



07/14/2011 06:19 AM



COMMERCIAL LISTING INFORMATION		
<b>MLS #:</b>	<b>10290756</b>	<b>Area:</b> 002
<b>Status:</b>	Active	LITTLE ROCK (DOWNTOWN)
<b>Type:</b>	Business, Bldg a...	<b>List Price:</b> \$1,650,000
<b>City:</b>	Little Rock	<b>Orig. Price:</b> \$1,650,000
<b>Inside City Limits?</b>	Yes	<b>Subdivision:</b> Duvalls
<b>Virtual Tour:</b>	<a href="#">Virtual Tour</a>	<b>Sale/Rent:</b> For Sale
<b>To Show Call:</b>	501-951-3330	 

**Address:** 2120 Louisiana Street

SOLD INFORMATION			
<b>SP:</b>	<b>ConDte:</b>	<b>SP/SqFt:</b>	<b>SAG:</b>
<b>FIN:</b>	<b>CLSD:</b>		<b>SO:</b>

<b>List Agent:</b> Tracey Rancifer - Mobil: (501) 944-7707	<b>In-House #:</b>	<b>Sub Agent Comp:</b>
Cindy Allwine - Agent: (501) 951-3330	<b>Market Time:</b> 37	<b>Buyers Agent Comp:</b>
<b>List Office:</b> Ausum Realty	<b>County:</b> Pulaski	<b>Entered Twice:</b>
<b>Appx SQFT:</b> 10200 <b>LP/SqFt:</b> 161.76	<b>Zip:</b> 72206-1522	<b>Listing Svcs:</b>
<b>Appx Yr Built:</b> 1888	<b>Appx Acreage:</b> 0.00	<b>Will Subd:</b>
<b>Appx Lot Size:</b> 21954	<b>Owner Name:</b>	<b>New Construction?</b>
<b>Legal:</b> Lots 4, 5 and 6 Block 431	<b>Owner Phone:</b>	<b>Owner ID#:</b>
	<b>Foreclosure (REO):</b> NO	<b>Short Sale?</b>

FEATURES		
Owner/Agent Disclosure <b>Listing Agent is neither owner nor of any relation to owner</b>	FINANCING (NEW) POSSESSION PRICE INCLUDES	<b>New Loan-Conventional, Cash Negotiable</b>
ACCURACY OF EXPENSES <b>Provided by Owner</b>	REASON FOR SALE ROAD SURFACE ROOF SHOWING INSTRUCTIONS SOURCE OF SQUARE FEET STORIES STYLE TENANT EXPENSES TRANSPORTATION /LOCATION UTILITIES	<b>Goodwill, Equipment, Inventories, Business, Building, I Call Listing Office</b>
BUSINESS TYPE <b>Hotel/Motel, Other (see remarks)</b>	WARRANTY	<b>Paved Architectural Shingle By Appointment Only</b>
DOCUMENTS ON FILE <b>Legal Description, Property Disclosure</b>		<b>Appraisal</b>
EXPENSES INCLUDE <b>Taxes, Insurance, Maintenance, Utilities, Trash, Electric, Gas, Advertising, Licenses, Water/Sewer, Payroll, Pest Control, Supplies</b>		<b>Three Story</b>
EXTERIOR <b>Brick, Frame</b>		<b>Other (see remarks)</b>
EXTERIOR FEATURES <b>Partially Fenced, Landscaping</b>		<b>None</b>
FLOORS <b>Wood, Partial Carpet</b>		<b>On Bus-Line, Near Interstate,</b>
FOUNDATION <b>Crawl Space</b>		<b>Sewer-Public, Water-Public, E</b>
HEATING & AIR <b>Central Cool-Electric, Central Heat-Gas</b>		<b>I, Gas-Natural, TV-Cable, Tele</b>
INTERIOR <b>220 Volt Power, Equipment (see remarks), Inventory (see remarks), Smoke Detector, Burglar Alarm, Furnished, Kitchen Area, Living Area</b>		<b>Sheet Rock, Paneling, Wallpap</b>
FEATURES <b>None</b>		<b>Normal Wrkng Ordrr, As O&amp;A</b>
LEASE TYPE <b>Level, Corner Lot, Extra Landscaping, In Subdivision, Other (see remarks)</b>		

FINANCIAL		BUSINESS	
<b>Annual Tax:</b> 2661.46	<b>Annual Income:</b> 0	<b>Business Name:</b> The Empress of Little Roc	
<b>Annual SI Tax:</b> 0.00	<b>Annual Expenses:</b> 0	<b># Buildings:</b> 2	
<b>Heated SF:</b> 10200	<b>Warehouse SF:</b>	<b># Parking Spaces:</b> 12	
<b>Cooled SF:</b> 10200	<b>Inside City Limits?</b> Yes	<b>Employees Notified?</b> Yes	
		<b>Inventory:</b> Luxury Lodging	

**PUBLIC REMARKS**

The Empress of Little Rock is the historic former James H. Hornibrook residence. A fully restored, Gothic Queen Anne style mansion with amazing interior architecture and woodwork. Magnificent solid walnut and cypress double staircase. Comes fully furnished with everythin antiques throughout to the dishes, linens, electronics, etc. All one would need to operate and enjoy this elegant, small luxury hotel busin remarks....

**DIRECTIONS**

I-630, south on Main St.to right on 22nd, property is on the right on corner. Business incl. 2nd building adjacent, originally the "carriage was 100% re-built and now houses three premium luxury spa suites and the special events center.

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