

Quality Inn & Suites JFK

CONFIDENTIAL PROPERTY EVALUATION

500 W 29th Street
North Little Rock, AR 72114



Quality Inn & Suites JFK

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01

Executive Summary

Investment Summary

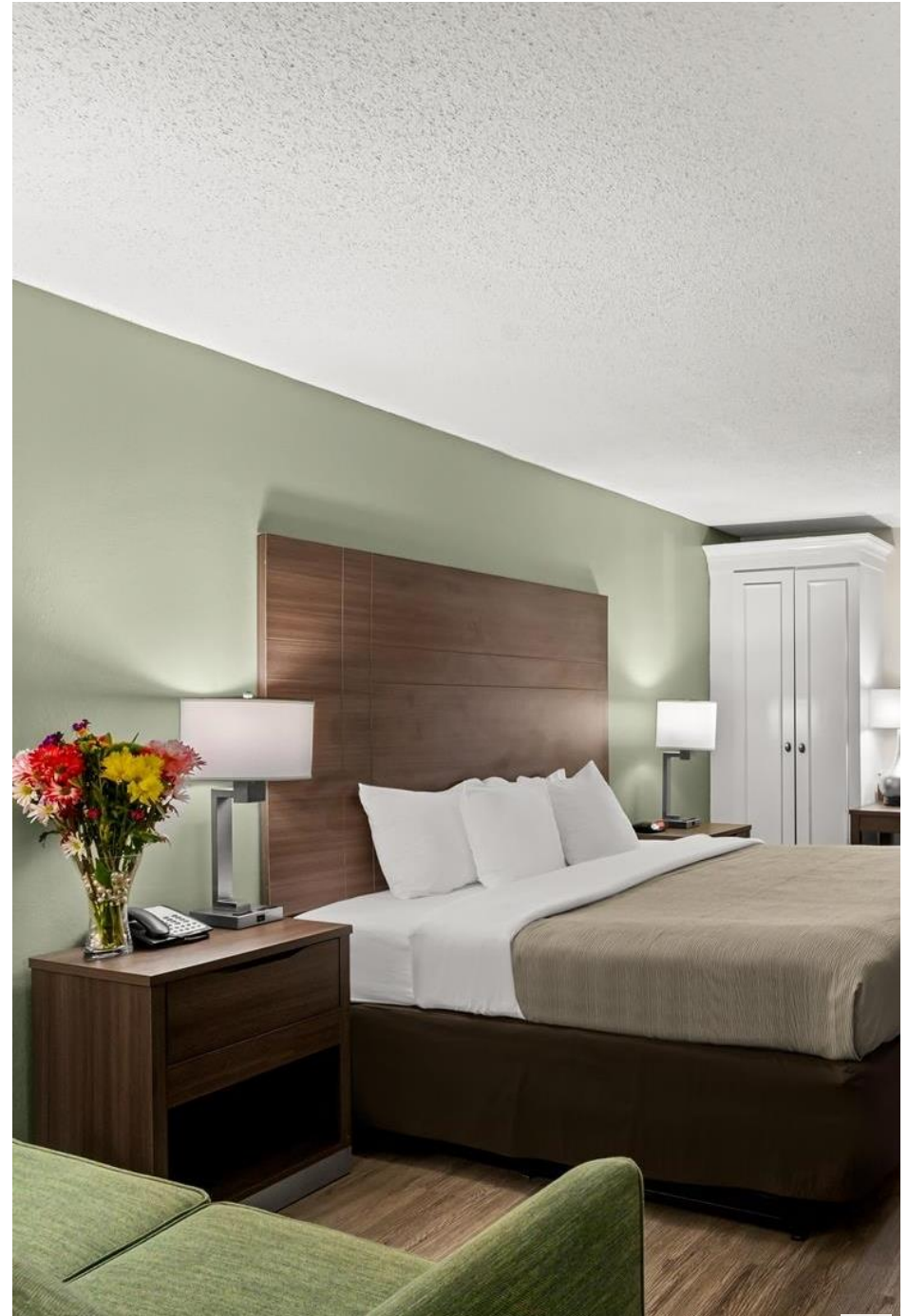
OFFERING SUMMARY

ADDRESS	500 W 29th Street North Little Rock AR 72114
COUNTY	Pulaski
MARKET	Arkansas
SUBMARKET	Little Rock
BUILDING SF	49,436 SF
LAND ACRES	1.99
TOTAL ROOMS	108
LAND SF	86,685 SF
YEAR BUILT	1988
YEAR RENOVATED	2022
APN	33N2150008701
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$2,550,000
PRICE PER KEY	\$23,611
PRICE PSF	\$51.58

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	8,469	55,100	121,014
2026 Median HH Income	\$42,597	\$61,452	\$63,924
2026 Average HH Income	\$59,829	\$86,343	\$90,333



Brand Affiliation and Recognition

- Operated under the Quality Inn & Suites flag (part of the Choice International), providing strong brand recognition and access to the Choice Privileges loyalty program.

Significant Value-Add Opportunity

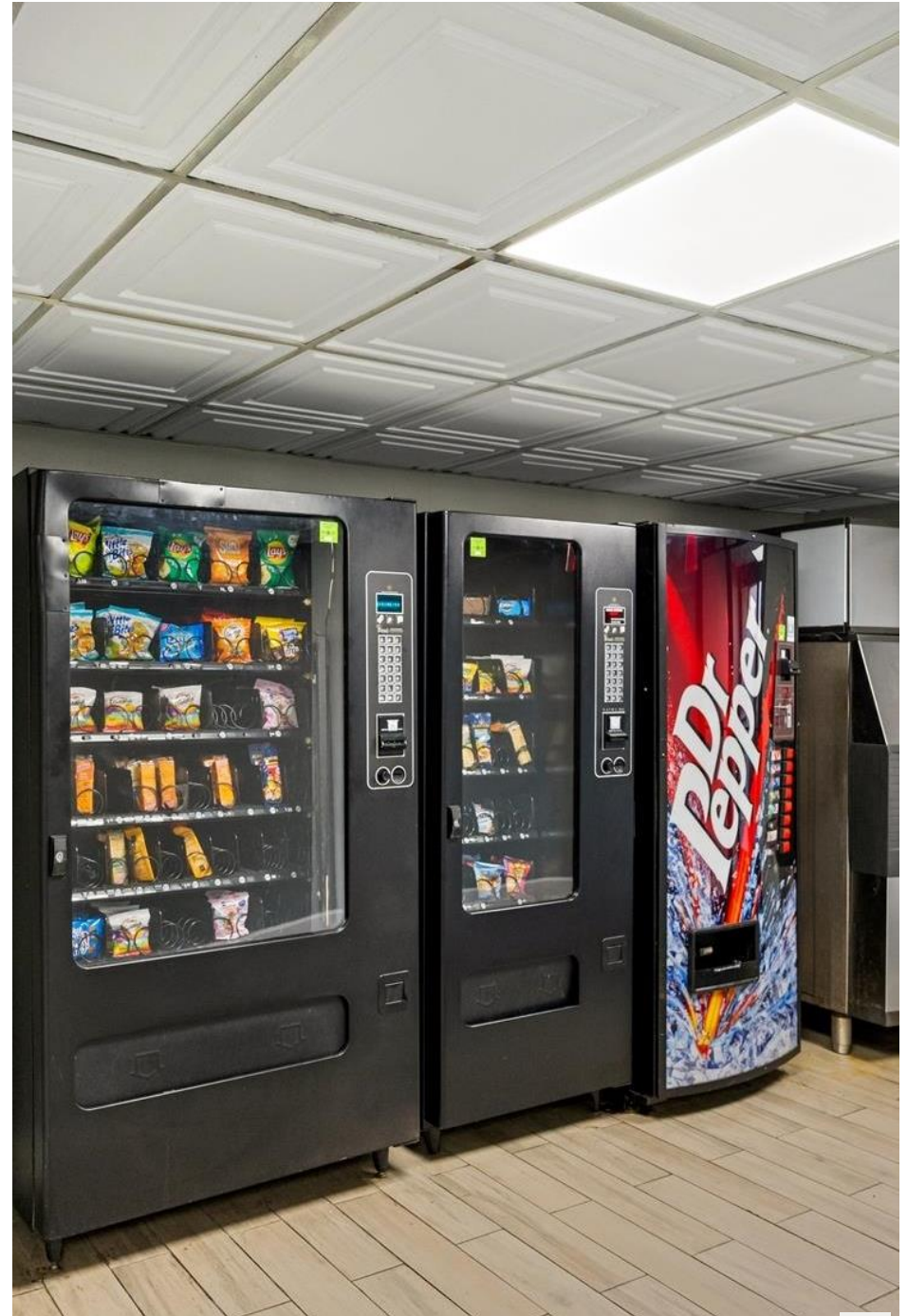
- Opportunity to increase revenue through strategic renovations, improved revenue management, enhanced guest experience, and operational efficiencies.
- Increasing occupancy and ADR toward competitive market levels provides meaningful potential for NOI growth and long-term appreciation.

Easy Maintenance and Management

- Simple, standardized operational model provided by Quality Inn & Suites.
- Strong support from the Choice franchise in marketing, reservations, and training.

Value-Add Potential

- Unlock the potential for increased revenue by strategically targeting corporate accounts in the booming trucking industry and catering to extended-stay guests. With new ownership at the helm, dynamic pricing strategies, cutting-edge digital marketing campaigns, and streamlined cost optimization measures can be implemented to elevate operational efficiency and drive profitability.
- Nestled in a prime location near key employers, bustling logistics and industrial hubs, government centers, healthcare institutions, entertainment hotspots, and popular tourist destinations, this property offers a strategic advantage for savvy investors looking to capitalize on diverse revenue streams and maximize return on investment.



Market Positioning

- Suited for both leisure and corporate travelers given proximity to major highways, industrial centers, and local attractions.
- Conveniently located near Interstate 40 and Interstate 30 with quick access to downtown Little Rock, the Clinton Presidential Center, Simmons Bank Arena, the Port of Little Rock, and Bill & Hillary Clinton National Airport.



02 Location

- Location Summary
- Local Business Map
- Aerial View Map
- Drive Times (Heat Map)

Proximity to Little Rock

- Less than 10 minutes from Downtown Little Rock, providing access to state government offices, healthcare facilities, and cultural attractions.
- Convenient for guests doing business in Little Rock but seeking lower lodging costs outside the city center.

Interstate & Regional Connectivity

- Located near Interstate 40, a primary corridor connecting Memphis in East to Fort Smith in West and beyond.
- High visibility and easy access for travelers, contributing to steady transient traffic.

Strong Local Economy & Population Growth

- North Little Rock is part of the thriving Central Arkansas region, experiencing ongoing residential and commercial development.
- Growing population base with stable employment prospects, contributing to increased demand for lodging.

Corporate & Industrial Presence

- Close to several corporate offices, regional warehouses, and industrial parks in Pulaski County. City of North Little Rock Administrative Service is located next door.
- Proximity to large-scale employers can drive mid-week business travel bookings.

Retail & Dining Options

- The property is near a variety of retail centers, restaurants, and entertainment options, enhancing guest convenience and satisfaction.
- Strategically positioned to capture both leisure travelers and families attending local events or shopping in the area.

Local Attractions & Recreation

- Near outdoor recreational areas like Burns Park and other spots that draw weekend and leisure guests.
- Access to local sports fields and venues hosting youth tournaments, which can boost weekend occupancy.

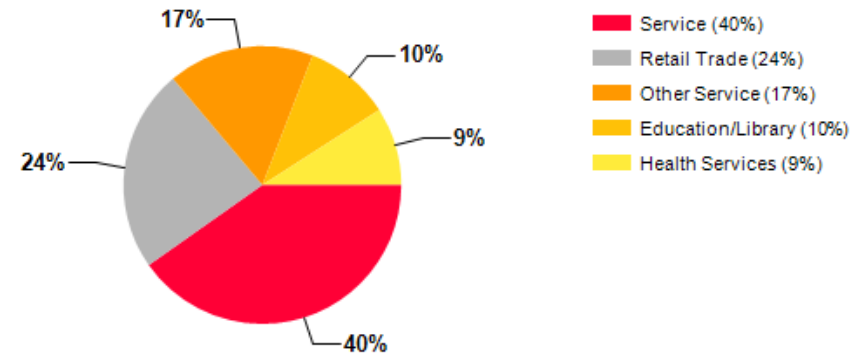
Community & Safety

- North Little Rock is generally regarded as a family-friendly community and adding to the property's appeal for travelers.
- Positive municipal support and ongoing infrastructure improvements in the area.

Future Development Prospects

- Ongoing commercial and residential developments in North Little Rock and the broader Central Arkansas region suggest continued demand for quality lodging.
- Potential for increased business travel if new industrial or corporate projects are confirmed nearby.

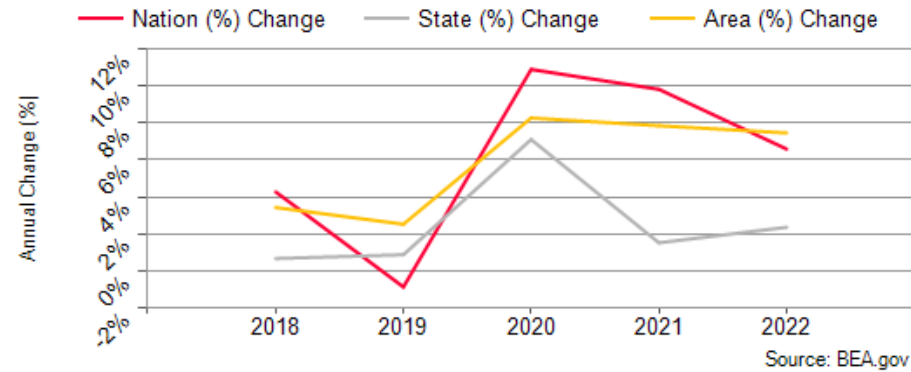
Major Industries by Employee Count

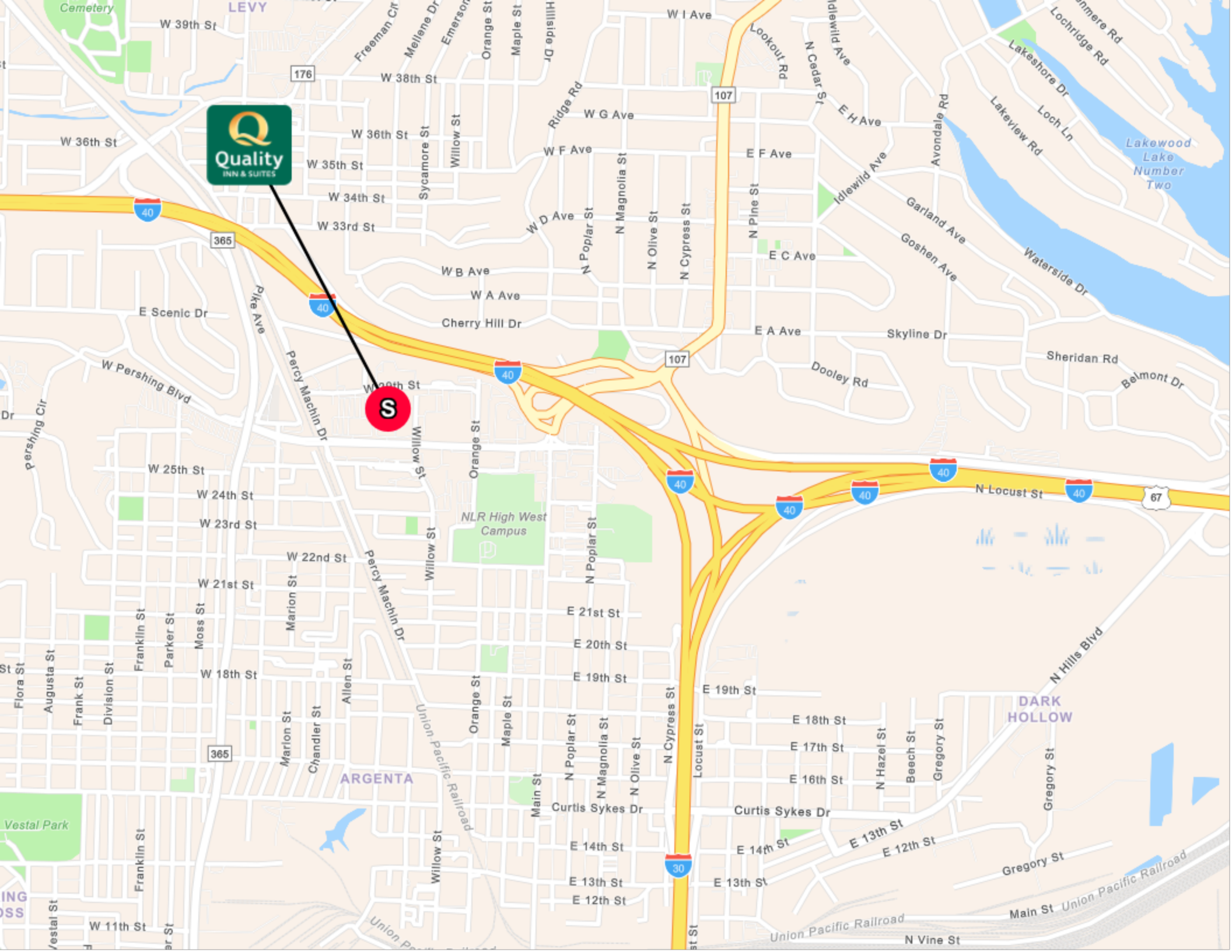


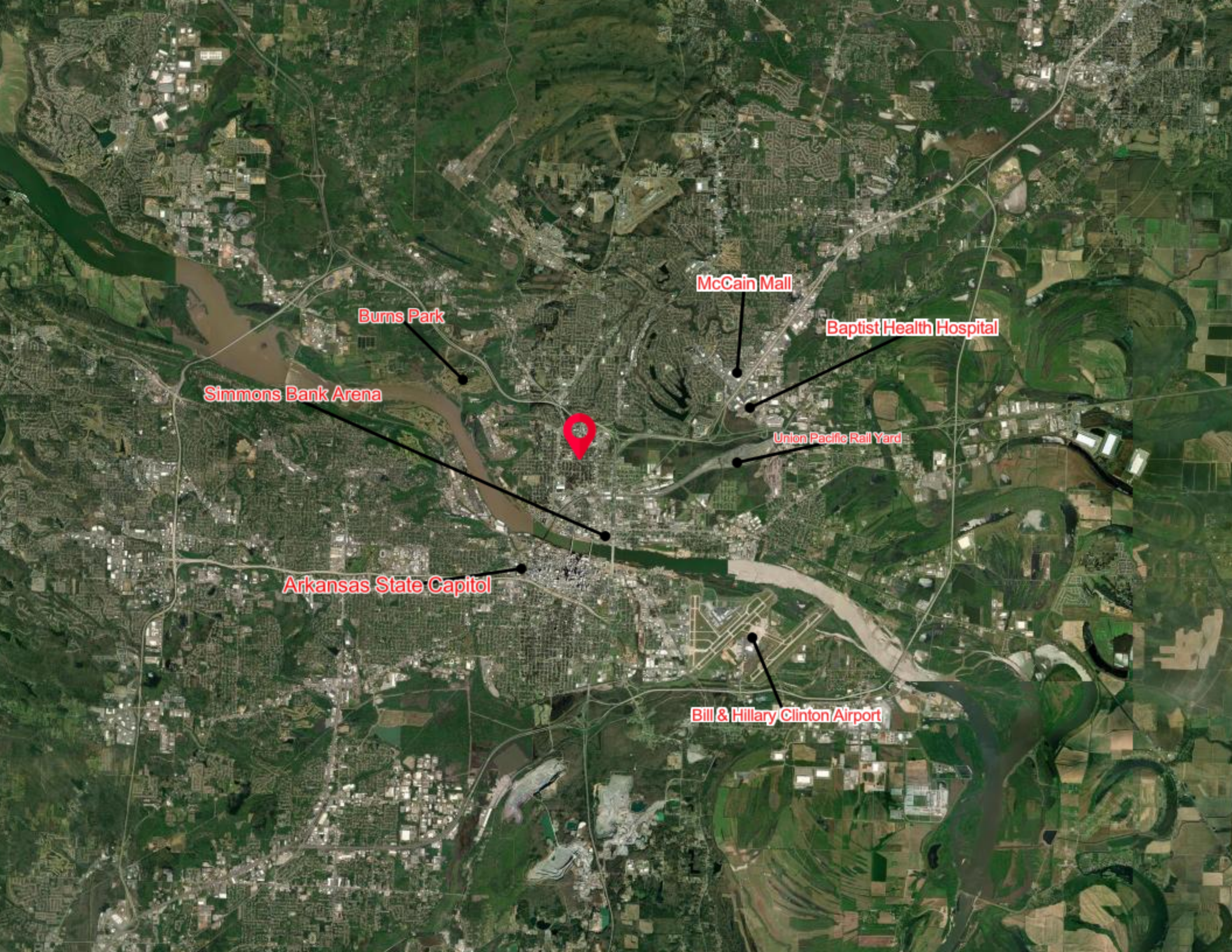
Largest Employers

JB Hunt Transport Inc	25,000 to 50,000
Caterpillar Inc	20 to 50
Altech Recycling LLC	10 to 20
NFP LLC	5 to 10
Red Roof Inns Inc	5 to 10
Pritchard Industries LLC	5 to 10
Dow Enterprises, Inc.	450
Tenenbaum Recycling Group, LLC	90

Pulaski County GDP Trend







Burns Park

Simmons Bank Arena

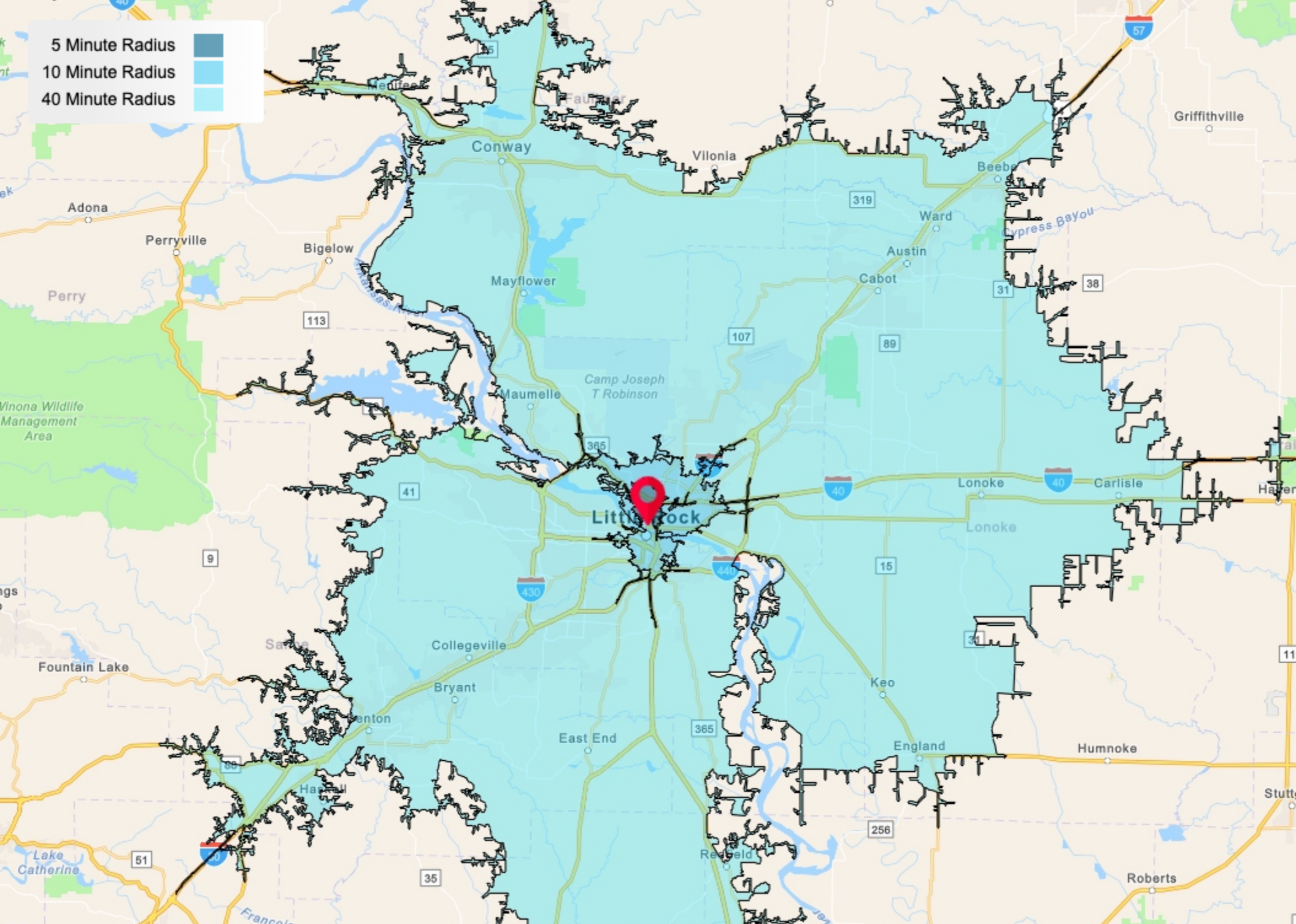
Arkansas State Capitol

McCain Mall

Baptist Health Hospital

Union Pacific Rail Yard

Bill & Hillary Clinton Airport





03

Property Description

Property Features
Local Business Map
Property Images

PROPERTY FEATURES

TOTAL ROOMS	108
BUILDING SF	49,436
LAND SF	86,685
LAND ACRES	1.99
YEAR BUILT	1988
YEAR RENOVATED	2022
# OF PARCELS	1
ZONING TYPE	C3
NUMBER OF STORIES	4
NUMBER OF BUILDINGS	1
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

NEIGHBORING PROPERTIES

NORTH	Camp Robinson
SOUTH	Simmons Bank Arena
EAST	Baptist Health Medical Center
WEST	Burns Park

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	Yes
LIGHTING	Yes

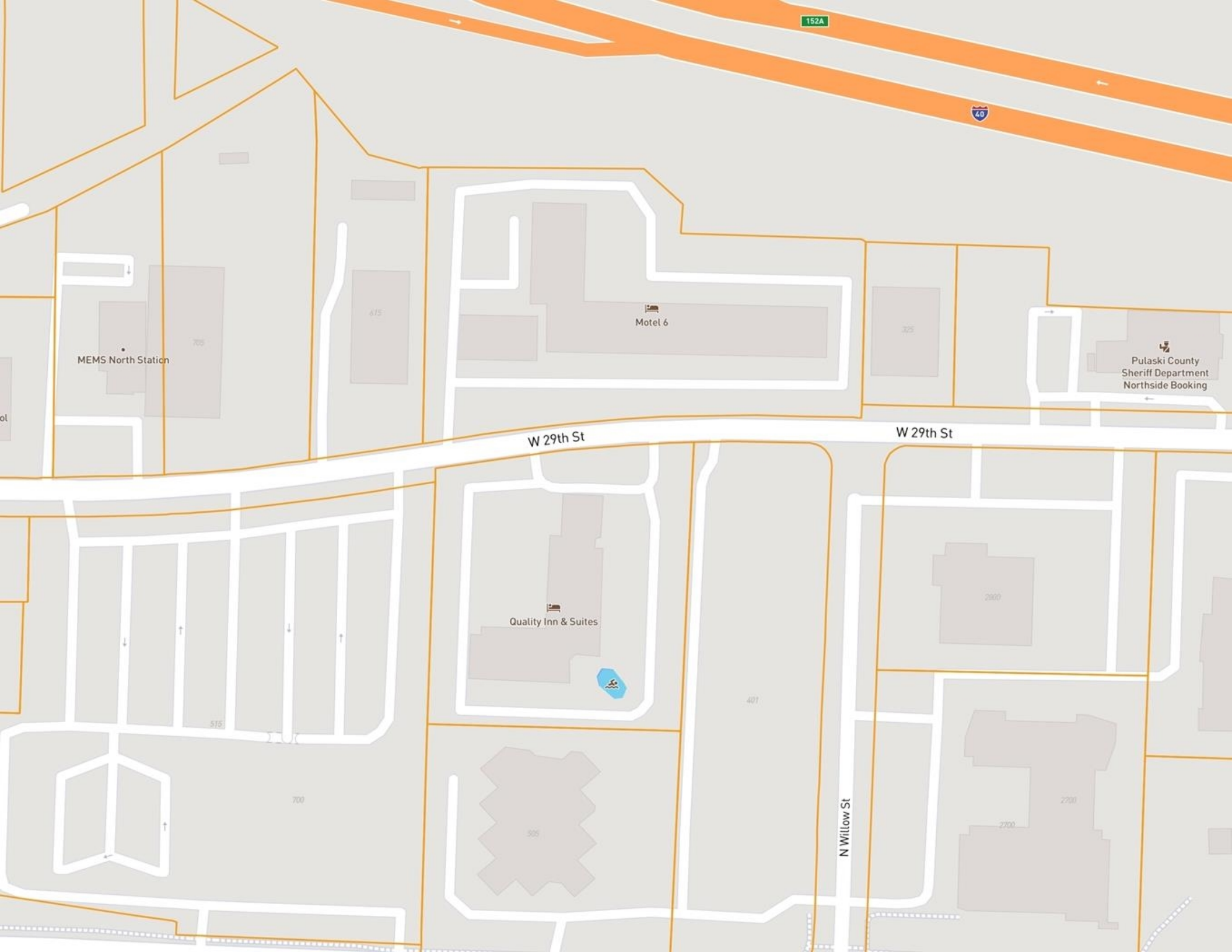
CONSTRUCTION

FOUNDATION	Slab
EXTERIOR	Masonry Walls
PARKING SURFACE	Asphalt Road
ROOF	Flat
LANDSCAPING	Grass & Shrubs
WINDOWS	Yes
FIRE PROTECTION	Yes
ADA COMPLIANT	Yes
ELEVATOR	Yes

AMENITIES

FITNESS CENTER	Yes
POOL	Yes
COMPLIMENTARY BREAKFAST	Yes
ICE/VENDING MACHINES	Yes
BUSINESS CENTER	Yes
WIFI	Yes
MEETING ROOM	No







Exterior



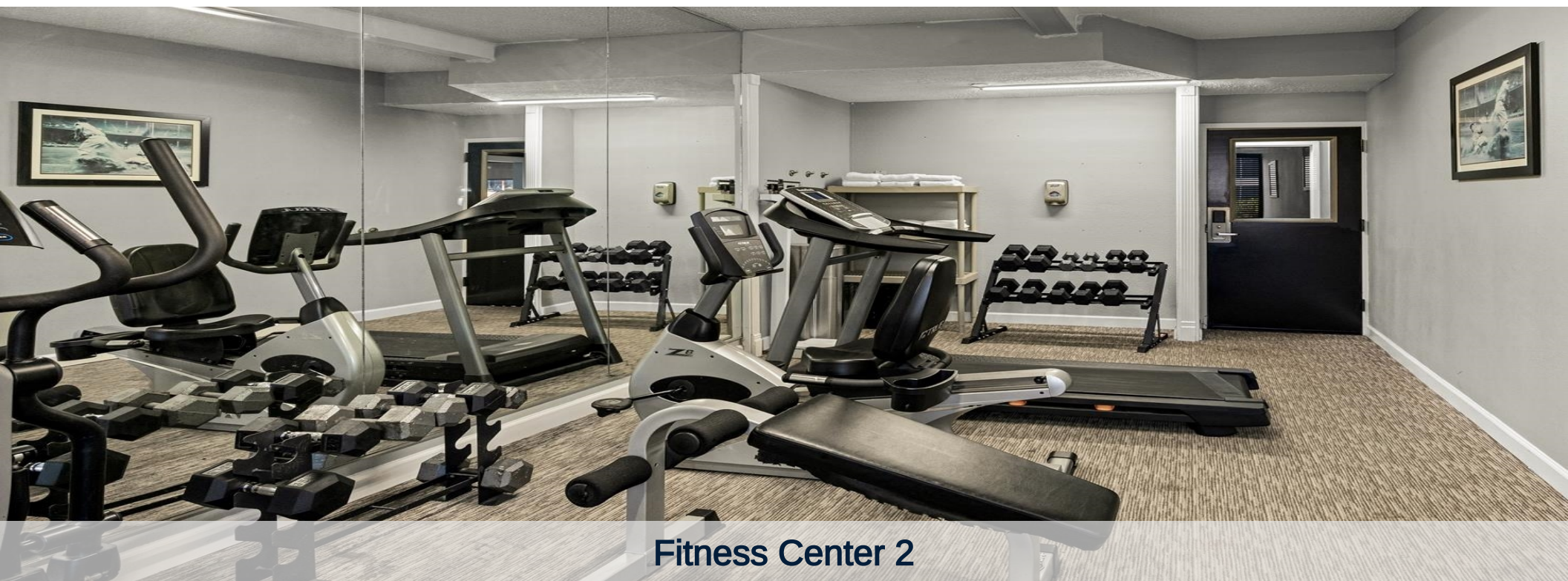
Breakfast 1



Breakfast 2



Fitness Center 1



Fitness Center 2



Double Room (1)



Double Room (2)



Double Bathroom (3)



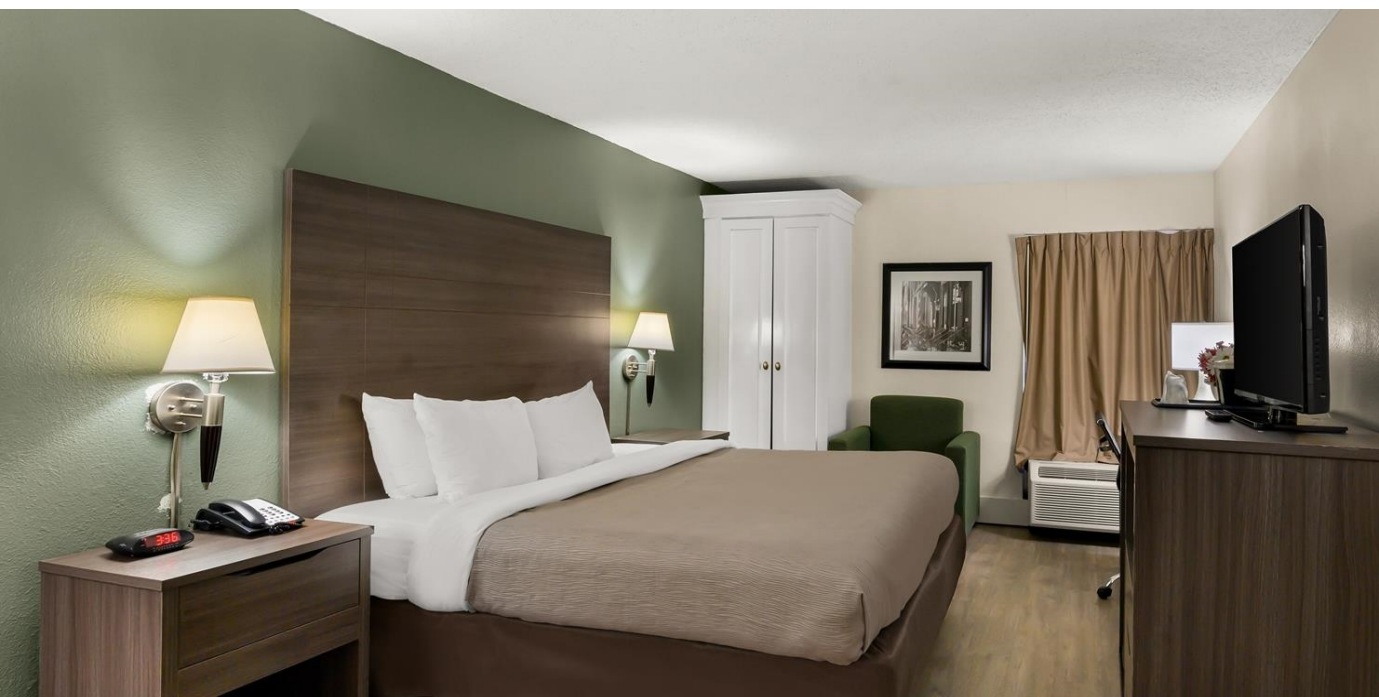
Double (4)



King Room (1)



King Room (3)



King Room (2)



King Bathroom (4)



King Handicap (5)



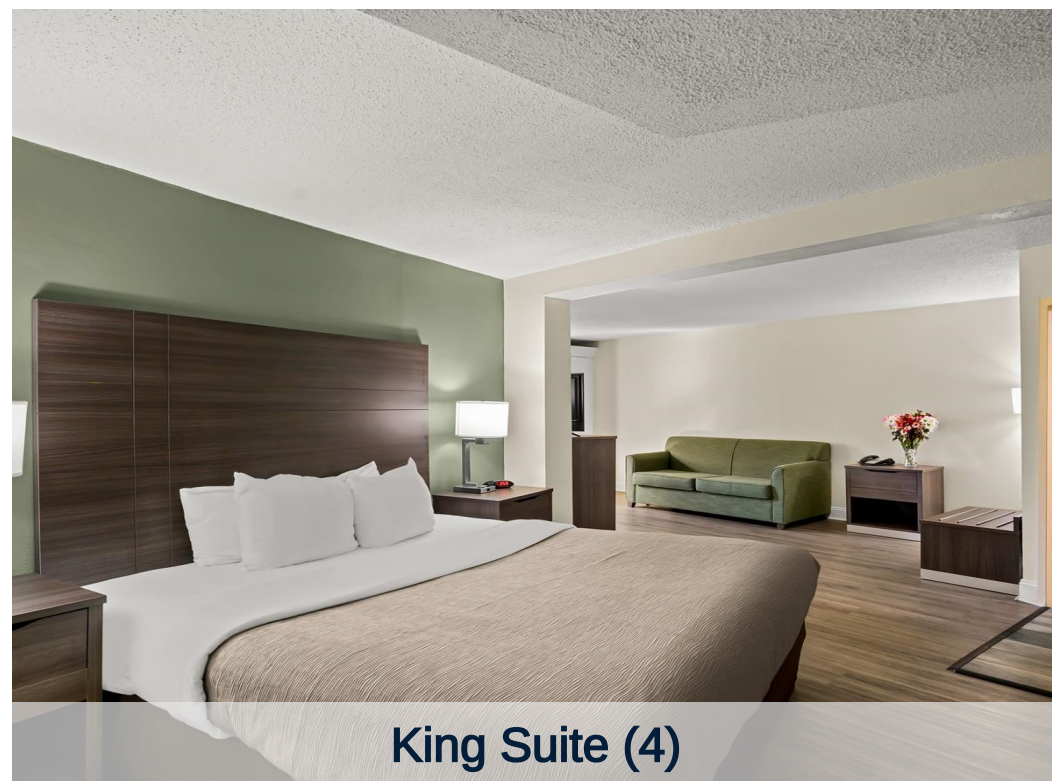
King Suite (1)



King Suite (2)



King Suite (3)



King Suite (4)



04

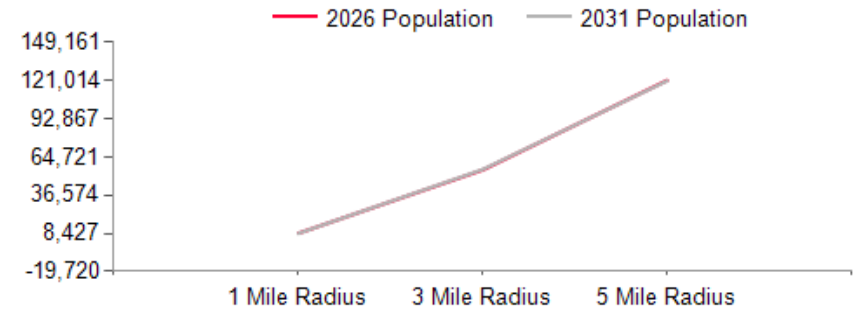
Demographics

General Demographics

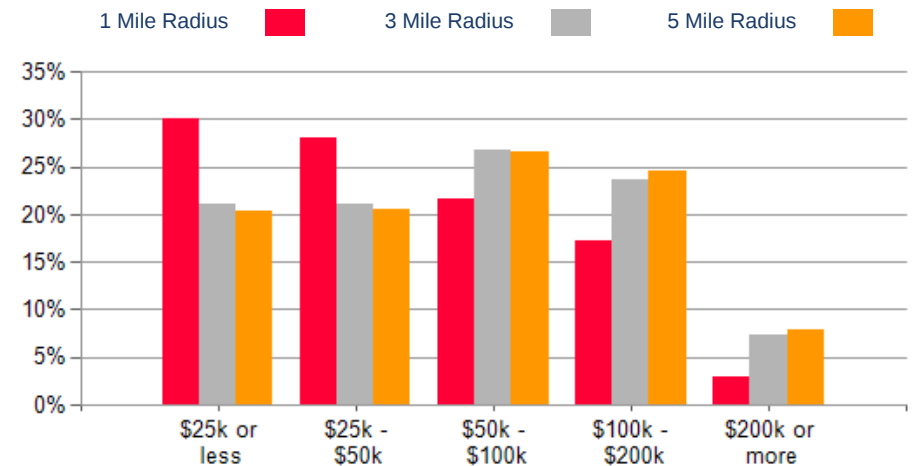
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,514	57,849	133,451
2010 Population	10,661	56,295	125,671
2026 Population	8,469	55,100	121,014
2031 Population	8,427	55,470	120,714
2026 African American	4,135	20,113	48,475
2026 American Indian	57	311	596
2026 Asian	51	841	1,820
2026 Hispanic	842	4,015	7,368
2026 Other Race	541	2,315	3,566
2026 White	3,094	27,979	59,344
2026 Multiracial	583	3,511	7,152
2026-2031: Population: Growth Rate	-0.50%	0.65%	-0.25%

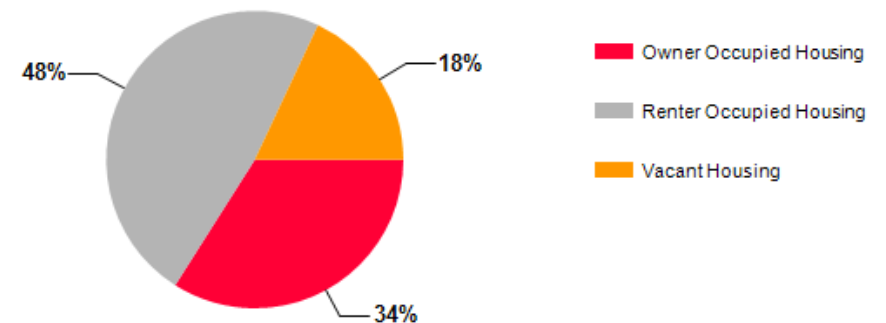
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	812	3,337	6,834
\$15,000-\$24,999	397	2,661	5,106
\$25,000-\$34,999	387	1,943	4,126
\$35,000-\$49,999	743	4,043	7,915
\$50,000-\$74,999	585	4,625	9,200
\$75,000-\$99,999	285	2,983	6,366
\$100,000-\$149,999	491	4,849	10,414
\$150,000-\$199,999	202	1,887	3,950
\$200,000 or greater	116	2,054	4,610
Median HH Income	\$42,597	\$61,452	\$63,924
Average HH Income	\$59,829	\$86,343	\$90,333



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

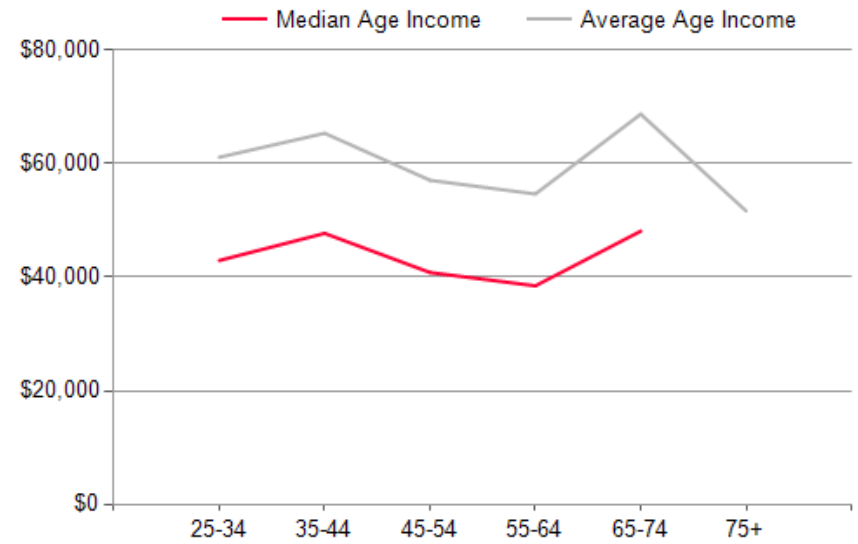
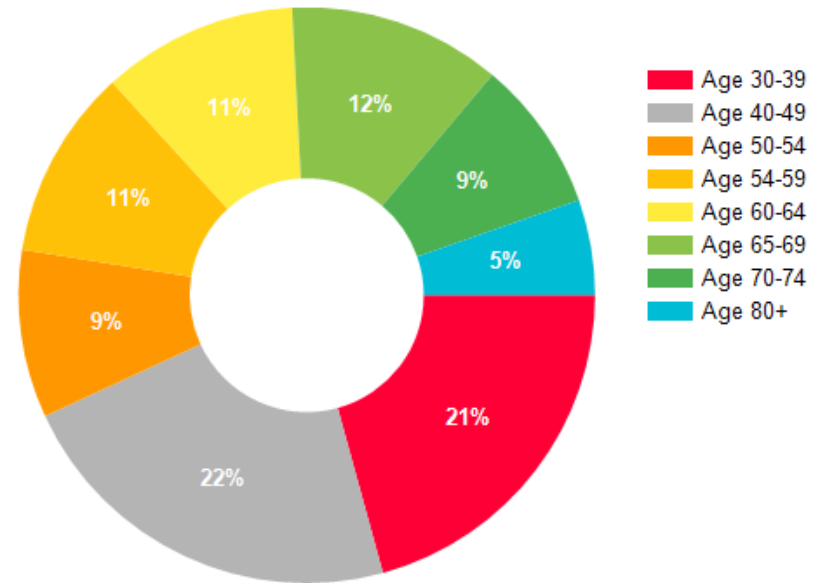


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	540	4,587	9,388
2026 Population Age 35-39	525	3,898	8,822
2026 Population Age 40-44	607	3,844	8,421
2026 Population Age 45-49	541	3,426	7,449
2026 Population Age 50-54	484	3,252	7,197
2026 Population Age 55-59	549	3,108	6,904
2026 Population Age 60-64	563	3,128	7,244
2026 Population Age 65-69	613	3,277	7,297
2026 Population Age 70-74	437	2,783	6,289
2026 Population Age 75-79	275	2,078	4,797
2026 Population Age 80-84	189	1,253	2,862
2026 Population Age 85+	161	1,137	2,434
2026 Population Age 18+	6,633	44,129	97,566
2026 Median Age	42	40	40
2031 Median Age	43	41	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$42,935	\$60,553	\$61,684
Average Household Income 25-34	\$61,132	\$80,700	\$81,063
Median Household Income 35-44	\$47,719	\$74,918	\$75,801
Average Household Income 35-44	\$65,355	\$100,897	\$103,741
Median Household Income 45-54	\$40,819	\$64,329	\$73,645
Average Household Income 45-54	\$57,072	\$91,460	\$101,213
Median Household Income 55-64	\$38,477	\$64,873	\$67,087
Average Household Income 55-64	\$54,655	\$87,622	\$92,283
Median Household Income 65-74	\$48,116	\$58,906	\$61,749
Average Household Income 65-74	\$68,725	\$89,209	\$93,416
Average Household Income 75+	\$51,657	\$78,155	\$79,724

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	69	67	65
Diversity Index (current year)	69	66	64
Diversity Index (2020)	69	65	64
Diversity Index (2010)	64	59	58

POPULATION BY RACE



1 MILE



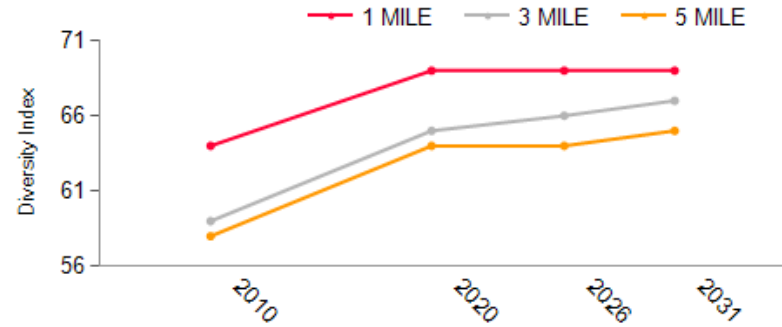
3 MILE



5 MILE

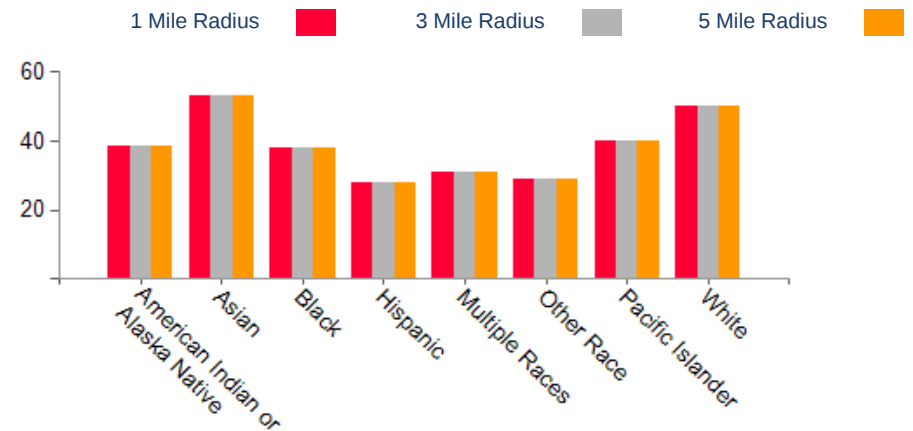
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	44%	34%	38%
American Indian	1%	1%	0%
Asian	1%	1%	1%
Hispanic	9%	7%	6%
Multiracial	6%	6%	6%
Other Race	6%	4%	3%
White	33%	47%	46%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	39	42	40
Median Asian Age	53	36	36
Median Black Age	38	35	37
Median Hispanic Age	28	28	30
Median Multiple Races Age	31	31	30
Median Other Race Age	29	28	29
Median Pacific Islander Age	40	37	35
Median White Age	50	46	45

2026 MEDIAN AGE BY RACE



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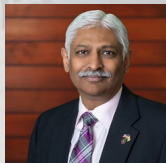
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