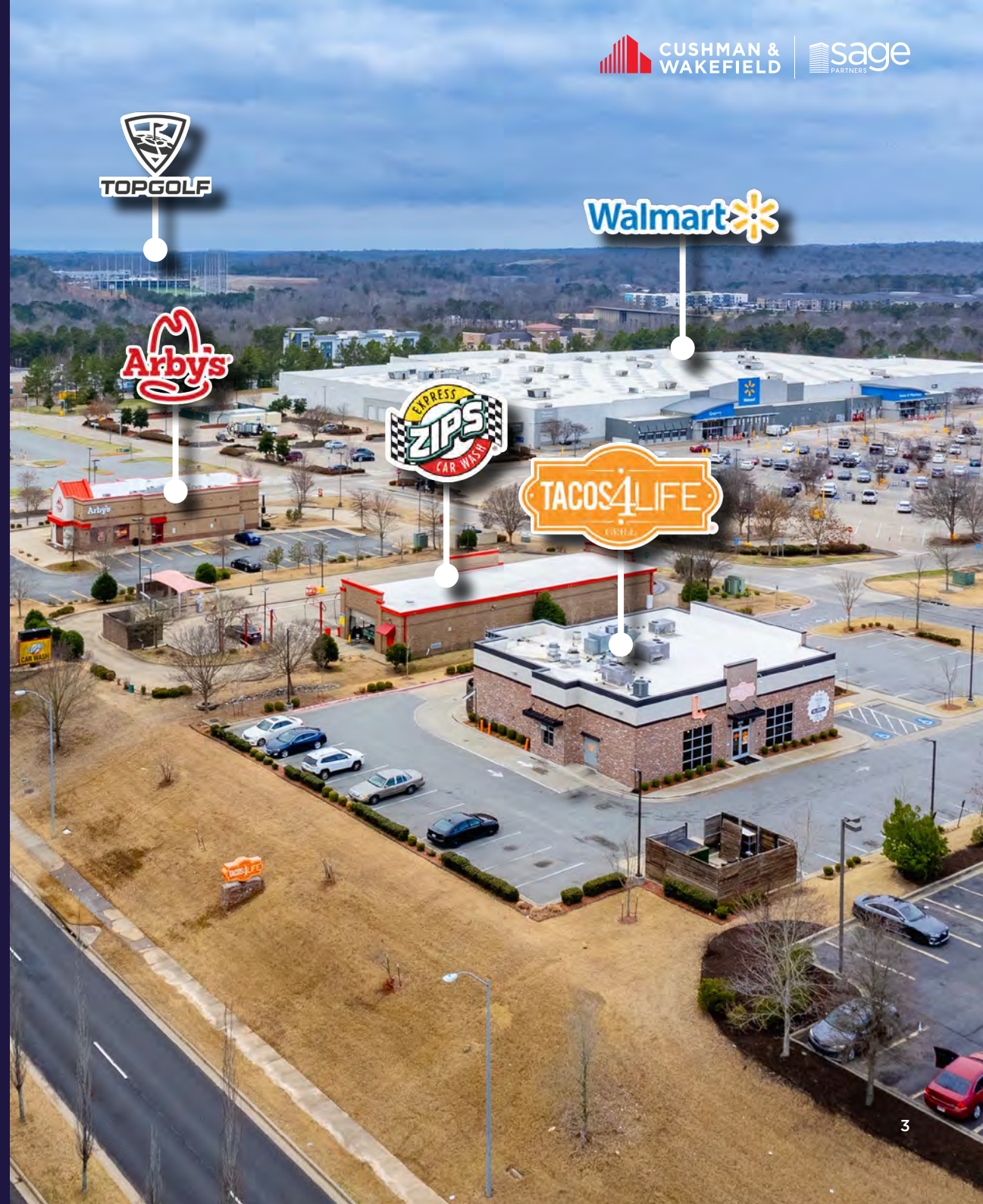
This offering presents an opportunity to acquire a stabilized, corporate-backed asset in one of Little Rock's premier retail corridors.

ADDRESS	2630 S Shackleford Rd, Little Rock, AR
OFFERING PRICE	\$2,586,774
CAP RATE	7.75%
OCCUPANCY	100% (Leased to Tacos4Life)
BUILDING SIZE	3,850 SF
LAND AREA	1.0 AC
YEAR BUILT	2017



INVESTMENT HIGHLIGHTS

- **Absolute Net Leased** – Leased under a Corporate Absolute Net structure, providing no landlord management or expense obligations.
- **Stable Cash Flow with Built-In Growth** – Approximately three years remaining on the primary lease term featuring 10% rental escalations every five years, plus four additional five-year extension options.
- **Premier Retail Positioning** – Outparcel to Shackleford Crossing, which sees approximately 4.5 million annual visits, and adjacent to Walmart (±2.3 million annual visits), driving consistent consumer traffic.
- **Strong Demographics** – Nearly 58,000 residents within three miles with average household incomes around \$82,000; more than 138,000 residents within five miles with average household incomes approaching \$90,000.
- **High-Traffic Corridor** – Positioned along South Shackleford Road (±18,000 vehicles per day) with convenient access to Interstate 430 (±91,000 vehicles per day).
- **Surrounded by National Retailers & Restaurants** – Located among established brands including Walmart, JCPenney, Main Event, BJ's Restaurant & Brewhouse, Longhorn Steakhouse, and Cracker Barrel, further reinforcing the strength of the location.
- **Located in Arkansas' Largest Metro** – Positioned in the Little Rock MSA, projected to experience approximately 2% population growth through 2029.



LEASE OVERVIEW

LEASE ABSTRACT		RENT SCHEDULE			
TENANT	Tacos4Life (Corporate Guarantee)	YEAR	ANNUAL BASE RENT*	PRICE PER SF	CAP RATE
INITIAL LEASE TERM	10 years	11/1/2019 - 11/1/2024	\$182,250	\$47.34	7.05%
LEASE TERM REMAINING	3+ years	11/1/2024 - 11/1/2029	\$200,475	\$52.07	7.75%
LEASE COMMENCEMENT	November 1, 2019	RENT SCHEDULE *OPTIONS			
LEASE EXPIRATION	November 1, 2029	11/1/2029 - 11/1/2034	\$220,523	\$57.28	8.53%
LL EXPENSES	None	11/1/2034 - 11/1/2039	\$242,575	\$63.01	9.38%
ANNUAL BASE RENT	\$200,475 (\$52.07/SF)	11/1/2039 - 11/1/2044	\$266,832	\$69.31	10.32%
RENTAL INCREASES	10% every five years	11/1/2044 - 11/1/2049	\$293,515	\$76.24	11.35%
RENEWAL OPTIONS	Four (4), five (5) year renewal options				



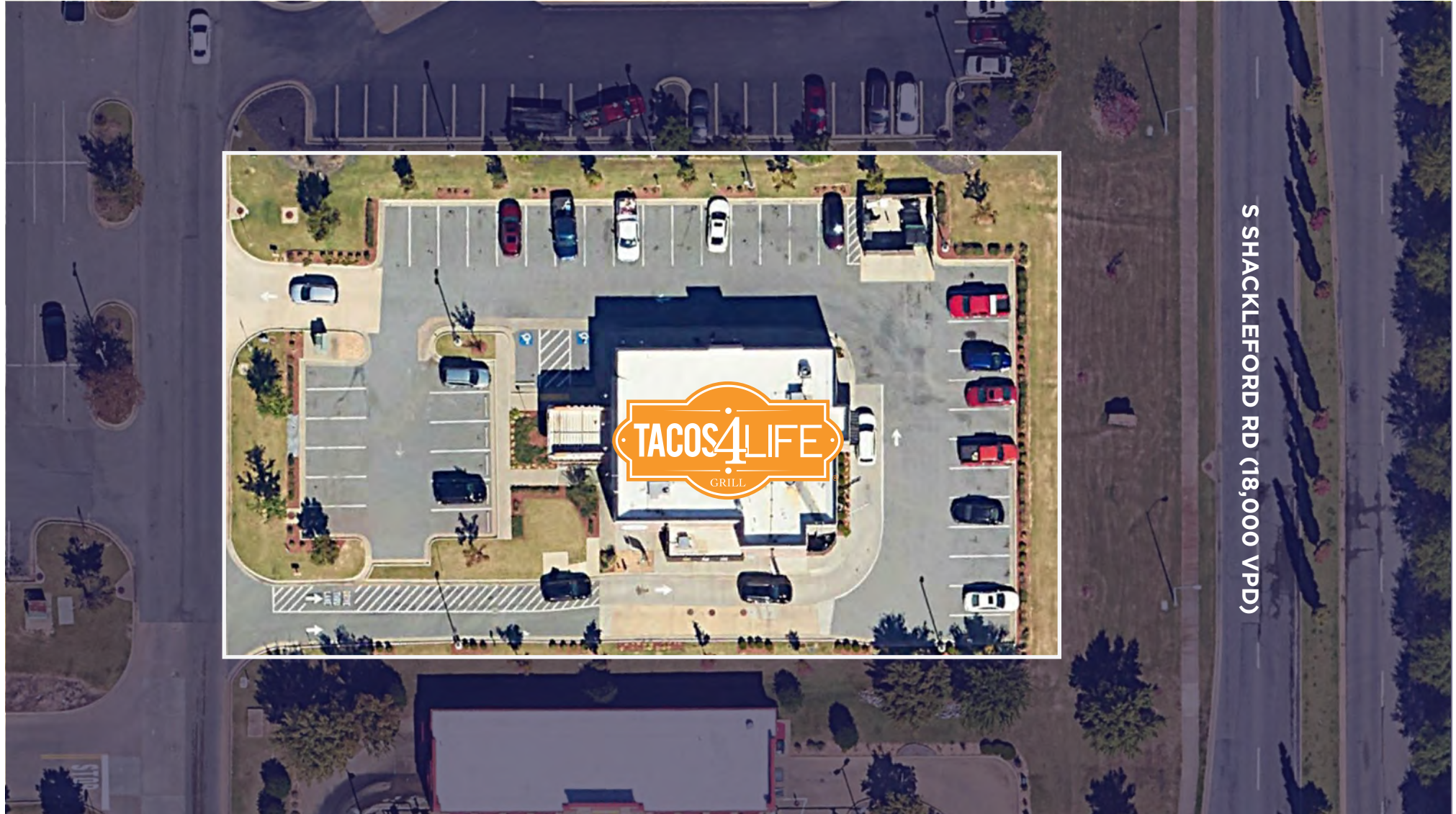
Tacos 4 Life Grill is a highly differentiated, fast-casual restaurant offering chef-inspired, award-winning menu items in a vibrant, welcoming environment. Known for its globally inspired tacos, bowls, salads, quesadillas, and nachos, the brand combines bold flavors with a mission-driven purpose that sets it apart in the marketplace.

The first Tacos 4 Life Grill opened in Conway, Arkansas in 2014 and has since grown into a strong regional brand with expanding national reach. While the food consistently earns rave reviews, it is the company's Meal 4 Meal program that truly defines the concept. For every taco, bowl, salad, quesadilla, or nacho purchased, Tacos 4 Life donates the cost of a meal to Feed My Starving Children, a nonprofit organization dedicated to ending childhood starvation. Meals are shipped to over 90 countries and arrive at feeding centers, CarePoints, orphanages, schools, and refugee camps.

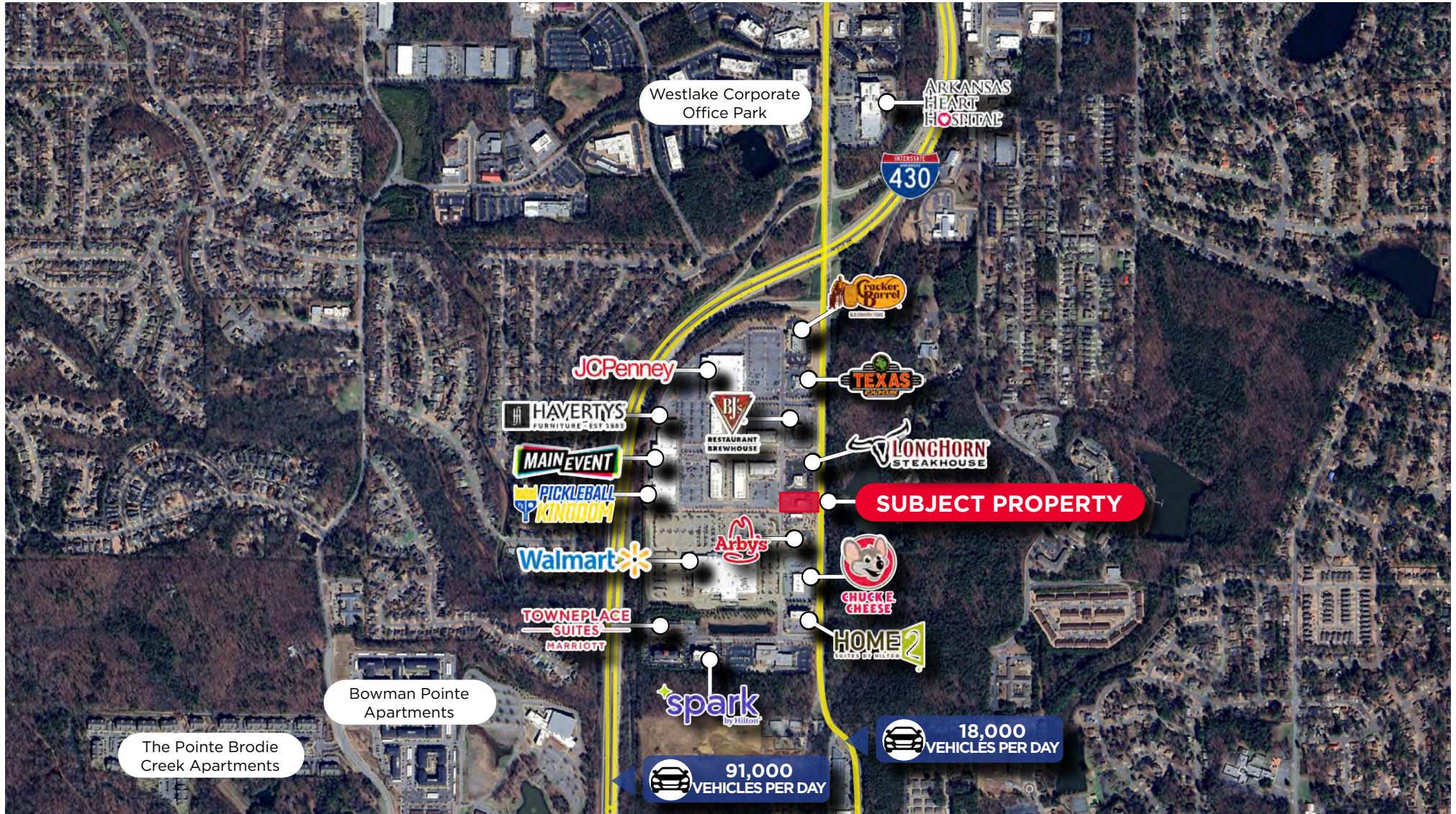
With an impressive \$2.2 million franchisee average unit volume (AUV), Tacos 4 Life represents a high-performing, purpose-driven tenant that draws consistent traffic and strong community engagement.

**Source: Tacos 4 Life*

PROPERTY SITE PLAN



PROPERTY AERIAL



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