

# Wipro Limited

## Single Tenant Leased Offering

5430 Landers Rd, Sherwood, Arkansas |  $\pm 70,033$  SqFt Building on  $\pm 6.83$  Acres

INVESTMENT FLYER

wipro



Broker of Record:  
Epik Realty

## Purchase Price: \$9,700,000

Peak Commercial & Anvers Capital Partners are proud to present for sale a net leased single tenant project located in Sherwood, Arkansas.

Headquartered in Bangalore, Karnataka, India, Wipro Limited (<https://www.wipro.com/> NYSE: WIT) is an Indian multinational corporation that provides information technology, consulting and business process services.

With a market cap of 29.77BN, Wipro's capabilities range across cloud computing, cyber security, digital transformation, artificial intelligence, robotics, data analytics, and other technology consulting services to customers in 67 countries.

Wipro executed their 5 year lease March of 2021, and has since made tremendous capital expenditures at the site.

The six-county Little Rock–North Little Rock–Conway, AR Metropolitan Statistical Area (MSA) is ranked 81st in terms of population in the United States with 748,031 residents.

Little Rock is a cultural, economic, government, and transportation center within Arkansas and the South. The city is the headquarters of Dillard's, Windstream Communications, Stephens Inc., University of Arkansas for Medical Sciences, Heifer International, Winrock International, the Clinton Foundation, and the Rose Law Firm. Other corporations, such as Amazon, Dassault Falcon Jet, LM Wind Power, Simmons Bank, Euronet Worldwide, AT&T, and Entergy have large operations in the city.

The state government is a large employer, with many offices downtown. Two major Interstate highways, Interstate 30 and Interstate 40, meet in Little Rock, with the Port of Little Rock serving as a shipping hub.

### NN Lease Structure

This lease represents a true double net lease investment, leaving zero Landlord responsibilities other than roof and structure

### Strong Credit Rated Tenant

A- Rated global tenant located in 66 countries with over 250,000 employees and \$9.8BN in revenues in 2021

### Significant facility upgrades

Significant facility upgrades completed in 2018 and 2021.

### Great Location

Highly recognized and visible location on US Highway 67/167. Located in Sherwood, AR, a close-in suburb of Little Rock with a consistently strong growth rate. Sherwood is part of the Little Rock MSA, Little Rock is the capital and largest city in the State of Arkansas.





## Wipro Ltd. to open Sherwood center, employ up to 400 (08/2021 Article)

**W**ipro Limited announced Tuesday (Aug. 24) it will open a new delivery center in Sherwood, Ark. with the expectation of hiring up to 400 employees over the next two years. Wipro is a publicly-traded information technology, consulting and business process services company.

The company will invest approximately \$3 million to transform a 70,000 square-foot facility at Landers Road in Sherwood into a customer service center. The delivery center will provide operational services to Wipro's clients across industry verticals.

"Wipro has been a technology leader for decades. With great pleasure, I welcome them to Arkansas," said Gov. Asa Hutchinson. "These jobs will help improve the lives of citizens in Central Arkansas and continue to reinforce our goal of making Arkansas a leader in information technology."

Wipro is an India-based, multinational corporation that provides information technology, consulting and business process services. The Fortune India 500 ranks it the 29th largest Indian company by total revenue. It is also ranked the 9th largest employer in India with nearly 195,000 employees.

It serves clients on six continents, according to its website.

"We are thrilled to open the delivery center in Sherwood and improve our reach to customers in central Arkansas. This strategic investment will bring Wipro's innovation, operational capabilities and organizational expertise to the region. This is part of our commitment to enable future expansion, and drive employment generation initiatives for local communities," said Nagendra P Bandaru, Managing Partner-iCORE, Wipro Limited.



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Source: <https://talkbusiness.net/2021/08/wipro-ltd-to-open-sherwood-center-employ-up-to-400/>





# Tenant Overview

**USD 10.4 BN**  
FY22 REVENUE

Wipro Limited (NYSE: WIT, BSE: 507685, NSE: WIPRO) is a leading technology services and consulting company focused on building innovative solutions that address clients' most complex digital transformation needs.

**OVER 1,300**  
ACTIVE GLOBAL CLIENTS

We leverage our holistic portfolio of capabilities in consulting, design, engineering, operations, and emerging technologies to help clients realize their boldest ambitions and build future-ready, sustainable businesses.

**OVER 250,000**  
DEDICATED EMPLOYEES

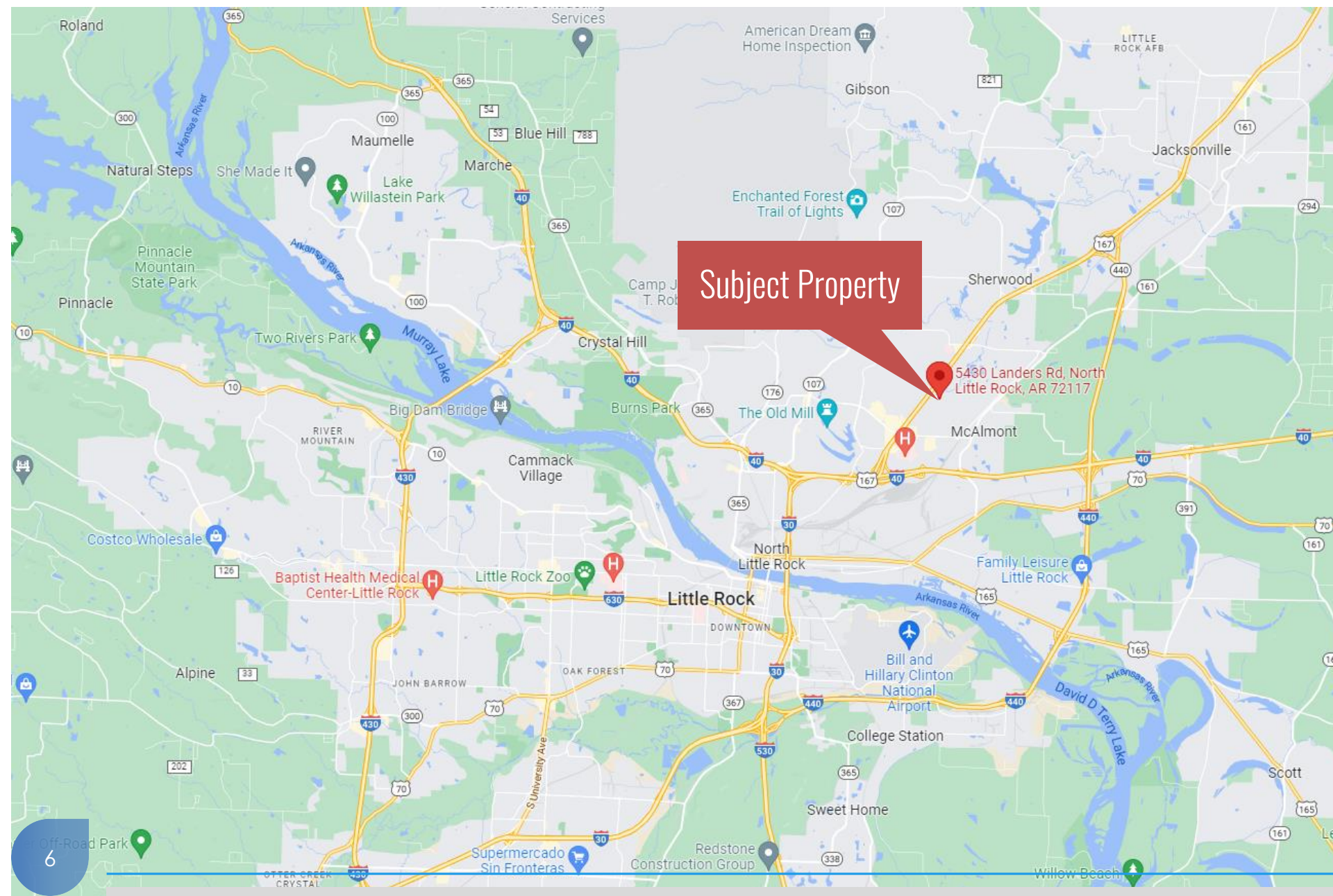
A company recognized globally for its comprehensive portfolio of services, strong commitment to sustainability and good corporate citizenship, we have over 250,000 dedicated employees serving clients across 66 countries.

**WE'RE PRESENT IN 66**  
COUNTRIES

We deliver on the promise of helping our customers, colleagues, and communities thrive in an ever-changing world.

**A PROUD HISTORY OF 75**  
YEARS







Sherwood is a city in Arkansas' Pulaski County, part of the Little Rock metropolitan area. As of 2018, the city's estimated population was 31,237 residents.

Little Rock, Arkansas sits on the banks of the Arkansas River in Pulaski County, located in the center of the state. With a population of nearly 200,000 people, it is the largest city in Arkansas. Little Rock is a cultural, economic, government, and transportation within Arkansas and the South. The city is home to strong institutions like Fortune 500 companies, urban universities and technical colleges, hospitals, arts and civil rights organizations, and churches. Little Rock has received numerous accolades, including the 23rd Best Affordable Place to Live (U.S. News and World Report, 2019).

Little Rock also found its place on the list of 10 Cities to Watch in 2020 (Worth Magazine), 2019's Best Foodie Cities in America (WalletHub), and 12 Best Places to Live (Outside Magazine). With over one million people residing within 50 minutes of downtown Little Rock, the metro area has a strong and thriving economy. Global companies have operations in the city, including Acxiom, Caterpillar Inc., Dassault Falcon Jet Corp., Dillard's Inc., FIS Global, LM Wind Power, L'Oreal USA Products Inc., Stephens Inc., and Welspun Tubular LLC. Organizations like the Arkansas Regional Innovation Hub, Little Rock Tech Park, and The Venture Center, add to the city's impact in the startup realm.

In recent years, the city has added \$2.2 billion in new capital investment, \$518 million in new annual payroll, and 15,480 jobs.

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Radius	1 Mile	3 Mile	5 Mile
Population:			
2010 Population	45,861	90,171	217,087
2022 Population	46,111	93,328	222,672
2027 Population Projection	45,893	93,388	222,500
Annual Growth 2010-2022	0.00%	0.30%	0.20%
Annual Growth 2022-2027	-0.10%	0.00%	0.00%
Median Age	40.40	38.70	38.40
Bachelor's Degree or Higher	30%	25%	28%
Households:			
2010 Households	19,548	37,701	92,350
2022 Households	19,523	38,825	94,392
2027 Household Projection	19,412	38,825	94,291
Annual Growth 2010-2022	0.60%	0.70%	0.60%
Annual Growth 2022-2027	-0.10%	0.00%	0.00%
Owner Occupied Households	12,573	22,744	52,553
Renter Occupied Households	6,839	16,081	41,738
Avg Household Size	2.30	2.40	2.30
Total Specified Consumer Spending (\$)	\$548.7M	\$1B	\$2.4B
Income			
Avg Household Income	\$75,010	\$66,832	\$66,285
Median Household Income	\$59,946	\$49,433	\$48,485
< \$25,000	3,902	9,830	23,978
\$25,000 - 50,000	4,455	9,788	24,520
\$50,000 - 75,000	3,881	7,036	17,781
\$75,000 - 100,000	2,176	3,702	9,094
\$100,000 - 125,000	2,352	3,882	8,167
\$125,000 - 150,000	988	1,857	3,662
\$150,000 - 200,000	1,002	1,470	3,950
\$200,000+	767	1,261	3,239



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