

For  
**SALE**

**\$3,450,000**

# ***Multi-Tenant Office Building Anchored by Regions Bank***

## INVESTMENT HIGHLIGHTS

- 84% of GLA Leased with recent leasing activity
- Upside in Leasing Vacancy
- 24% of GLA Leased to Regions Bank Branch Deposits 2024: \$50,700,000 (26th percentile for Region's Nationally)
- 22 % of GLA Leased to Delek Logistics Operating, LLC (NYSE: DKL) & Lion Oil Co. Parent of both entities is Delek US Holdings, Inc. (NYSE: DK)
- Three GSA Leases Totaling 14.6% of GLA with annual CPI adjustments
  - Annual % Rent Increases on 65.3 of the GLA with Annual CPI adjustments on GSA Leases and New lease 10y FBI
- Quality Interior Finish
- TPO Materials Roof Warranty



100 E Peach Street El Dorado Arkansas



Enigma  
Properties LLC

Please call to arrange a private viewing **972-824-8605** [Jeff@itmightwork.com](mailto:Jeff@itmightwork.com)

# INVESTMENT OVERVIEW

The subject property is a 3-story building with a partial basement and containing approximately 39,990 square feet of rentable area. The construction is reinforced steel with a veneer exterior surface. The property is located at 100 E. Peach St in the heart of the very active central business district of El

Dorado and just 2 blocks from the Union County courthouse and the Main Street El Dorado, the vibrant town square. Regions Bank occupies 24% of the rentable area of the building and has been at tenant in the building since 2005. The lease reflects 2.0% annual increases. Delek Logistics Operating, LLC (NYSE: DKL) & Lion Oil Co. occupy 22% of the rentable area of the building with annual rent increases. The parent company of both entities is Delek US Holdings, Inc. (NYSE: DK). Two leases with recently signed with Odyssey Healthcare Operating A, LP. Odyssey provides home health care and Hospice care services. The vacancy space of 6,439 +/- square feet in 3 suites offers an investor strong upside with leasing potential for additional income.

## INVESTMENT SUMMARY

OFFERING SUMMARY Property Address: 100 E. Peach St. El Dorado, Arkansas 71730 Pricing: \$3,450,000 NOI: \$356,675 Cap Rate (Current): 10.03% PROPERTY SUMMARY Rentable Area: 39,990 SF Gross Building Area: 43,594 SF Current Occupancy: 84% of Rentable Area Number of Stories: 3, with partial basement Land Area: 1.9 ac Tract A: 1.255 ac; Tract B: 0.645 ac Year Built: 1995 Ownership: Fee Simple SUMMARY OF TENANTS & VACANCIES Tenant Rentable Area % of Bldg Rentable Area Regions Bank 9,627 sf 24.07 % Delek Logistics Operating, LLC & Lion Oil Co 8,811 sf 22.03 % Center for Ark Legal Services 2,807 sf 7.02 % FBI (GSA) 2,647 sf 6.66 % SSA (GSA) 1,666 sf 4.17 % Fed. Public Defender (GSA) 1,529 sf 3.82 % CAM Pizza 750 sf 1.88 % Odyssey Healthcare Operating A, LP 2,090 sf 5.22 % Odyssey Healthcare Operating A, LP 3,624 sf 9.00 % Vacant Spaces (3) 8,037sf 16.10 % 39,990 sf 100 % + Murphy Oil parking license on remote parking lot

## KEY TENANT PROFILES

Regions Bank Parent Organization:

Delek Logistics Partners LP (NYSE: DKL) Headquarters: Brentwood, TN Year Started: 2012

Incorporated: 2012 Website: [www.deleklogistics.com](http://www.deleklogistics.com) 3 GSA Leases –

FBI, SSA & Fed. Public Defender US Government Credit Rating: AA+ S&P

Center for Arkansas Legal Services (CALs) Company Type: Non-profit Headquarters: Little Rock, AR Area Served: 44 Arkansas counties (60% of State) Services: Provides free legal help to low-income Arkansans in civil cases. Funding: Funded mainly by the Legal Services Corporation(LSC) in Arkansas 3 Parent Organization: Regions Financial Corporation RF (NYSE) Ownership: Public Sales Volume: \$6.76 Billion Credit Rating: A- Rating Agency: Standard & Poor's Stock Symbol: RF Board:

TENANT NAME	Suite #	Rentable SF	Annual Rent	Rent Per SF/Year	Lease Start	Lease Expiration	Rent Increases	Options	Notes
Regions Bank	0.1; 1.1; 2.1	9,627	\$171,938	\$17.86	6/15/05	6/30/27	2.0% / year	2, 5-year	
Delek Logistics 1st and 3rd Floors	1.3; 340	7,213	\$95,450	\$13.23	6/1/08	8/31/28	2.5% / year	1, 5-year	
FBI (GSA)	200	2,647	\$46,175	\$17.44	1/4/06	1/31/37	Annual CPI Escalator		
SSA (GSA)	220	1,666	\$36,497	\$21.91	2/1/96	8/25/32	Annual CPI Escalator	None	(1)
Federal Public Defender (GSA)	320	1,529	\$28,139	\$18.40	10/10/18	10/9/33	Annual CPI Escalator	3, 5-year	(2)
Center for Arkansas Legal Services	2.3	2,807	\$30,450	\$10.85	2/1/21	1/31/26	1.5% / year	1, 5-year	(3)
CAM Pizza, LLC	250	750	\$7,308	\$9.74	9/1/17	4/30/27	1.5% / year		
Addus HomeCare	280	2,090	\$24,712	\$11.82	11/1/23	10/31/28	3.0% / year	2, 3-year	(4)
Odyssey Healthcare Operating A, LP	350	3,624	\$52,548	\$14.50	6/1/24	5/31/29	3.0% / year	2, 3-year	(5)
Murphy Oil USA	parking lot		\$22,576	---	7/21/10	mo/mo	5.0% / year		
<b>TOTALS LEASED</b>		<b>31,953</b>	<b>\$515,793</b>	<b>\$13.58</b>					
Vacant	260; 270	1,456							
Vacant	300	422							
Vacant	2.2	1,598							
Vacant	330	4,561							
<b>TOTAL VACANT</b>		<b>8,037</b>							
<b>TOTAL RENTABLE</b>		<b>39,990</b>							
Storage - Basement		3,604							
<b>BUILDING TOTALS</b>		<b>43,594</b>	<b>\$515,793</b>		\$11.83				

**NOTES:**

- (1) Tenant has the option to terminate at any time after 8/25/27 with minimum 90-day notice
- (2) Amortized TI costs payable monthly with the rent ends on 8/25/27, thus the rent decrease shown following 8/25/27.  
Tenant has the option to terminate at any time after 10/09/28 with minimum 90-day notice
- (3) Tenant has the right to terminate with 60-day notice for a substantial change in Tenant's service delivery area
- (4) Tenant has the option to terminate at any time after the 3rd Lease year with 90-day notice
- (5) Tenant has the option to terminate at any time after the 3rd Lease year with 90-day notice

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**INCOME**

Scheduled Rental Income **\$515,793.00**

**OPERATING EXPENSES**

Utilities	\$81,215.37
Real Estate Taxes	
Janitorial	\$36,000.00
Insurance	\$19,783.00
Maintenance Team	\$8,000.00
Landscaping & Groundskeeping	\$3,000.00
Elevator Annual Inspection	\$2,841.00
Fire Sprinkler Inspection	\$1,425.00
Fire Alarm Monitoring	\$395.10
Telephone	\$720.00
Internet	\$1,379.88
Annual HVAC	
Inspection/Service	\$4,048.00

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Total Operating Expenses	\$158,807.35	<u>\$158,807.35</u>
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**NET OPERATING INCOME  
(NOI)****\$356,985.65**

El Dorado is the county seat of, Union County on the southern border of Arkansas. The City of El Dorado had a population of 18,203 as of July 1, 2020. El Dorado is headquarters of the Arkansas Oil and Gas Commission as well as Murphy USA, Deltic Timber Corporation and a DelekUS oil refinery.

The city has a nationally-recognized downtown arts district, the Murphy Arts District (MAD); a community college, South Arkansas Community College (SouthArk); and a multi cultural arts center,

South Arkansas Arts Center (SAAC). El Dorado is the population, cultural and business center of south-central Arkansas. El Dorado was first recognized as the heart of the 1920's oil boom of south Arkansas. Today, it is referred to as the entertainment capital of south Arkansas and the population and business center of the region. It is also known for its array of tourism and cultural opportunities. It is located about 100 miles south of the state capital in Little Rock and about 15 miles north of the Arkansas-Louisiana state line.