



SINGLE TENANT NET LEASE INVESTMENT

Long Term Lease 10 Years Remaining

Investment Grade Credit Tenant - Rated "BBB-" by S&P

512 W Verona Avenue, Verona, WI 53593

Colliers
INTERNATIONAL





PROPERTY OVERVIEW

ADVANCE AUTO PARTS, INC. (NYSE: AAP)

We are pleased to offer to qualified investors an opportunity to purchase (fee simple) a single tenant net lease investment that is fully leased to Advance Auto Parts (investment grade credit) with 10 years remaining on an initial 15 year term. Located on a large 1.35 acre lot, the subject property has excellent visibility and convenient access as it is positioned on the main East/West corridor of Verona, WI. This is an excellent opportunity to buy an investment grade credit tenant, with 10 years remaining on the initial term, strong supporting fundamentals (affluent community - \$116,000 AHHI), and minimal landlord obligations.



INVESTMENT HIGHLIGHTS

Investment Grade Credit Tenant - (NYSE: AAP) - Rated "BBB-" by S&P

- Long Term Lease Remaining - 10 Years - Fee Simple Ownership - Depreciable Asset
- Minimal Landlord Responsibilities - Roof & Structure Only
(15 Year Roof Warranty in Place)
- 3 - 5 Year Options - 5% Increases Every 5 Years
- Deliverable Free and Clear of Existing Debt - Pride of Ownership
- Close Proximity to University of Wisconsin (~51,800 Students & Staff/Faculty)
- Next to Verona Area High School - 1,500 Students
- Strong Demographics - 70,942+ Residents within 5 Mile Radius
- Affluent Neighborhood - AHHI of \$103,300+ within 5 Mile Radius
- Advance Auto Parts - Over 5,000 Locations
- Net Income of Approximately \$475.5 Million - Over \$8.4 Billion in Assets
- One of the Nations Top Automotive Replacement Part and Accessories Retailer

PRICING DETAILS

List Price	\$1,987,384
CAP Rate	6.00%
Annual Rent	\$119,243
Taxes	NNN
Insurance	NNN
CAM	NNN

LEASE ABSTRACT

Tenant Trade Name	Advance Auto Parts
Lease Start	April 19, 2013
Lease Expiration	October 31, 2028
Lease Term	15 Years
Term Remaining On Lease	10 Years
Base Rent	\$119,243
Rental Adjustments	None
Option Periods	3 - 5 Year Options 5% Increases Each Option 11/1/2028: \$125,205 11/1/2033: \$131,465.04 11/1/2038: \$138,038.04
Lease Type	NN Lease
Roof & Structure	Landlord Responsible
• 15 Year Roof Warranty in Place	





PARCEL DETAILS		
Parcel	Building Size	Land Size
0608-153-9160-7	6,895 SF	1.25 Acres

WEST TOWNE MALL

jcp sears FOREVER 21
H&M GAP DICK'S
BARNES & NOBLE BOOKSELLERS REI BEST BUY
KOHLS OfficeMax NORDSTROM rack
SHOPKO Chick-fil-Steak 'N Shake



UNIVERSITY AVE.

S. MIDVALE BLVD.

ODANA HILLS GOLF COURSE

NAKOMA GOLF COURSE



14

18

WESTGATE MALL

TJ-maxx Office DEPOT Walgreens
HyVee BIG LOTS! Dollar Tree Applebee's

THE HOME DEPOT 9 goodwill BMO Harris Bank U-HAUL

LOUISIANA KITCHEN Wendy's McDonald's

N. MAIN ST.



TARGET ALDI HyVee

32,500 VPD

151

14

W. VERONA AVE.
10,500 VPD

S. FISH HATCHERY RD.



TENANT OVERVIEW

ADVANCE AUTO PARTS, INC. (NYSE: AAP)

Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider that serves both professional installer and do-it-yourself customers. As of July 14, 2018, Advance operated 5,026 stores and 133 Worldpac branches in the United States, Canada, Puerto Rico and the U.S. Virgin Islands. The Company also serves 1,219 independently owned Carquest branded stores across these locations in addition to Mexico and the Bahamas, Turks and Caicos, British Virgin Islands and Pacific Islands.

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.



ADVANCE AUTO PARTS, INC.

Type	Public
Traded As	NYSE: AAP S&P 500 component
Industry	Auto Parts Retail
Number of Locations	5,000+
Revenue	\$9.74 Billion (FY 2015)
Operating income	\$825 Million (FY 2015)
Net income	\$473 Million (FY 2015)
Total assets	\$8.13 Billion (FY 2015)
Total equity	\$2.46 Billion (FY 2015)
Headquarters	Roanoke, VA, USA
Website	www.shop.advanceautoparts.com



AREA OVERVIEW

CITY OF MADISON

Madison is the capital of Wisconsin and the seat of Dane County. As of July 1, 2017, Madison's estimated population of 255,214 made it the second-largest city in Wisconsin, after Milwaukee, and the 82nd-largest in the U.S. University of Wisconsin was founded in Madison and the state government and university have become the city's two largest employers. The city is also known for its lakes, restaurants, and extensive network of parks and bike trails, with much of the park system designed by landscape architect John Nolen.

Madison's economy today is evolving from a government-based economy to a consumer services and high-tech base, particularly in the health, biotech, and advertising sectors. Many businesses are attracted to Madison's skill base, taking advantage of the area's high level of education. 48.2% of Madison's population over the age of 25 holds at least a bachelor's degree.



CITY OF MADISON RANKINGS

Madison Ranked 10th Best City for Recent College Grads

April 2018 by Livability.com

Madison Named One of the Best Small Cities in America (Top 30)

January 2018 by National Geographic

Madison Ranked 7th Best Place to Live

January 2018 by Livability.com

Madison Ranked 9th for Public Land Park Score

May 2017 by Trust for Public Land

Madison Ranked 18th Best US City to Live In

February 2017 by US News and World Report

Madison Ranked 10th Best City for 20-Somethings

August 2016 by Move.org

Madison Ranked 2nd Best City for Parks

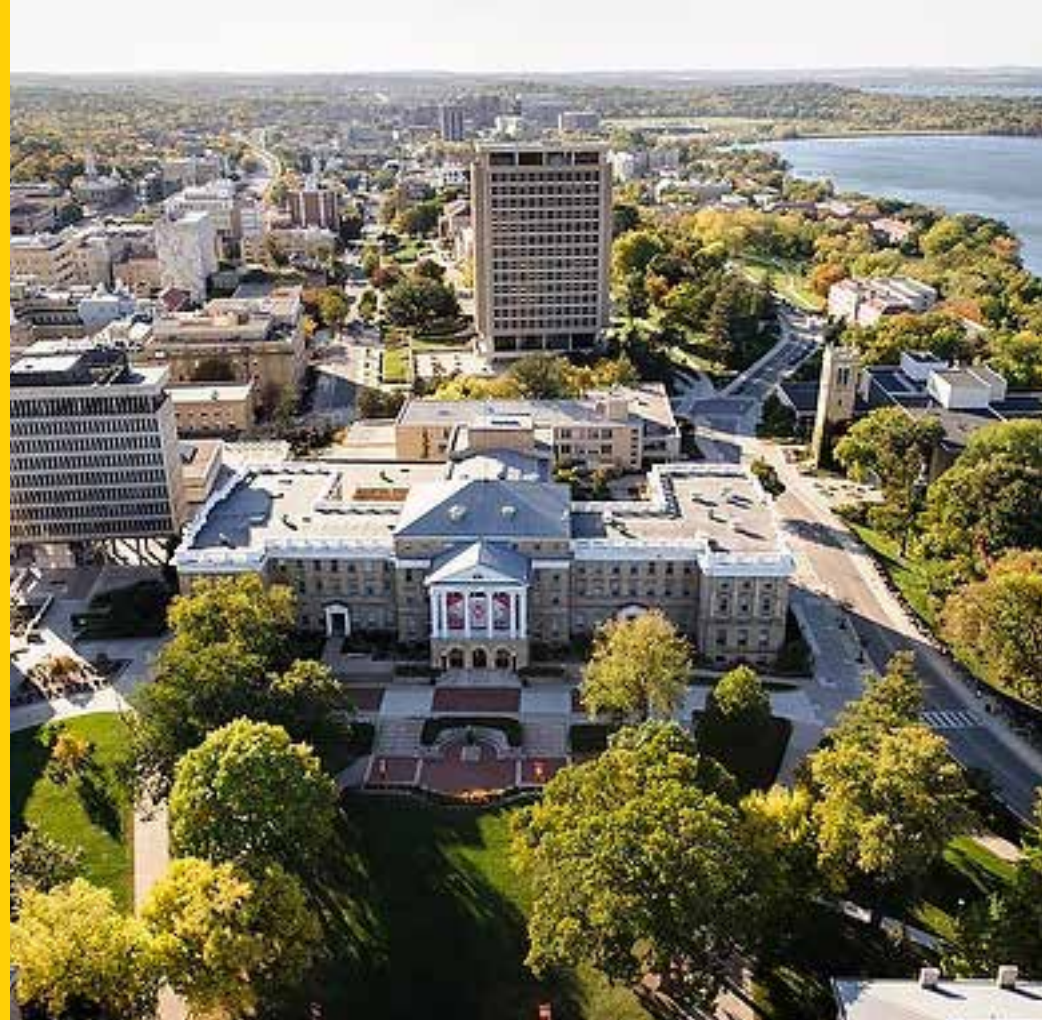
May 2016 by Livability.com

Madison Ranked U.S. Growth City #4

February 2016 by U-Haul

Madison Ranked One of the 13 Hottest American Cities for 2016

January 2016 by Business Insider



CITY OF VERONA

Located in south central Wisconsin, Verona is a rapidly growing community minutes from downtown Madison, the University of Wisconsin-Madison, with immediate access to US Hwy 18/151 and the I 39-90 corridor. Major area private sector employers include: Epic Systems Corporation, a medical software developer; Carnes Company, a HVAC manufacturer, and Latitude Corporation, a metals machining and fabrication company.





POPULATION DENSITY
70,977+ RESIDENTS
WITHIN 5-MILE RADIUS

Population	1-MILE	3-MILE	5-MILE
Estimated Population (2018)	7,198	29,884	70,977
Projected Population (2023)	7,731	32,082	75,869
Households	1-MILE	3-MILE	5-MILE
Estimated Households (2018)	2,843	12,068	29,750
Projected Households (2023)	3,056	12,961	31,806





Income	1-MILE	3-MILE	5-MILE
Avg. Household Income (2018)	\$108,814	\$116,026	\$103,365
Median Household Income (2018)	\$101,911	\$101,834	85,724
Business Facts	1-MILE	3-MILE	5-MILE
Total # of Businesses (2018)	416	840	2,113
Total # of Employees (2018)	4,480	18,703	34,596

HOUSEHOLD INCOME
\$116,026 AHHI
WITHIN 3-MILE RADIUS





Advance Auto Parts

This Offering Memorandum contains select information pertaining to the business and affairs of Advance Auto Parts - Verona, WI. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of Advance Auto Parts - Verona, WI or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

Colliers International | 3 Park Plaza, Suite 1200 | Irvine, CA 92614 | Snyder/Carlton Team

Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This publication is the copyrighted property of Colliers International and /or its licensor(s) 2015. All rights reserved

Colliers
INTERNATIONAL



For More Information Contact:

Eric Carlton
Senior Vice President
License No. 01809955
949.724.5561
eric.carlton@colliers.com

Jereme Snyder
Executive Vice President
License No. 01360233
949.724.5552
jereme.snyder@colliers.com

Ryan R. Morita
Vice President
License No. 01909453
707.217.2243
ryan@firststreetco.com

Jeff Christian
Managing Director
License No. 01461046
707.938.9600.2243
jeff@firststreetco.com