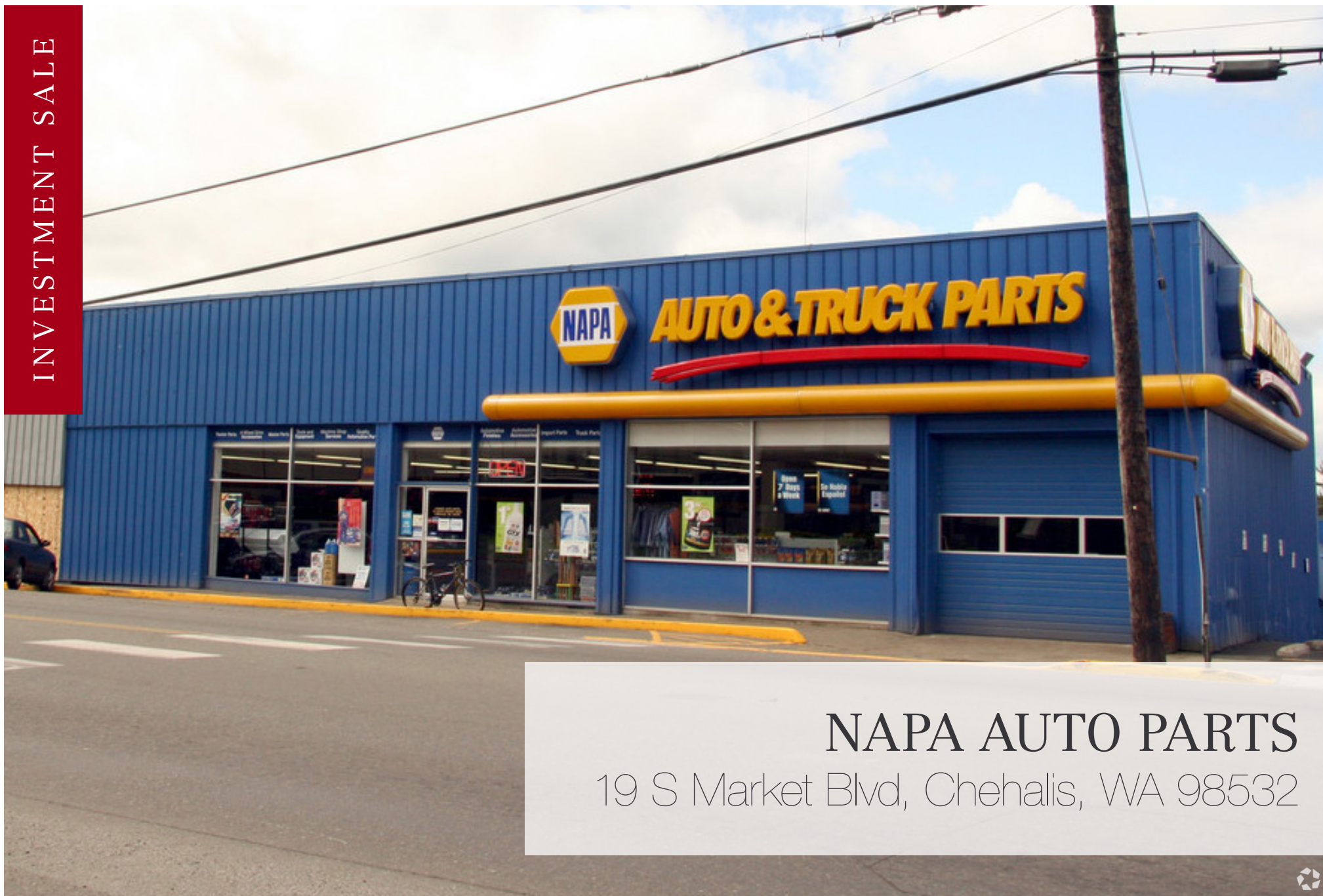


INVESTMENT SALE



## NAPA AUTO PARTS

19 S Market Blvd, Chehalis, WA 98532



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S Market Blvd

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# Property Overview

19 SOUTH MARKET BOULEVARD, CHEHALIS, WA 98532

ASSESSOR PARCEL NUMBER 004127-000-000

BUILDING SIZE 9,936

LOT SIZE 16,117

YEAR BUILT 1955

# Investment Overview

## \$400,000

Sale Price

## 7.40%

Current CAP

## \$40

Price/Total Bldg SF  
(9,936 SF)

## \$25

Price/Total Land SF  
(16,117 SF)

## Highlights

- 1 Freestanding Single-Tenant NAPA Auto Parts Store
- 7.40% Cap Rate
- NNN Lease – Landlord's Only Responsibilities are Roof + Exterior Walls
- 3 years remaining on current lease
- Multi-Unit Franchisee
- Seasoned Operator

The subject property is located in the western Washington city of Chehalis.

The subject property is operated by a strong, multi-unit local franchisee. The operator operates four Napa Auto Parts stores. The leases for said stores are backed by franchisee's personal guarantee of the leases. The operator has been in the auto parts business for 20+ years.

NAPA Auto Parts is one the largest auto parts companies in the world. In the U.S, the company consists of 64 distribution centers and approximately 6,000 company-owned and independently-owned stores.

The lease of the NAPA Auto Parts is a NNN lease. The landlord's only obligations are roof and exterior walls.

This offering allows an investor to purchase a low-risk, low-management, passive income stream property while still achieving high returns of 7.40%+.

**The portfolio is being offered for sale at \$400,000, at a 7.40% capitalization rate based on current rent.**

# Financial Information



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## 19 S. Market Blvd, Chehalis, WA

## Operating Data

	Current
Scheduled Lease Income:	\$31,827
NNN Charges	\$14,338
Effective Gross Income:	\$46,165
Vacancy (5%)	(\$2,308)
Expenses:	(\$14,338)
Net Operating Income:	\$29,519
Loan Payment:	\$0
Pre-Tax Cash Flow (7.4%):	\$29,519
Principal Reduction:	\$0
Total Return Before Taxes (7.4%):	\$29,519

## Expenses

Taxes :	\$2,415
Insurance:	\$3,974
Utilities:	\$3,478
Repairs & Maintenance:	\$4,471
	45.05%
*Total Expenses:	\$14,338
Expenses Per SF:	\$1.44

\*All Expenses Estimated

## Rent Roll

Tenant	SF	%	Lease Start	Exp	Options	\$	\$/SF
NAPA Auto Parts	9,936	100%	1/1/2017	12/31/2021	One 5-year Option	\$2,652.25	\$0.27
TOTAL	9,936	100%				\$2,652.25	\$0.27





# Sale Comparables

1

## Advance Auto Parts

14307 1st Ave S, Burien, WA 98168



SQUARE FEET 5,950

LAND AREA (SF) 17,398

SALE PRICE \$1,600,000

PRICE PER SF \$268.91

ASSET CLASS Retail

CAP RATE 7.15%

YEAR BUILT 1977



2

Jiffy Lube

7001 265th St NW, Stanwood, WA



SQUARE FEET 1,344

LAND AREA (SF) 10,019

SALE PRICE \$1,207,000

PRICE PER SF \$898.07

ASSET CLASS Retail

CAP RATE 6.4%

YEAR BUILT 1998

3

## Bucky's Auto Service

19805 Aurora Ave N, Shoreline, WA



SQUARE FEET 7,789

LAND AREA (SF) 24,280

SALE PRICE \$1,825,000

PRICE PER SF \$234.30

ASSET CLASS Retail

CAP RATE 6.53%

YEAR BUILT 1986



4

Jiffy Lube

7204 NE Bothell Way, Kenmore, WA



SQUARE FEET 2,172

LAND AREA (SF) 22,538

SALE PRICE \$1,645,908

PRICE PER SF \$757.78

ASSET CLASS Retail

CAP RATE 5%

YEAR BUILT 1979

5

27030 Pacific Hwy S, Kent, WA



SQUARE FEET 6,600

LAND AREA (SF) 22,716

SALE PRICE \$1,200,000

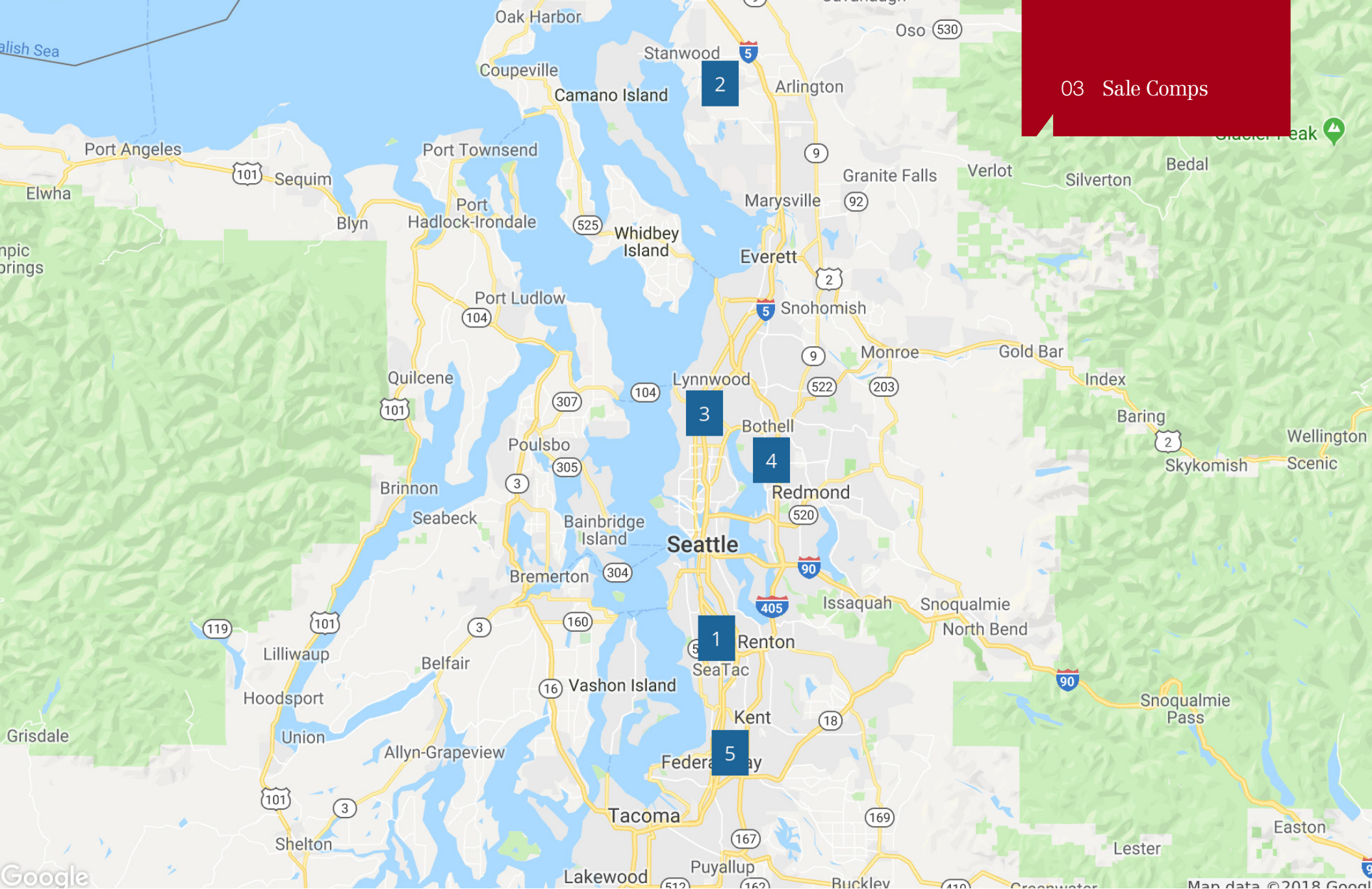
PRICE PER SF \$181.82

ASSET CLASS Retail

CAP RATE 7.15%

YEAR BUILT 1989



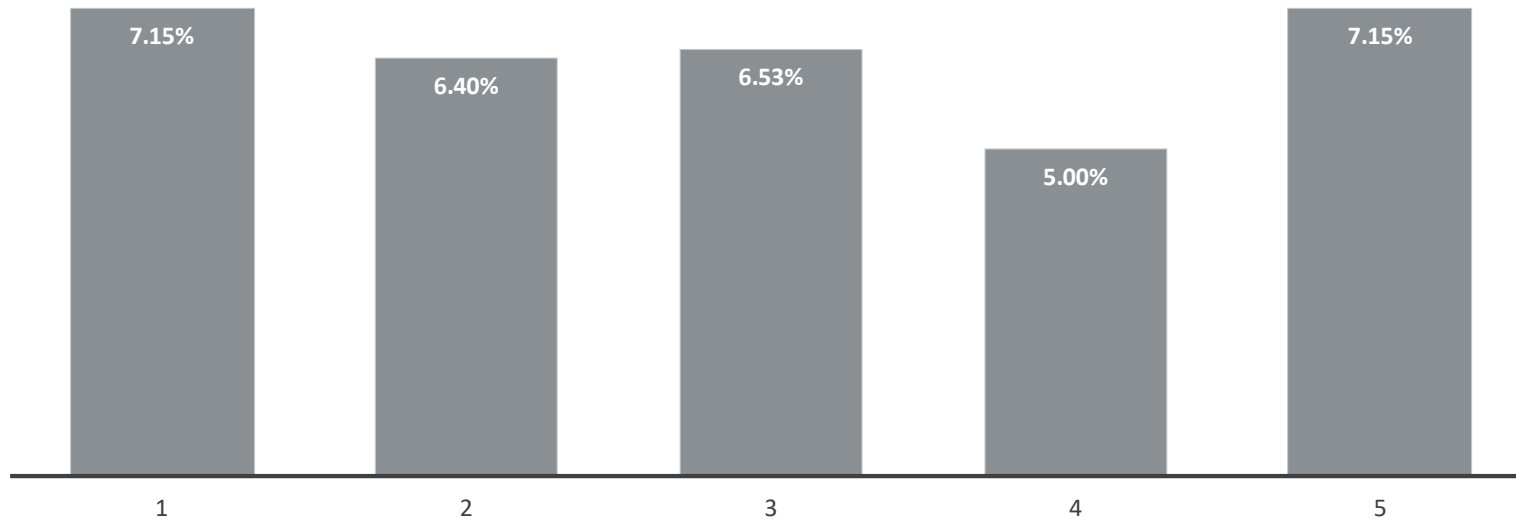




# Average CAP Rate

03 Sale Comps

6.45%  
Average CAP Rate



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# Offering Terms & Procedures

# Offering Terms & Procedures

## Terms of Sale

The Property is being offered “as is”, “where is” and subject to all faults. Seller makes no representation or warranty with respect thereto. Buyer acknowledges that buyer is not relying on any representation or warranty of Seller or of any agent or representative of Seller. All information furnished regarding property for sale is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

## No Contact with Seller

All contact with seller shall be conducted through listing agents with prior written approval.

## Offering Procedure

Inquiries concerning the procedures outlined in this Offering Memorandum may be directed to:

**Kyle Sterling**

+1 425 586 5608  
ksterling@nai-psp.com

**Nick Bierly**

+1 425 586 5631  
nbierly@nai-psp.com



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# Offering Terms Cont.

## Confidential Offering Memorandum Disclaimer

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