



*REPRESENTATIVE PHOTO



OFFERING
MEMORANDUM

ADVANCE AUTO PARTS NET LEASED OFFERING

610 SOUTH COMMERCIAL STREET HARRISONVILLE, MO

OFFERING MEMORANDUM
PRESENTED BY:

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

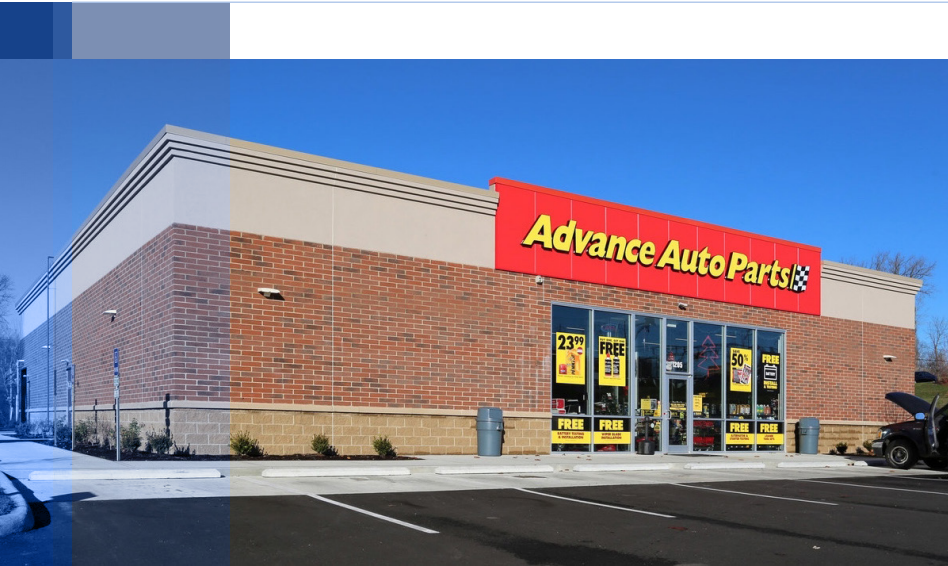
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INVESTMENT OVERVIEW



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 |
|----------------------|------------------------------|

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 position as of July 2018.



S&P RATED CREDIT



4,966 LOCATIONS

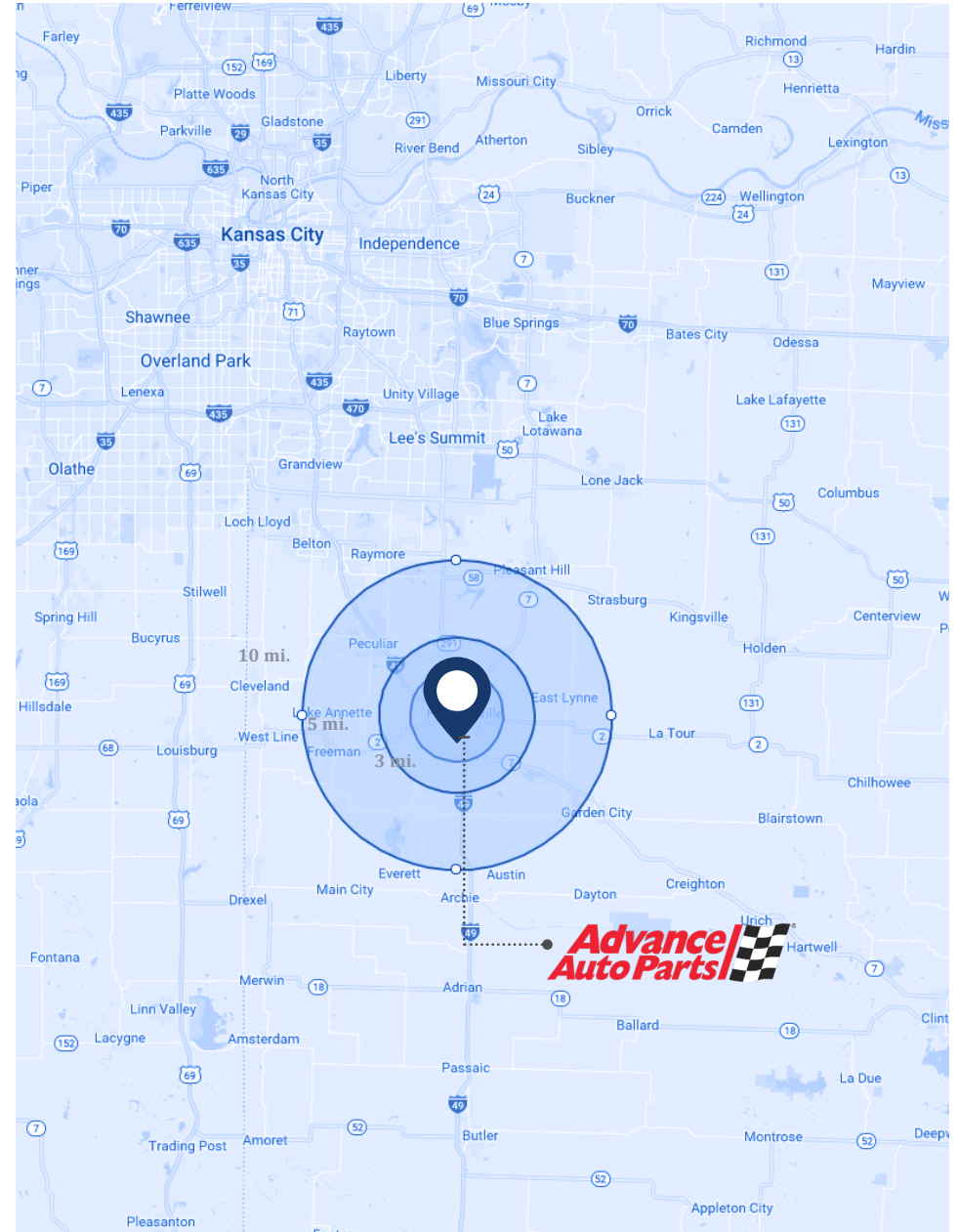
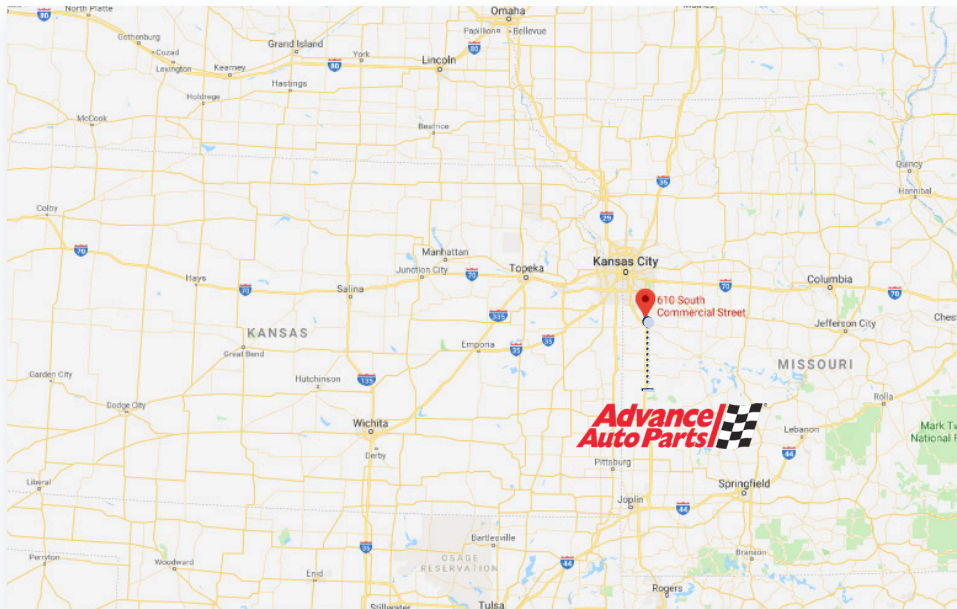
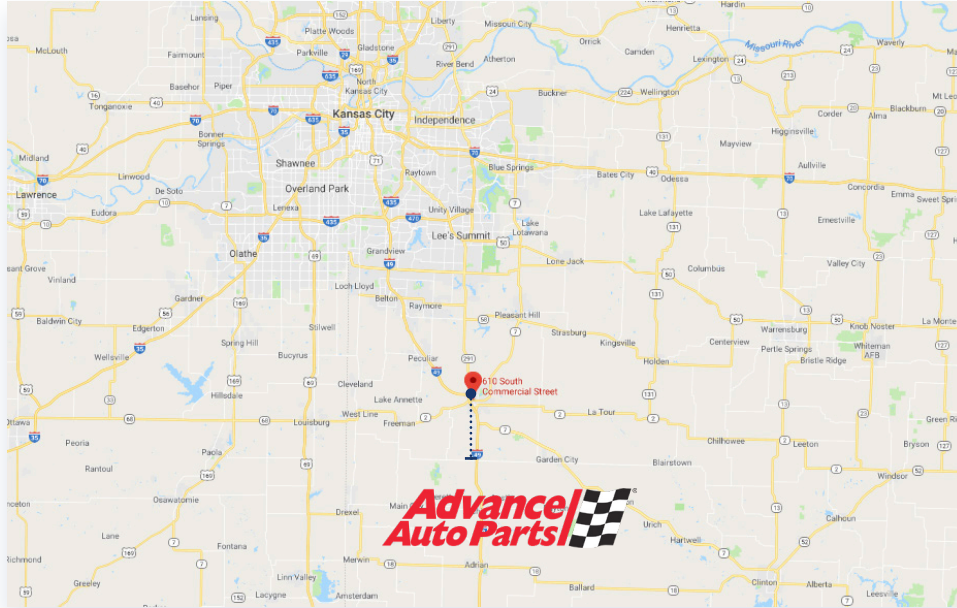


70,000+ EMPLOYEES

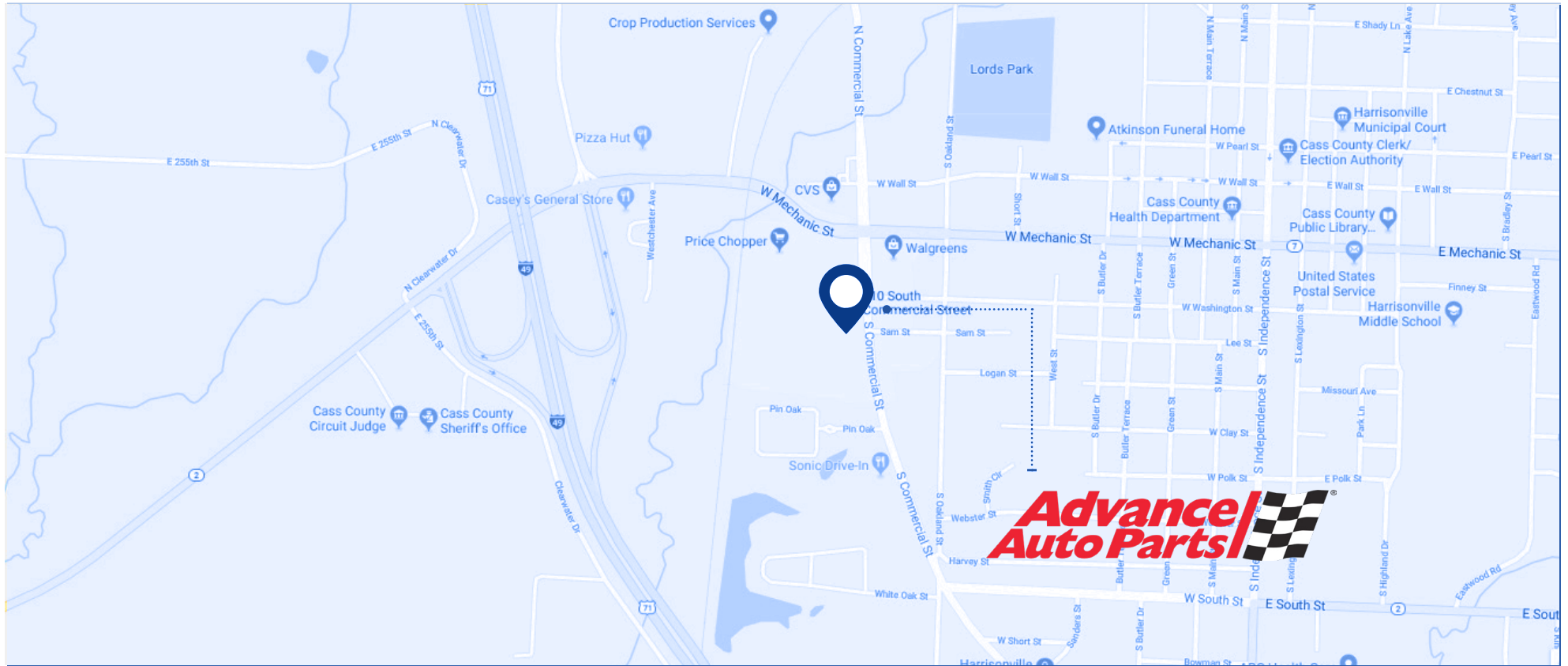
LOCATION AERIAL



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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