



REPRESENTATIVE PHOTO

ADVANCE AUTO PARTS

CORPORATE GUARANTEED LEASE FROM PUBLICLY TRADED COMPANY (NYSE: AAP)

15-YEAR LEASE TERM WITH 6.5 YEARS REMAINING ON TRIPLE NET LEASE, EXCLUDING ROOF, STRUCTURE AND PARKING LOT
HIGH PERFORMING LOCATION – 1.86M IN SALES FOR 2016 | 13.3% YOY INCREASE IN SALES VOLUME

COLUMBUS, OHIO

OFFERING MEMORANDUM

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

ACT ID: Y0100389

INVESTMENT GRADE CREDIT | ADVANCE AUTO PARTS, INC (NYSE: AAP) | S&P RATING OF BBB-

- ◆ 15 Year Lease Term with 6.5 Years Remaining on Triple-Net Lease, Excluding Roof and Structure and Parking Lot
- ◆ 7.50% Rental Increase in the First and 7.92% in the Second Five-Year Option
- ◆ High Performing Location | 2016 Site Sales of \$1.86M | 4.28% Rent to Sales Ratio | 13.3% YOY Increase in Sales Volume
- ◆ Billion Dollar Company | Advance Auto Parts has a Current Market Capitalization of \$12.55 Billion
- ◆ Publicly Traded Corporate Guarantor (NYSE: AAP) Advance Auto Parts Operates Over 5,200 Locations and Sales of \$9.5 Billion in 2016
- ◆ Advance Auto Parts is North America's Largest Auto Parts Retailer and has Over 74,000 Employees
- ◆ Large 6,540 Square Foot Building Built in 1999 and Situated on a 1.54 Acre Lot

AAA LOCATION – DENSE INFILL LOCATION WITH A 5-MILE POPULATION OF 241,315

- ◆ Located Directly off of I-70 & I-270 Overseeing 116,500 and 122,220 Vehicles-Per-Day, Respectively
- ◆ Located on South Hamilton Road Which Oversees Over 21,100 Vehicles-Per-Day
- ◆ Property Benefits from a 5-Mile Population of 241,315 and an Estimated 2.32% Increase in 2019
- ◆ Located 1.75 Miles from Port Columbus International Airport which Sees 7.32 Million Passengers Annually
- ◆ Surrounding Retailers Include Ford, Chrysler, Jeep, Dodge, Napa Auto Parts, Enterprise, Pizza Hut, Arby's KFC, Burger King, Long John Silver's, McDonald's, White Castle, Wendy's, Golden Corral, Subway, Kroger, Family Dollar, CVS, Walgreens, Rent-A-Center and TitleMax
- ◆ 8 Miles from Ohio State University with 45,200 Students and the 4th Largest Non-Auto Racing Stadium in the World, Ohio Stadium, with a Capacity of Over 102,000
- ◆ Local Schools and Universities Include Whitehall Yearling High School (757 Students), Etna Road Elementary School (536 Students), Kae Avenue Elementary School (517 Students), Rosemore Middle School (736 Students)

LOCATED IN A HIGHLY DESIREABLE MSA | COLUMBUS RANKED AS TOP MIDWEST CITY IN 2016

- ◆ Columbus, OH Ranked as "Top 6 Big Cities" and Best in the Midwest by Money Magazine in 2016
- ◆ Columbus is Home to Five Fortune 500 Companies: Nationwide Insurance, American Electric, L Brands, Big Lots, and Cardinal Health
- ◆ Wendy's, Bob Evans, White Castle, Red Roof Inn, and Safelite Are Also Headquartered in the MSA
- ◆ The Columbus MSA has a GDP of \$94.7 Billion | A 46% Increase Over the Previous Decade
- ◆ Columbus is the Capital of Ohio, Largest City in the State, and 14th Largest City in the US



WHITEHALL YEARLING
HIGH SCHOOL
757 STUDENTS

WHITEHALL YEARLING
ELEMENTARY SCHOOL

ETNA ROAD
ELEMENTARY SCHOOL
536 STUDENTS

KAE AVENUE
ELEMENTARY SCHOOL
517 STUDENTS

ROSEMORE
MIDDLE SCHOOL
736 STUDENTS

E MAIN STREET - 21,280 VPD

S HAMILTON ROAD - 21,100 VPD

SUBJECT PROPERTY ★

CHRYSLER
Jeep
DODGE

NAPA
AUTO PARTS

Pizza Hut
Arby's
CVS pharmacy
TITLEMAX
RAC Rent-A-Center

Kroger

planet fitness

FAMILY DOLLAR

Long John Silvers

MCDONALDS

CHASE

SUBWAY

KFC

BURGER KING

enterprise

Ford

WALGREENS

White Castle

Wendy's

golden corral

OhioHealth



Headquartered in Roanoke, Virginia, Advance Auto Parts, Incorporated, the largest automotive aftermarket parts provider in North America, serves both the professional installer and do-it-yourself customers. Advance operates over 5,200 stores, over 100 Worldpac branches and serves approximately 1,300 independently owned Carquest branded stores in the United States, Puerto Rico, the U.S. Virgin Islands and Canada. Advance employs approximately 74,000 Team Members.

Advance Auto Parts works hard to create an environment of honesty, integrity, mutual trust and dedication. Since their founding by Arthur Taubman in 1932, these values haven't changed.



Stock Symbol
NYSE:AAP

Market CAP
\$7.402 BILLION

Net Sales (2016)
\$9.568 BILLION

Net Income (2016)
\$459.622 MILLION



JOHN GLEN COLUMBUS
INTERNATIONAL AIRPORT
7,324,180 PASSENGERS (2016)

AIRPORT GOLF COURSE

DEFENSE LOGISTICS
NAVY, ARMY, AIR FORCE, MARINES, COAST GUARD

COLUMBUS
COUNTRY CLUB

Walmart

SUBJECT PROPERTY



AREA OF INSET PG 5



WALNUT RIDGE
HIGH SCHOOL



WALNUT HILL
GOLF COURSE

JC PENNY
DISTRIBUTION CENTER

FRANKLIN PARK CONSERVATORY & BOTANICAL GARDENS



E BROAD STREET

E MAIN STREET

E LIVINGSTON AVENUE

S JAMES ROAD

SHAMILTON ROAD

EASTLAND MALL

| | | |
|-------------------|---|---------------------|
| Sears | macy's | VICTORIA'S SECRET |
| lanebryant | KAY JEWELERS Every kiss begins with Kay. | Captain D's SEAFOOD |
| Foot Locker | CHAMPS SPORTS | jcp |
| Bath & Body Works | FINISH LINE | cricket wireless |

ADVANCE AUTO PARTS

1149 South Hamilton Road
Columbus, Ohio

OFFERING SUMMARY

| | |
|---------------------------|-------------|
| Price | \$1,179,918 |
| Cap Rate | 6.75% |
| Gross Leasable Area (GLA) | 6,540 SF |
| Lot Size | 1.54 Acres |
| Year Built | 1999 |
| Ownership | Fee Simple |

LEASE SUMMARY

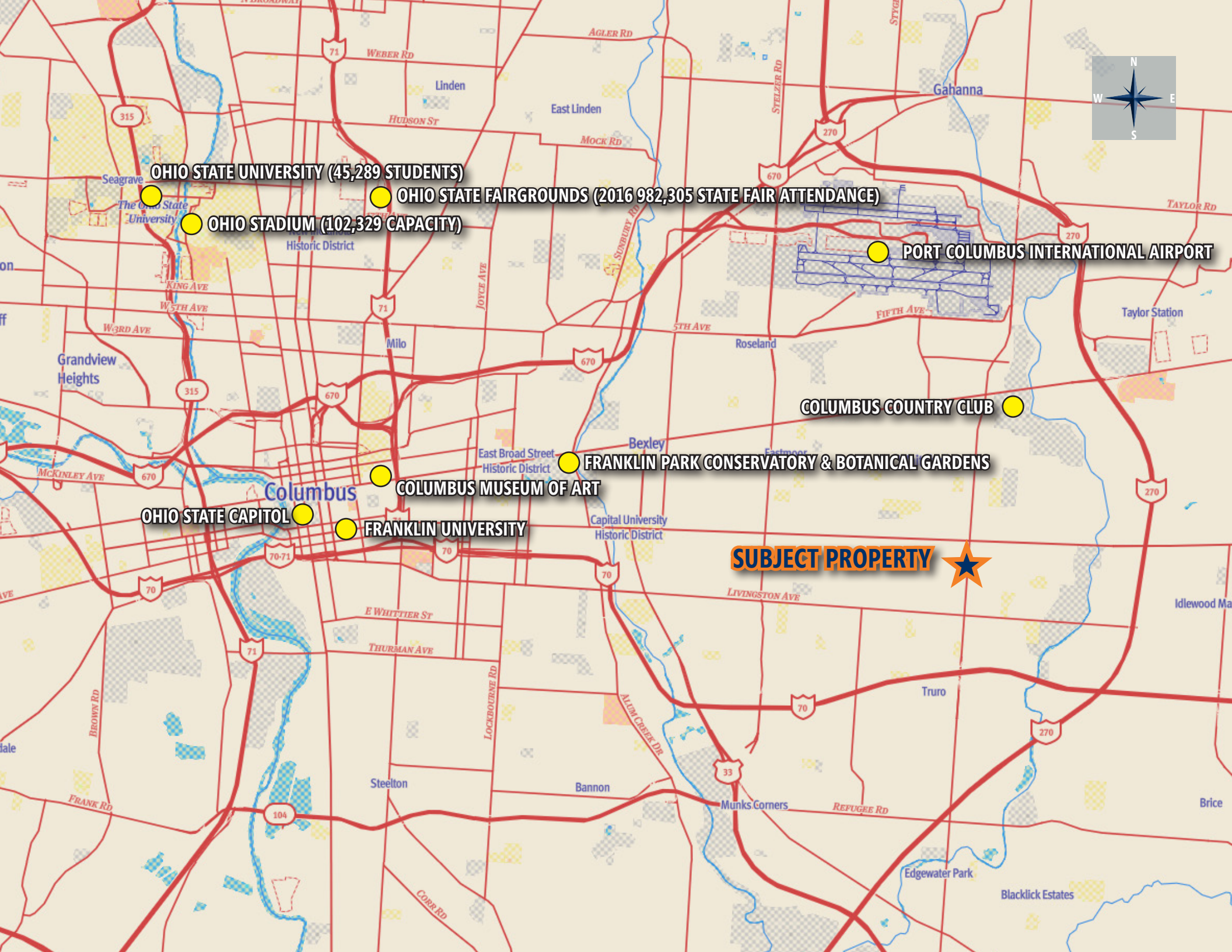
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|---------------------------|--|
| Lease Term | 15 Years |
| Lease Type | Triple-Net |
| Landlord Responsibilities | Roof, Structure, Parking Lot, 50% HVAC |
| Lease Expiration | December 31, 2023 |
| Term Remaining | 6.25 Years |
| Increases | 7.50% Option 1; 7.92% Option 2 |
| Options to Extend | Two, 5-Year Options |
| 2016 Site Sales | \$1.86 Million |

ANNUALIZED OPERATING DATA

| RENT INCREASES | ANNUAL RENT | MONTHLY RENT |
|--|---------------------|--------------|
| Current - December 31, 2023 | \$79,644.00 | \$6,637.00 |
| January 1, 2024 - December 31, 2028 (Option 1) | \$85,617.24 | \$7,134.77 |
| January 1, 2029 - December 31, 2033 (Option 2) | \$92,398.56 | \$7,699.88 |
| Year 1 Net Operating Income | 6.75% / \$79,644.00 | |



REPRESENTATIVE PHOTO



OHIO STATE UNIVERSITY (45,289 STUDENTS)

OHIO STATE FAIRGROUNDS (2016 982,305 STATE FAIR ATTENDANCE)

OHIO STADIUM (102,329 CAPACITY)

PORT COLUMBUS INTERNATIONAL AIRPORT

COLUMBUS COUNTRY CLUB

FRANKLIN PARK CONSERVATORY & BOTANICAL GARDENS

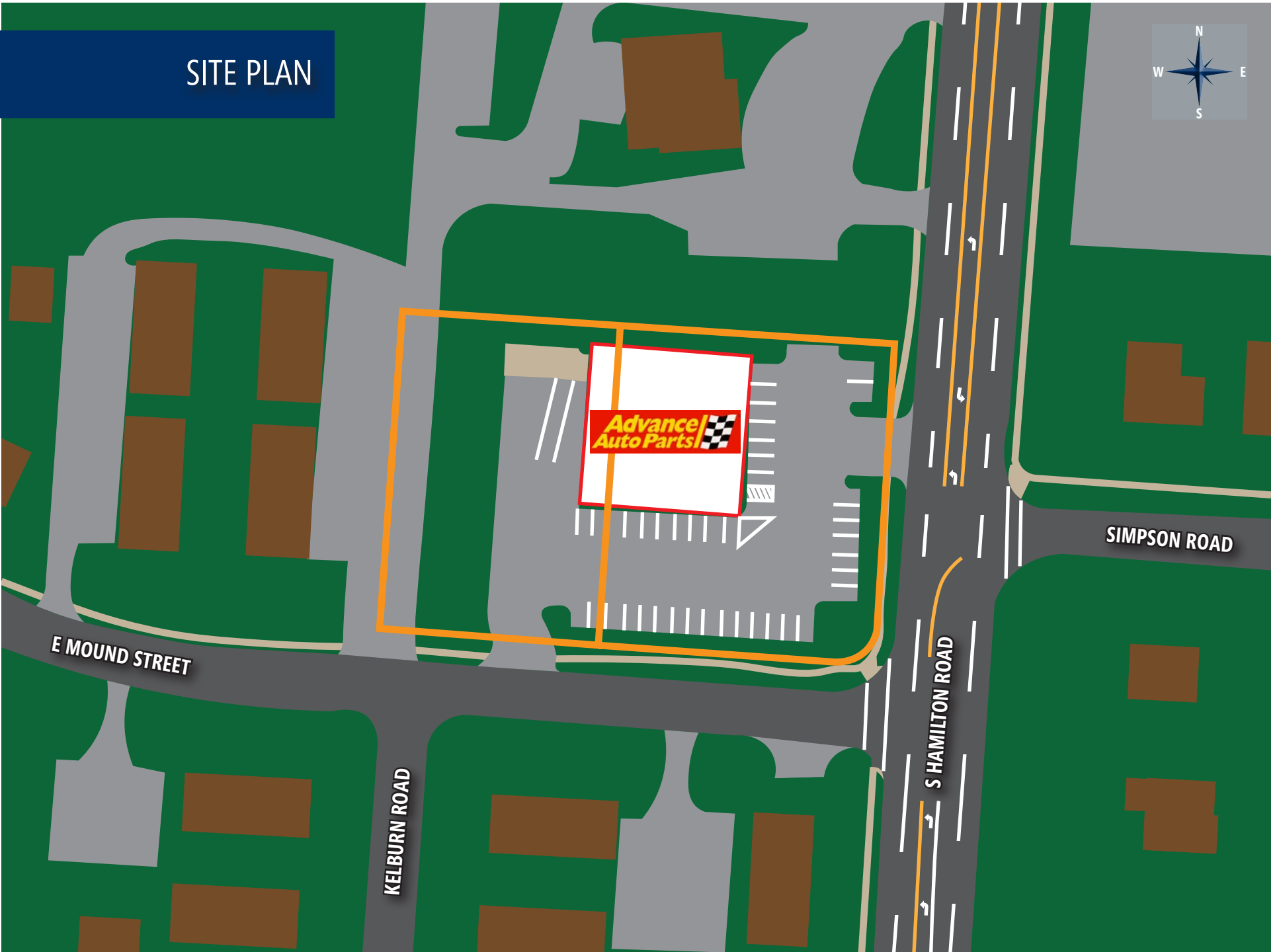
COLUMBUS MUSEUM OF ART

OHIO STATE CAPITOL

FRANKLIN UNIVERSITY

SUBJECT PROPERTY

SITE PLAN





COLUMBUS, OHIO

Columbus is the capital and largest city of the U.S. state of Ohio and the county seat of Franklin County. It is the 14th-largest city in the United States, with a population over 860,000. This makes Columbus the second-largest city in the Midwestern United States, after Chicago. With a population of 2,021,632, it is Ohio's third-largest metropolitan area.

The city has a diverse economy based on education, government, insurance, banking, defense, aviation, food, clothes, logistics, steel, energy, medical research, health care, hospitality, retail, and technology. Columbus is home to the Battelle Memorial Institute, the world's largest private research and development foundation; Chemical Abstracts Service, the world's largest clearinghouse of chemical information; NetJets, the world's largest fractional ownership jet aircraft fleet; and The Ohio State University, one of the largest universities in the United States. As of 2013, the city has the headquarters of five corporations in the U.S. Fortune 500: Nationwide Mutual Insurance Company, American Electric Power, L Brands, Big Lots, and Cardinal Health. The food service corporations Wendy's, Bob Evans, Max & Erma's and White Castle and the nationally known companies Red Roof Inn, Rogue Fitness, and Safelite are also based in the metropolitan area.

In 2016, Money Magazine ranked Columbus as one of "The 6 Best Big Cities", calling it the best in the Midwest, citing a highly educated workforce and excellent wage growth. Columbus was also ranked as the No. 1 up-and-coming tech city in the nation by Forbes in 2008, and the city was ranked a top-ten city by Relocate America in 2010. Columbus is home to the Blue Jackets (NHL) and the Columbus Crew (MLS) and draws hundreds of thousands of visitors to Ohio State Buckeyes events, most notably at Ohio Stadium which seats 105,000 supporters.



Pictured Top to Bottom:

Ohio Stadium (Ohio State Buckeyes)

Downtown Columbus Skyline

Ohio State Capitol Building; Columbus Zoo & Aquarium

DEMOGRAPHIC REPORT

| Population | 1-Mile | 3-Miles | 5-Miles |
|-----------------|--------|---------|---------|
| 2000 Population | 16,542 | 105,784 | 227,697 |
| 2010 Population | 15,944 | 102,218 | 232,414 |
| 2014 Population | 16,923 | 105,847 | 241,315 |
| 2019 Population | 16,670 | 105,952 | 246,924 |

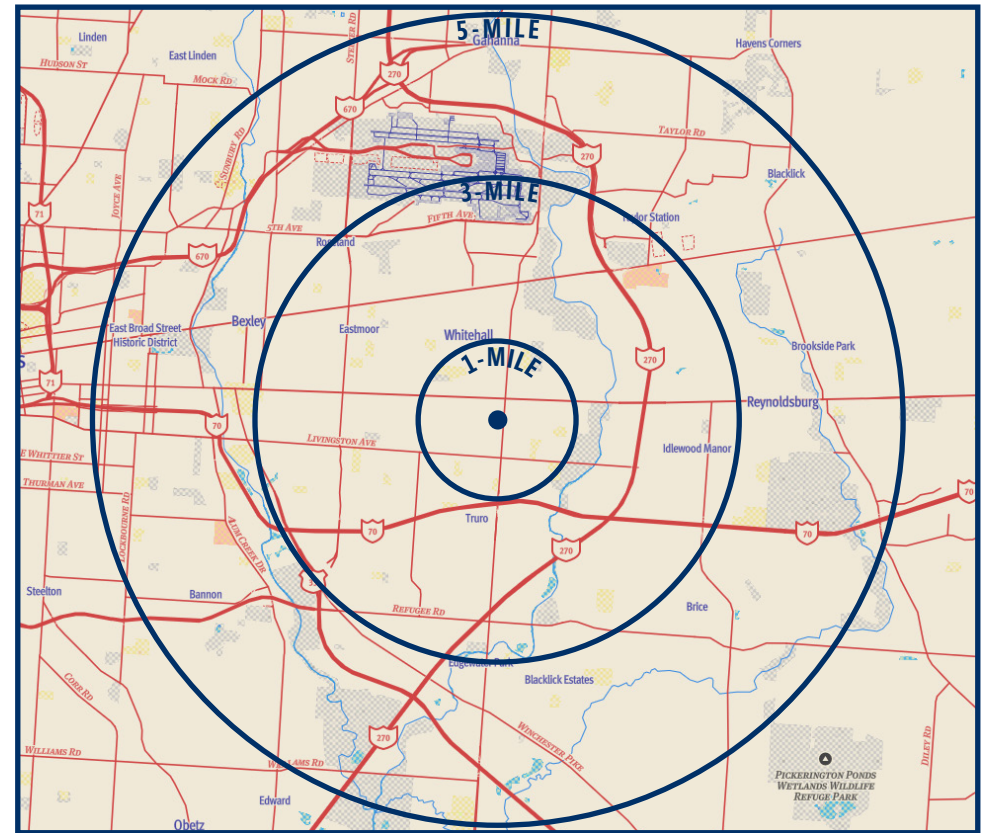
| Households | 1-Mile | 3-Miles | 5-Miles |
|-----------------------------|--------|---------|---------|
| 2000 Households | 6,966 | 46,391 | 95,024 |
| 2010 Households | 6,377 | 43,981 | 97,026 |
| 2014 Households | 6,814 | 45,759 | 101,289 |
| 2019 Households | 6,730 | 46,002 | 104,231 |
| 2014 Average Household Size | 2.48 | 2.31 | 2.35 |

| Income | 1-Mile | 3-Miles | 5-Miles |
|-------------------------------|----------|----------|----------|
| 2014 Median Household Income | \$37,869 | \$38,956 | \$41,634 |
| 2014 Per Capita Income | \$19,139 | \$23,089 | \$24,320 |
| 2014 Average Household Income | \$27,480 | \$53,246 | \$57,510 |

POPULATION: In 2014, the population in your selected geography is 241,314. The population has changed by 5.98% since 2000. It is estimated that the population in your area will be 246,923 five years from now, which represents a change of 2.32% from the current year. The current population is 46.94% male and 53.05% female. The median age of the population in your area is 35.4, compare this to the Entire US average which is 37.3. The population density in your area is 3,067.98 people per square mile.

INCOME: In 2014, the median household income for your selected geography is \$41,633, compare this to the Entire US average which is currently \$51,972. The median household income for your area has changed by 9.18% since 2000. It is estimated that the median household income in your area will be \$48,346 five years from now, which represents a change of 16.12% from the current year. The current year per capita income in your area is \$24,319, compare this to the Entire US average, which is \$28,599. The current year average household income in your area is \$57,509, compare this to the Entire US average which is \$74,533.

HOUSEHOLDS: There are currently 101,288 households in your selected geography. The number of households has changed by 6.59% since 2000. It is estimated that the number of households in your area will be 104,231 five years from now, which represents a change of 2.90% from the current year. The average household size in your area is 2.35 persons.

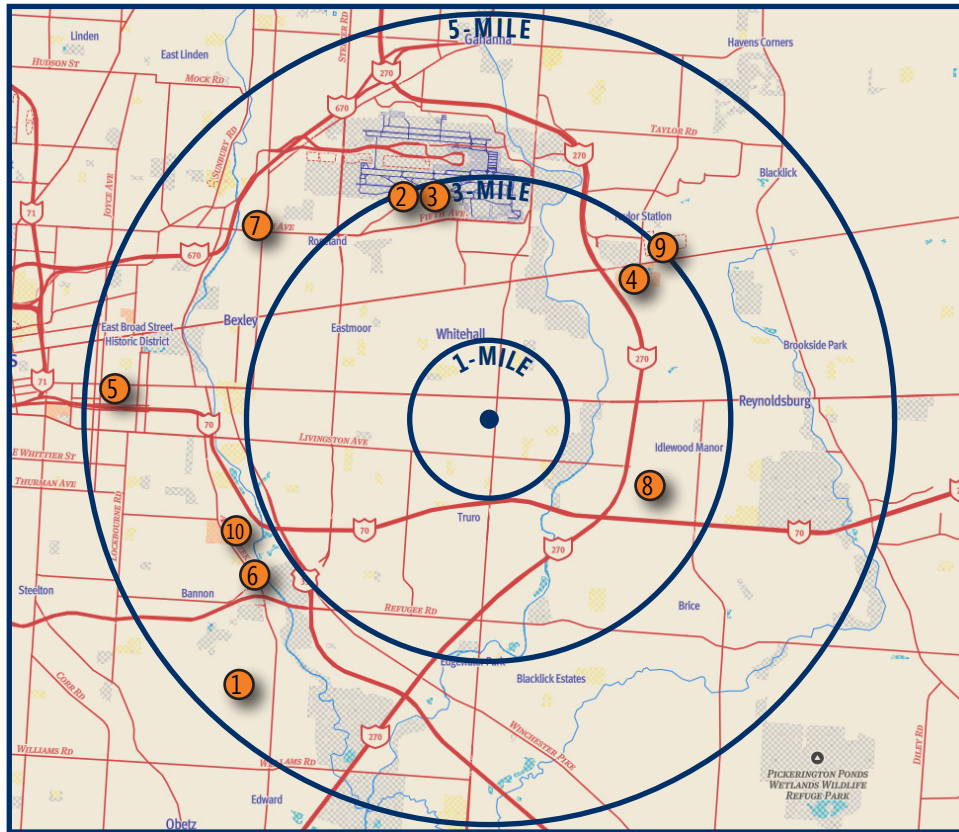


RACE AND ETHNICITY: The current year racial makeup of your selected area is as follows: 47.39% White, 44.00% Black, 0.05% Native American and 1.71% Asian/Pacific Islander. Compare these to Entire US averages which are: 71.60% White, 12.70% Black, 0.18% Native American and 5.02% Asian/Pacific Islander. People of Hispanic origin are counted independently of race. People of Hispanic origin make up 5.32% of the current year population in your selected area. Compare this to the Entire US average of 17.13%.

EMPLOYMENT: In 2014, there are 97,488 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 62.09% of employees are employed in white-collar occupations in this geography, and 37.70% are employed in blue-collar occupations. In 2014, unemployment in this area is 6.60%. In 2000, the average time traveled to work was 24.0 minutes.

HOUSING: In 2000, there were 50,927 owner occupied housing units in your area and there were 44,096 renter occupied housing units in your area. The median rent at the time was \$476.

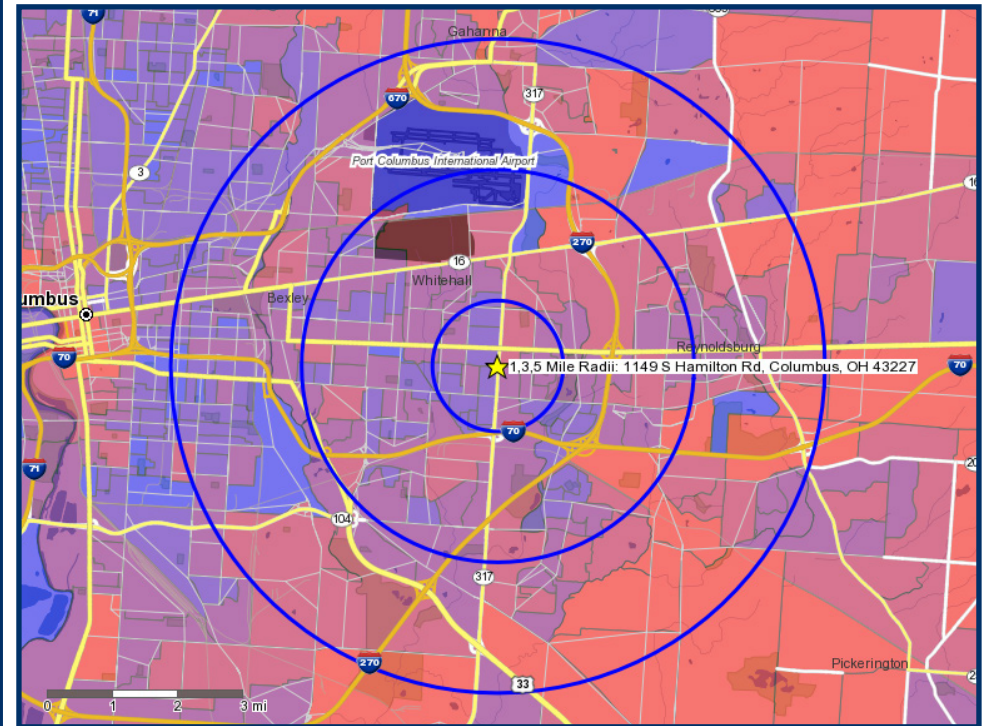
LOCAL MAJOR EMPLOYERS



MAJOR EMPLOYERS

| | |
|--|-----------------|
| 1) Defense Fin Accounting Services | 2,900 Employees |
| 2) SD Capital Acquisitions | 1,500 Employees |
| 3) Retail Venture Services | 1,301 Employees |
| 4) Mount Carmel East Hospital | 1,100 Employees |
| 5) Ohio State University Wexner Medical Center | 1,000 Employees |
| 6) George J Igel & Co | 892 Employees |
| 7) City of Columbus | 811 Employees |
| 8) Abacus Corporation | 807 Employees |
| 9) Mount Carmel Health System | 800 Employees |
| 10) Franklin County Board of Commissioners | 750 Employees |

TOTAL EXPENDITURE: TRANSPORTATION: PARTS, EQUIPMENT, AND ACCESSORIES



TOTAL ANNUAL EXPENDITURE

| |
|----------------------|
| ABOVE \$102,500 |
| \$55,000 - \$102,500 |
| \$30,000 - \$55,000 |
| \$16,250 - \$30,000 |
| BELOW \$16,500 |



Deltondo advisory GROUP

EXCLUSIVELY LISTED

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