



OFFERING MEMORANDUM

Advance Auto Parts

1801 VALLEYDALE RD | HOOVER, AL

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Executive Summary

- NNN Investment - Landlord is not responsible for Roof, Parking Lot, HVAC, or Common Area Maintenance. Ideal for passive investors seeking a hefty income stream.
- Prime Location - This location benefits from over 20,000 vehicles per day along Valleydale Rd.
- Affluent Demographics - 3-mile avg. Household Income Exceeds \$100,000
- Thriving Retail Area – In close proximity to newly developed “Valleydale Village” accommodating over 100,000 sq. ft. of retail which includes; Publix, McDonalds, Taco Bell, Subway, and many more
- Other Surrounding Tenants: Walmart, Zaxby’s, Walgreens, Exxon Mobil, Regions, BBVA Compass, Sherwin Williams

Tenant Highlights

- Advance Auto Parts is the leading auto parts retailer in the country
- Strong Corporate guarantee from an investment grade credit tenant, S & P Rated BBB-
- NYSE: AAP, Over 5,200 locations, employing 74,000 individuals



Property Overview



Property Name

Advance Auto Parts



Address

1801 Valleydale Rd,
Hoover, AL 35244



List Price

\$1,982,528



Cap Rate

7.00%



Year Built

2008



SqFt

± 6,000



1801 Valleydale Rd,
Hoover, AL

Annualized Operating Data

	Monthly Rent	Annual Rent	Rent/SF	Cap Rate
01/31/2008 - 1/31/2024	\$11,564.00	\$138,768.00	\$23.13	7.00%
Option 1	\$12,143.00	\$145,716.00	\$24.29	7.35%
Option 2	\$12,750.25	\$153,003.00	\$25.50	7.72%
Option 3	\$13,387.75	\$160,653.00	\$26.78	8.10%

Tenant Summary

Tenant Trade Name	Advance Auto Parts
APN	105150001057006
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NNN
Roof & Structure	Tenant Responsible
Original Lease Term	15 Years
Rent Commencement Date	1/1/2015
Lease Expiration Date	1/30/2024
Term Remaining on Lease	± 5.60 Years
Increases	5% Increase in Options
Options	Three, 5-Year Options

Parcel Map



Berry
Middle School

Spain Park
High School

Jefferson State
Community College

Publix.



Walgreens

Crawford
Realty



Brass Bear
Antiques



Cahaba Falls
Car Wash



ExxonMobil
Energy lives here.

EXPRESS
OIL CHANGE



DOLLAR
GENERAL

BBVA
Compass

Walmart



Subject Property

Valleydale Rd ±22,000 ADT

Surrounding Tenants

Tenant Overview

THE OFFERING

PROPERTY NAME

Property Address 1801 Valleydale Rd
Hoover, AL 35244

APN 105150001057006

SITE DESCRIPTION

Number of Stories One

Year Built 2018

GLA ±6,000 SF

Lot Size ±1.61 AC (70,132 SF)

Type of Ownership Fee Simple

Landscaping Professional

Topography Generally Level

TENANT OVERVIEW

» **Company Name**
Advance Auto Parts

» **Year Founded**
1929

» **Headquarters**
Roanoke, Virginia

» **Ownership**
Public

» **Industry**
Auto Part Services

» **Website**
www.advanceautoparts.com

Headquartered in Roanoke, VA., Advance Auto Parts, Inc., the largest automotive aftermarket parts provider in North America, serves both the professional installer and do-it-yourself customers. Advance Auto Parts operates over 5,185 stores, over 127 Worldpac branches and serves approximately 1,250 independently owned CARQUEST branded stores in the United States, Puerto Rico, the U.S. Virgin Islands and Canada. Employing approximately 74,000 Team Members, the company works hard to create an environment of honesty, integrity, mutual trust and dedication. These values have remained the same since Advance Auto Parts founding in 1929. Advance Auto Parts operates stores that primarily offer auto parts such as alternators, batteries, belts and hoses, chassis parts, clutches, engines and engine parts.

Area Overview

Hoover, AL

Hoover is the largest suburb near Birmingham, Alabama. It is part of the Birmingham-Hoover MSA and sits along the foothills of the Appalachian Mountains. This quaint, yet spaciest city has everything from great school systems, amazing outdoor activities, and top-notch shopping centers. The community is very active and are always working to improve and enhance their area for the better.

The crime rate and unemployment rate is considerably lower than the state average. The most common industries are within scientific and technical services.

DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2023 Projection	3,578	39,248	110,583
2018 Estimate	3,535	38,191	107,350
2010 Census	3,463	36,194	101,368
Growth 2018-2023	1.22%	2.77%	3.01%
Households	1 Mile	3 Mile	5 Mile
2023 Projection	1,306	15,960	47,187
2018 Estimate	1,277	15,512	45,729
2010 Census	1,217	14,643	43,002
Growth 2018-2023	2.27%	2.89%	3.19%
Income	1 Mile	3 Mile	5 Mile
2018 Est. Average Household Income	\$154,685.22	\$117,230.62	\$107,504.84



6th Largest City in Alabama



Riverchase Galleria

- One of the largest shopping centers in the Southeast

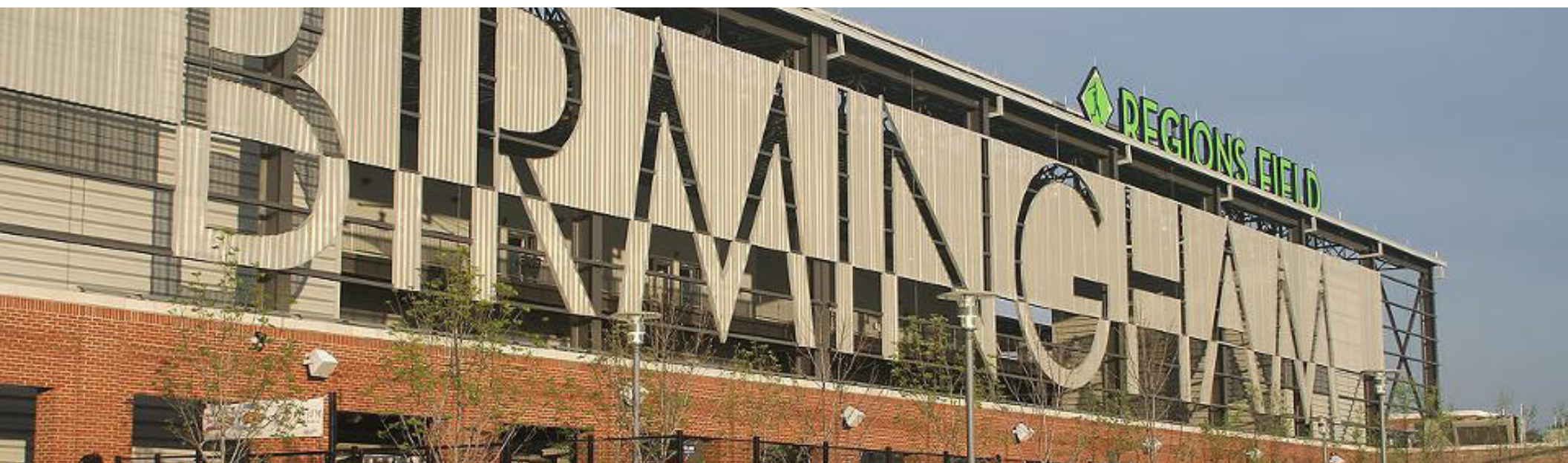


Birmingham, AL

Also located in Jefferson County, Birmingham is the most populated city in Alabama. Being only 12 miles away from Hueytown, many of its residents travel to Birmingham for work. The town was originally created with the merging of three farm towns. It was mostly used for industrial services and was a main railroad transportation center. Over time, Birmingham grew and expanded into the beautiful city it is today.

While venturing its streets, you can find art and culture throughout the city. Birmingham Museum of Art is the largest art museum in the Southeast. Other museums include Birmingham Civil Rights Institute, Alabama Jazz Hall of Fame, and Southern Museum of Flight. Vulcan Park holds the world's largest cast iron statue. It is a statue of Vulcan himself and was created for the 1904 St. Louis Exposition.

Another sight to see is Regions Field. Many residents cheer on the Birmingham Barons, who are the minor league team affiliate for the Chicago White Sox. Other sports teams include the University of Alabama at Birmingham Blazers. Their football and basketball programs have a large following.





University of Alabama at Birmingham

The University of Alabama at Birmingham was founded as an extension to the University of Alabama in 1936. With 140 programs, UAB is one of the leading universities in healthcare, business, and engineering. One of UAB's largest accomplishments is the UAB Health System. It is one of the largest academic medical centers within the United States. UAB Hospital is also a teaching hospital affiliated with the school. Being the only Level 1 trauma center in the area, it provides great experiences for their students.

The campus spans across 83 blocks in Birmingham. There are 12 different colleges/schools within the school. On average, the school holds around 10,000 undergraduate students with about 5,000 graduate students. The UAB has a lively student life with 150 different student organizations and twenty-two active Greek Organizations.

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Advance Auto Parts** located at **1801 Valleydale Rd, Hoover, AL 35244**. It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

MATTHEWSTM

REAL ESTATE INVESTMENT SERVICES



2,889 Transactions



Closed \$13B



Average closed price
is within 3% of listing
price

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