



*REPRESENTATIVE PHOTO



OFFERING
MEMORANDUM

ADVANCE AUTO PARTS

NET LEASED OFFERING

610 SOUTH COMMERCIAL STREET HARRISONVILLE, MO

OFFERING MEMORANDUM
PRESENTED BY:

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INVESTMENT OVERVIEW



The subject property is a 6,895 square foot Advance Auto Parts located in Greenwood, Mississippi. Advance Auto Parts has signed a 15 year net lease with over 3 years remaining, with rent increases between each of the three, five-year options. The subject property is positioned nearby Waffle House, Burger King, Domino's Pizza, Taco Bell, and many others.

INVESTMENT HIGHLIGHTS

NET LEASED OFFERINGD OFFERING

100% FEE SIMPLE INTEREST

MINIMAL LANDLORD OBLIGATIONS

SCHEDULED INCREASES IN RENT AT OPTIONS

EASY ACCESS AND EXCELLENT VISIBILITY

SITUATED AMONG MAJOR NATIONAL RETAILERS

OFFERING SPECIFICATIONS

PRICE \$1,682,237

CAP RATE 6.75%

NET OPERATING INCOME \$113,551

SQUARE FOOTAGE 6,895

LOT SIZE .79 AC

YEAR BUILT 2013

FINANCIAL SUMMARY

ADVANCE AUTO PARTS • NET LEASED OFFERING

610 SOUTH COMMERCIAL STREET HARRISONVILLE, MO

\$1,682,237 • 6.75%

SUMMARY

TENANT NAME	ADVANCE AUTO PARTS
SQUARE FOOTAGE	6,895
LEASE START	10/23/2013
LEASE END	10/31/2028
ANNUAL RENT	\$116,148
OPTIONS	Three, 5-Year
INCREASES	5% In Options

OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$113,551	6.75%
OPTION 1	\$119,229	7.09%
OPTION 2	\$125,190	7.44%
OPTION 3	\$131,449	7.81%

LEASE ABSTRACT

BASIC TERMS

TENANT	ADVANCE AUTO PARTS
BUILDING SIZE	6,895 SF
LOT SIZE	0.79 AC
ADDRESS	610 South Commercial St Harrisonville, MO
LEASE START	October 23, 2013
LEASE END	October 31, 2028
RENEWAL OPTIONS	Three, 5-Year
INCREASES	In option periods

OBLIGATIONS

LANDLORD OBLIGATIONS	MINIMAL LANDLORD OBLIGATIONS
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RENT SCHEDULE

PERIOD (YEARS)	MONTHLY RENT	ANNUAL RENT	RENT/SF
CURRENT	\$9,462	\$113,551.00	\$16.46
OPTION 1	\$9,935	\$119,229.00	\$17.29
OPTION 2	\$10,432	\$125,190.00	\$18.15
OPTION 3	\$10,954	\$131,449.00	\$19.06



TENANT OVERVIEW



ADVANCE AUTO PARTS

Advance Auto Parts, Inc. (Advance) is a leading automotive aftermarket parts provider headquartered in Raleigh, N.C., that serves both professional installer and do-it-yourself (DIY) customers. As of December 29, 2018, Advance operated 4,966 stores and 143 Worldpac branches in the United States, Canada, Puerto Rico and the U.S. Virgin Islands. The Company also serves 1,231 independently owned Carquest branded stores across these locations in addition to Mexico, the Bahamas, Turks and Caicos, British Virgin Islands and Pacific Islands. The company's stores and branches offer a broad selection of brand name, original equipment manufacturer (OEM) and private label automotive replacement parts, accessories, batteries and maintenance items for domestic and imported cars, vans, sport utility vehicles and light and heavy duty trucks.

Advance Auto Parts is the largest automotive aftermarket retailer in the United States based on sales and store count. The company premiered on the Fortune 500 list of companies in 2003 at No. 466 and has remained on the list since that time. As of June 2014, it was ranked at No. 1,412 on the Forbes magazine "World's Biggest Public Companies" list. Soon after, Advance Auto Parts was bumped to 2nd largest automotive aftermarket retailer by competitor, AutoZone, and has held that that position as of July 2018



S&P RATED CREDIT



4,966 LOCATIONS

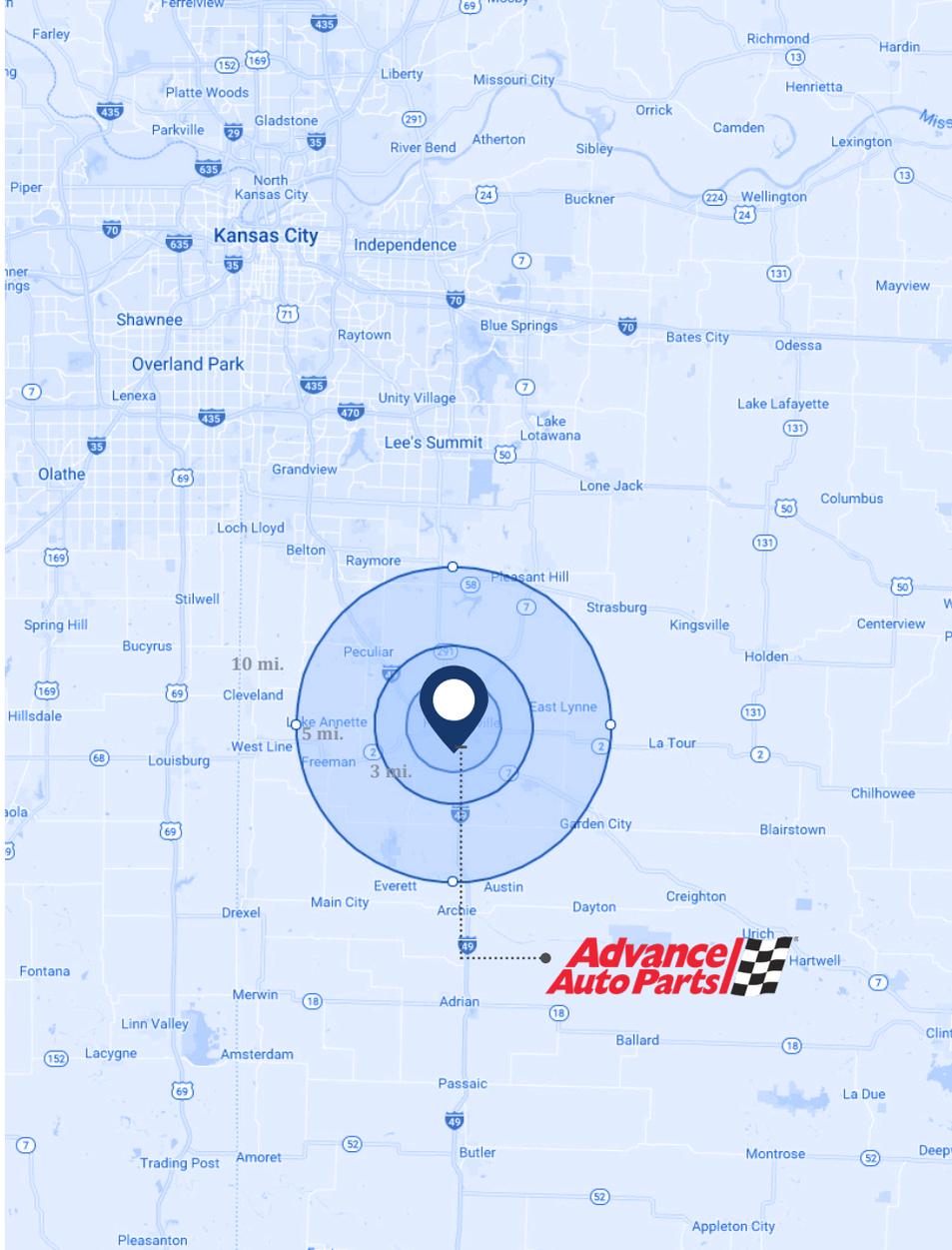
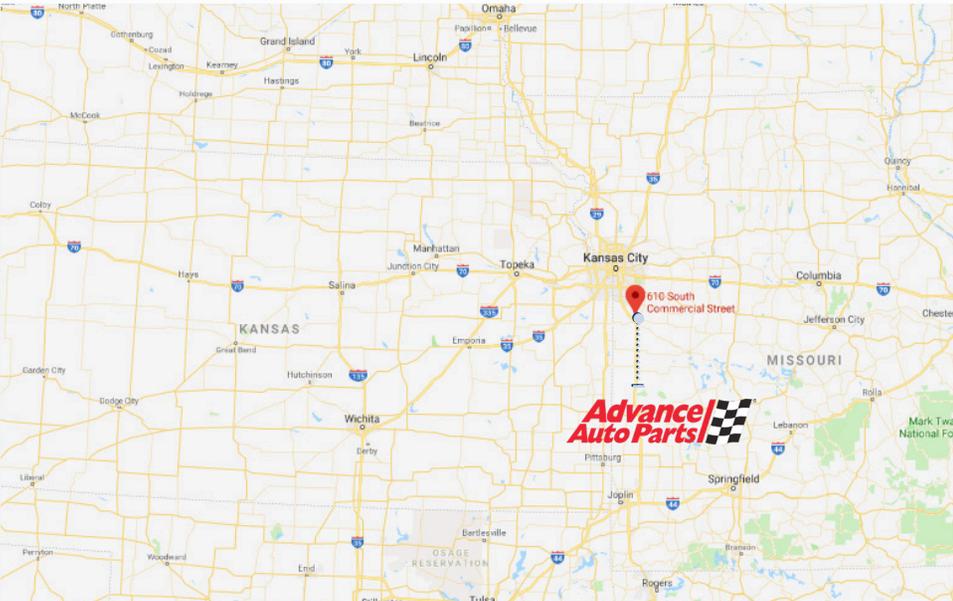


70,000+ EMPLOYEES

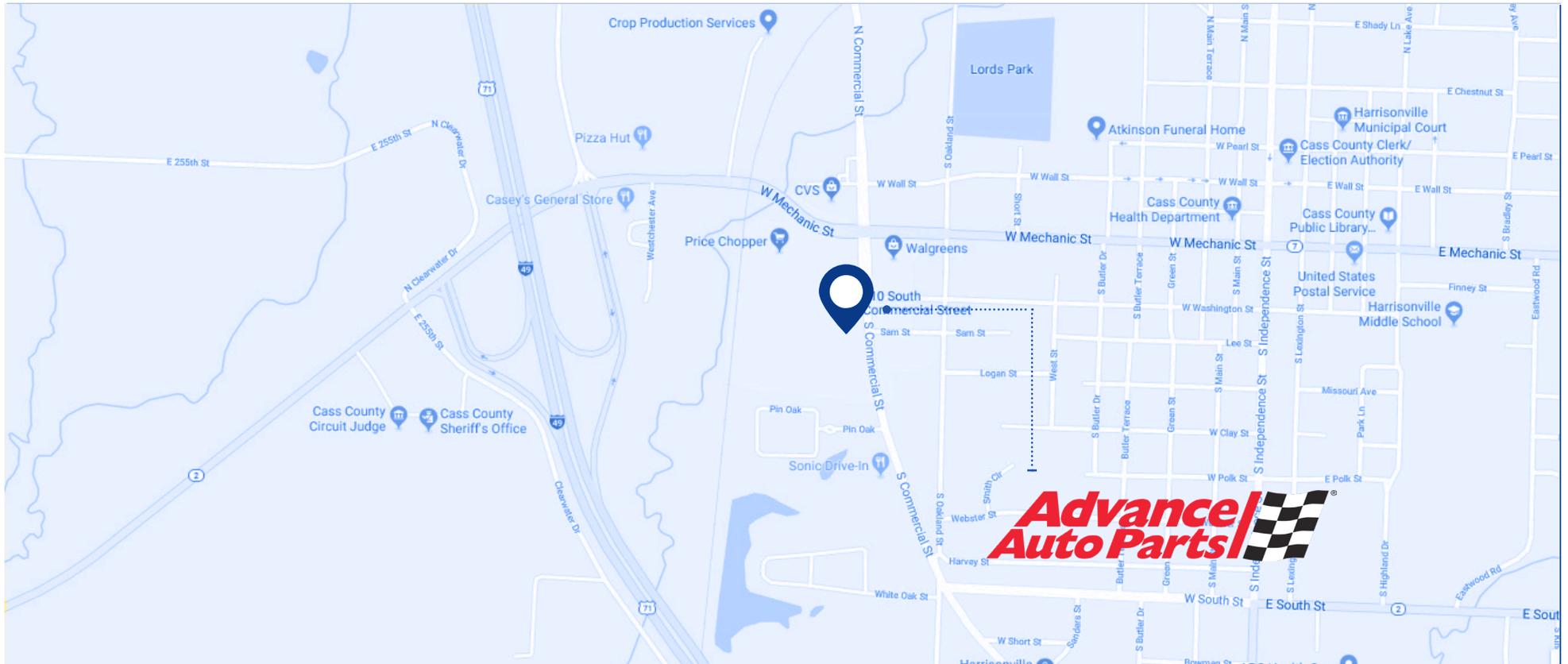
LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	12,401	14,151	28,769
TOTAL HOUSEHOLDS	4,715	5,372	10,752
AVERAGE HOUSEHOLD INCOME	\$63,107	\$65,563	\$73,641
AVERAGE AGE	39.50	40.00	40.30

AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,715	5,372	10,752
TOTAL POPULATION	12,401	14,151	28,769
PERSONS PER HOUSEHOLD	2.50	2.50	2.60
AVERAGE HOUSEHOLD INCOME	\$63,107	\$65,563	\$73,641
AVERAGE HOUSE VALUE	\$162,547	\$170,040	\$183,001
AVERAGE AGE	39.50	40.00	40.30
POPULATION WHITE	11,786	13,474	27,383
POPULATION BLACK	153	168	422
POPULATION AM. INDIAN & ALASKAN	103	112	201
POPULATION ASIAN	100	109	162
POPULATION HAWAIIAN & PACIFIC ISLAND	12	13	27
POPULATION OTHER	247	275	574

GREENWOOD, MISSISSIPPI

Harrisonville is a city in Cass County, Missouri, United States. The population was 10,019 at the 2010 census. It is the county seat of Cass County.



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