

# ADVANCE AUTO PARTS

1520 GETWELL RD  
MEMPHIS, TN 38111

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# 1 PROPERTY INFORMATION

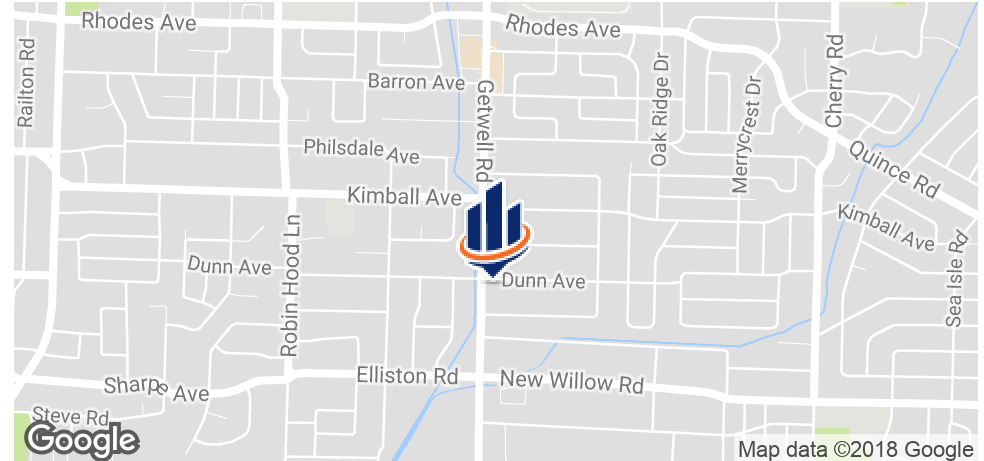
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# Property Summary

# Advance Auto Parts



## OFFERING SUMMARY

Sale Price:	\$1,120,000
Cap Rate:	7.0%
NOI:	\$78,324
Lot Size:	0.68 Acres
Year Built:	1997
Building Size:	7,000 SF
Price / SF:	\$160.00

## PROPERTY HIGHLIGHTS

- 5 years remaining "NN Lease"
- 20+ years at this location
- Minimal Landlord Responsibilities [ Roof & Structure]
- Excellent 6% Rent to Sales ratio
- Advance Auto Parts has investment grade credit: S&P BBB
- Corporate Guaranty on Lease
- High quality construction, steel framed with concrete block
- Advance Auto Parts is the largest automotive replacement parts and accessories company in the United States

# Property Description



## PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present the opportunity to acquire this 7,000 square foot free standing building on a .68 acre parcel located at 1520 Getwell Rd, Memphis, TN. This Advanced Auto Parts [AAP] has phenomenal 6% rent to sales ratio with 5 years remaining.

## LOCATION OVERVIEW

- Income tax free state
- Over 650,000 residents in Memphis MSA
- Six Miles from Memphis International Airport
- Second Largest Metro in Tennessee
- ± 100,000 Residents in 3 Mile Radius
- ±35,000 vehicles per day at Getwell Rd & Dunn Ave
- Located in the “do-it-yourself” city, the site fits into Advance Auto Parts ideal locations
- Numerous national retailers in the immediate including: Sam's Club, Walgreens, McDonald's, Family Dollar, and more



# Tenant Profiles



## OVERVIEW

Company:	Advance Auto Parts
Credit Rating:	BBB- [S&P]
Total Revenue:	\$9.57 Billion
Net Income:	\$457.68 Million
Symbol:	AAP [NYSE]
Headquarters:	Roanoke, VA
Website:	<a href="http://shop.advanceautoparts.com">shop.advanceautoparts.com</a>

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## TENANT PROFILE

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 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 our founding by Arthur Taubman in 1932, these values haven't changed.

- Inspire and build the self-confidence and success of every Team Member.
- Serve our customers better than anyone else and help them succeed.
- Grow the business and profitability with integrity.





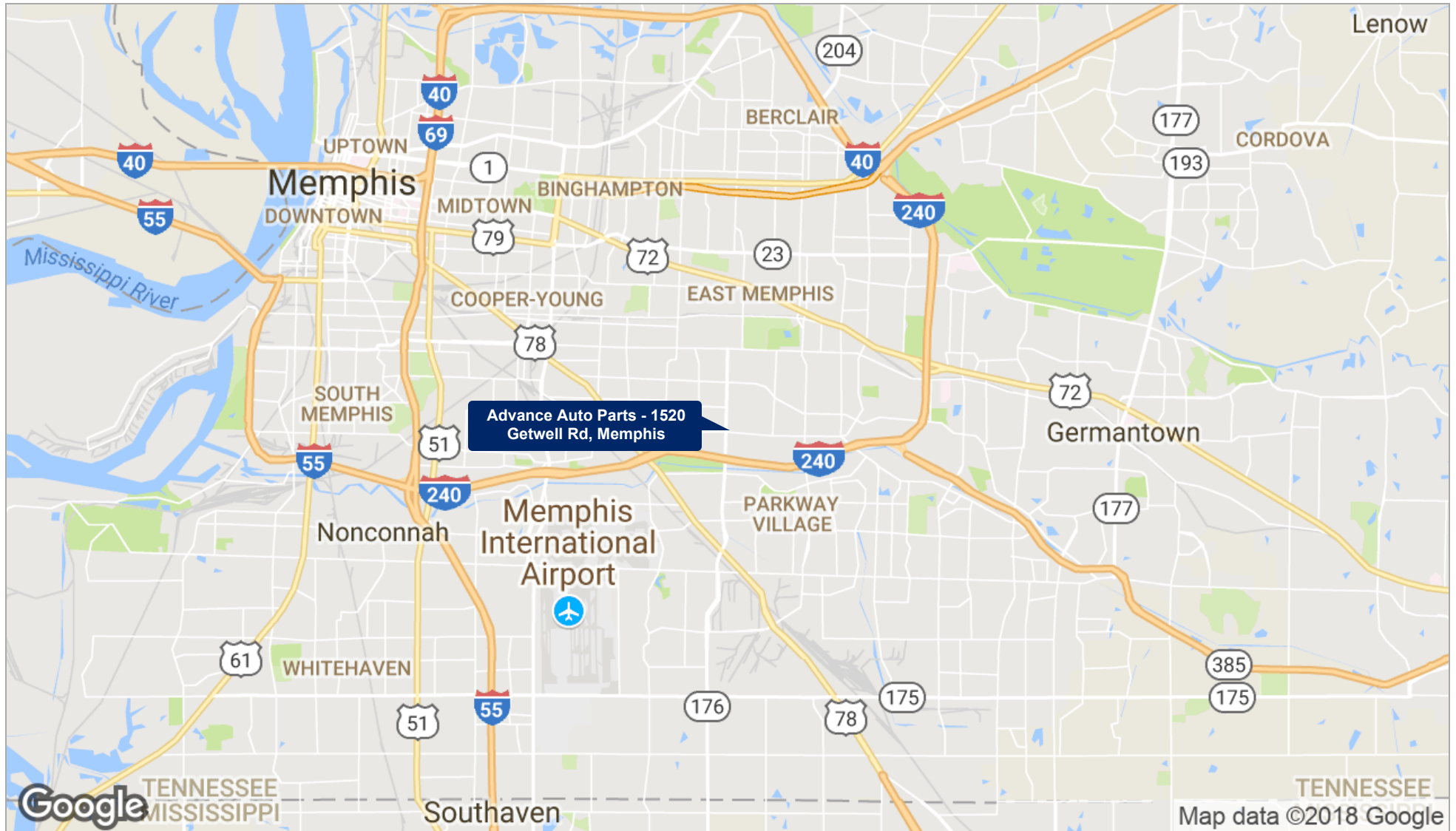
## 2 LOCATION INFORMATION

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# Regional Map

Advance Auto Parts





# Market Map







# 3 FINANCIAL ANALYSIS

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# Rent Roll



Advance Auto Parts [Corporate]									
1520 Getwell Rd - Memphis, TN									
TENANT NAME	Square Feet	% Share	LEASE TERM		RENT			Annual Expense Reimbursements	
			Begins	Ends	PSE	Annual	Monthly	Annual	PSE
Advance Auto Parts [Corporate]	7,000	100.00%	January 1, 2018	December 31, 2022				CAM: NN	NN
								TAX: 14,155	2.02
								INS: NN	NN
			January 1, 2018	December 31, 2022	\$11.19	78,330	6,528	TOTAL 14,155	2.02
*Tenant excersied early 5 yr extension									
Occupied SF	7,000	100.00%			Total	78,330	6,528	CAM: NN	NN
Vacant SF	0	0.00%						TAX: 14,155	2.02
Total SF	7,000	100.00%						INS: NN	NN
								TOTAL 14,155	2.02



# Income & Expenses



Advance Auto Parts 1520 Getwell Rd- Memphis, TN Property Summary		
	Total	%
Leased SF	7,000	100.00%
Vacant SF	-	0.00%
<b>Total</b>	<b>7,000</b>	<b>100.00%</b>

Operating Income		
	Total	PSF
Scheduled Rental Income	78,330	11.19
Expense Reimbursements:		
CAM	NN	NN
RE Taxes	14,155	2.02
Insurance	NN	NN
Vacancy Factor (0%):	0%	-
<b>Effective Gross Income</b>	<b>78,330</b>	<b>11.19</b>
Recoverable Operating Expense:	NN	NN
CAM	NN	NN
RE Taxes	14,155	2.02
Insurance	NN	NN
<b>Total Recoverable Operating Expenses</b>	<b>14,155</b>	<b>28.26</b>
<b>Net Operating Income</b>	<b>78,330</b>	<b>11.19</b>

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# DEMOGRAPHICS

1520 Getwell Rd  
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# Demographics Report

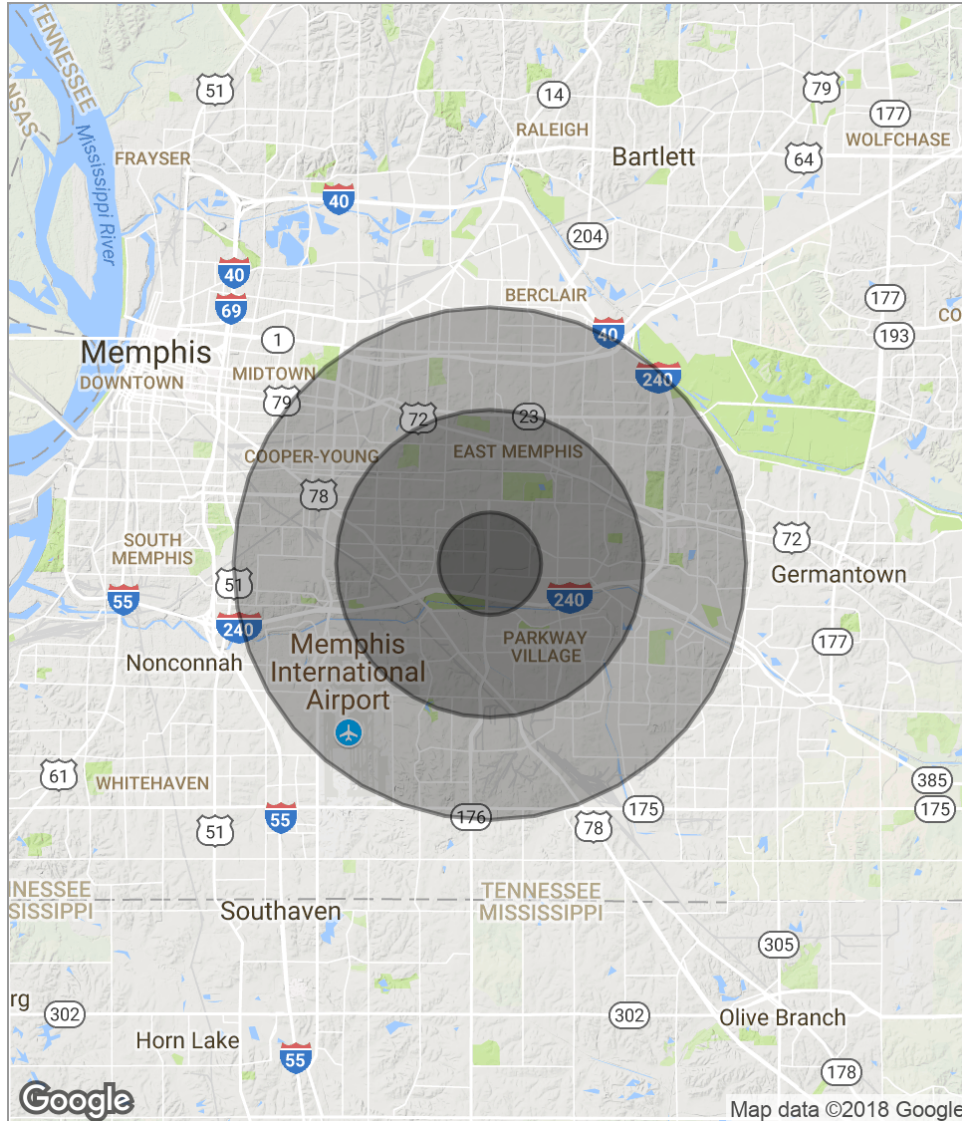


	1 MILE	3 MILES	5 MILES
Total population	13,445	99,444	221,195
Median age	31.0	32.8	34.3
Median age (male)	30.8	31.3	31.9
Median age (female)	31.2	34.0	36.3
Total households	4,752	37,296	85,126
Total persons per HH	2.8	2.7	2.6
Average HH income	\$38,993	\$53,279	\$59,544
Average house value	\$96,885	\$155,435	\$175,643

*\* Demographic data derived from 2010 US Census*



# Demographics Map



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