

NNN ADVANCE AUTO PARTS

Columbus, OH

JAMESCAPITAL
ADVISORS



James Capital Advisors
Marketing Package

Advance Auto Parts
1540 Georgesville Road, Columbus, OH 43228

PROPERTY INFO

Tenant	Advance Auto Parts
Street Address	1540 Georgesville Road
City	Columbus
State	OH
Zip	43228
APN	570-280738
GLA	6,784 SF
Lot Size	1.28 AC
Year Built	2006

FINANCIAL SUMMARY

Purchase Price	\$1,834,125
Cap Rate	7.15%
Net Operating Income	\$131,139.96
Price / SF	\$270.36
Rent / SF	\$19.33
Listing Agent	Joel Cukier
Phone Number	(424) 325-2618
Email	SUBMIT OFFER



Representative Photo



Representative Photo

INVESTMENT HIGHLIGHTS

Passive Real Estate Investment

The tenant is responsible for the Roof, HVAC, Parking Lot, Taxes and Insurance. Landlords only responsibility is the Structure, Slab and Foundation of the property.

Investment Grade Credit Tenant

Advance Auto Parts (NYSE: AAP) is the largest auto parts retailers in the country with over 5,200 locations and an investment grade credit rating BBB- from S & P.

High Traffic Counts

The site benefits for its prime location on the heavily trafficked Georgesville Rd with traffic counts exceeding 32,000 Vehicles Per Day.

Strong Retail Corridor Located on Main Drag

Surrounding retailers include Chipotle, McDonalds, Lowes, Kroger, Walmart Supercenter, Applebee's and Starbucks.

Excellent Demographics

Surrounded by dense residential neighborhoods, the property features over 187,000 people residing within a 5-mile radius.

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The Offering

Advance Auto Parts

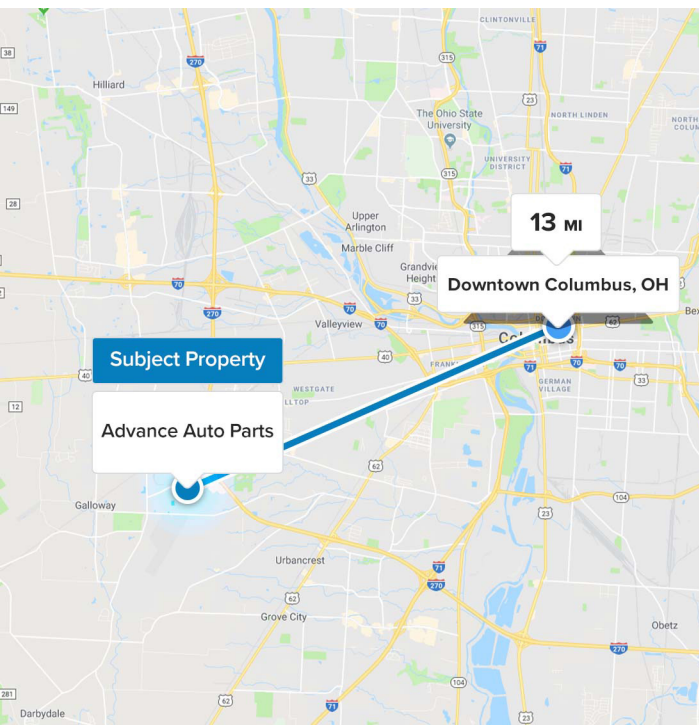
1540 Georgesville Road, Columbus, OH 43228



LEASE SUMMARY

Lease Type	Triple-Net (NNN)
Type of Ownership	Fee Simple
Original Lease Term	15 Years
Commencement Date	January 31, 2006
Lease Expiration	February 1, 2021
Term Remaining	1.75 Years
Increases	5% Each Option
Options	Three, Five-Year Options
ROFR / ROFO	N/A

Real Estate Taxes	Tenant Reimburses
Insurance	Tenant Responsible
Repairs & Maintenance	Tenant Responsible
Lease Guarantor	Corporate
Company Name	Public
Ownership	Advance Auto Parts
Years in Business	86
Number of Locations	6,500



INVESTMENT HIGHLIGHTS

Large 1.28 Acre Lot

The subject property has a large 1.28 AC lot giving the landlord additional options to the use of the real estate.

Ample Population Growth

The population in Columbus has grown 8.88% since 2010 and is expected to grow at a pace of 5.64% by the year 2024.

Increases in Base Term and Options

Strong 10% increases in year 11 and 5% increases in each option period making this a great hedge against inflation.

Strong Corporate Guarantee

Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider headquartered in Raleigh, N.C., 2018 revenue exceeded 9.6 billion.

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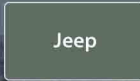
Lease Summary

Advance Auto Parts

1540 Georgesville Road, Columbus, OH 43228



Hatfield Automall



Downtown Columbus
13 Miles Away



73,900+ VPD

CubeSmart Self Storage

Service Pro



Subject Property



Tire Discounters

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Property Image

Advance Auto Parts

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RENT SCHEDULE

RENT SCHEDULE

	PERIOD	ANNUAL RENT	MONTHLY RENT	INCREASE	RENT / SF	CAP RATE
02/01/2016 - 01/31/2021	Base Term	\$131,139.96	\$10,928.33	-	\$19.33	7.15%
02/01/2021 - 01/31/2026	1st Option	\$137,697.00	\$11,474.75	5.00%	\$20.30	7.51%
02/01/2026 - 01/31/2031	2nd Option	\$144,582.00	\$12,048.50	5.00%	\$21.31	7.88%
02/01/2031 - 01/31/2036	3rd Option	\$151,810.92	\$12,650.91	5.00%	\$22.38	8.28%

ABOUT THE BRAND

Founded in Roanoke, VA in 1932, Advance Auto Parts (AAP) is a leading automotive aftermarket parts provider, serving both professional installers and do-it-yourself customers. Advance Auto Parts has a long and proud history of serving customers, communities and team members exceptionally well, which is why the company has thrived for over 85 years.

Today, there are over 5,000 company-operated Advanced Auto Parts stores and branches in the United States, Canada, Puerto Rico, and the Virgin Islands. The company also serves more than 1,200 independently-owned Carquest-branded stores across these locations, in addition to Mexico, the Bahamas, Turks and Caicos, British Virgin Islands, and Pacific Islands. Additionally, Advanced Auto Parts operates 127 WORLDPAK branches and serves approximately 1,250 independent Carquest locations. Advanced Auto Parts successfully operates at this scale due to 50 distribution centers located throughout the US and Canada and customer support centers in Roanoke, VA and Raleigh, NC, ensuring the highest quality of service. Advanced Auto Parts is continuing to grow and currently employs over 70,000 team members worldwide.

LOCATIONS

5,000+

TEAM MEMBERS

70,000+

SPEED PERKS MEMBERS

20.5 Million



RECENT NEWS

2018 Fourth Quarter Net Sales Increased 3.3%

Advanced Auto Parts reported a 3.3% increase in the company's fourth quarter net sales last year. In 2018, the company reported \$9.6B in total net sales for the year, a 2.2% increase from 2017.

Advance Auto Parts Announces Strategic Plans with Walmart.com

Walmart and Advance Auto Parts, Inc. (NYSE: AAP) recently announced a comprehensive, strategic partnership that will create an automotive specialty store on Walmart.com.

Seasoned Retail Executives Appointed to Board of Directors

H&R Block President and CEO, Jeffrey Jones II, and former Best Buy executive, Sharon McCollam, joined the company's Board of Directors in 2019.

New MyAdvance Website Rollout

In 2018, Advance Auto Parts completed the nationwide rollout of its MyAdvance website, an interactive, easy-to-use, mobile-friendly platform that simplifies the way professional customers do business.

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About the Brand

Advance Auto Parts

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LOCATION OVERVIEW

Strategic Location in Automotive Corridor

Located directly across from Hatfield Automall which sells and services new and used Kia, Volkswagen, Subaru, Toyota, Hyundai vehicles in the greater Columbus OH area.

Features Easy Access and Excellent Visibility

The subject property features 135 feet of frontage on Georgesville Rd (with two curb cuts) and a large pylon sign, further attracting traffic to the site.

Ideally Located Near Major Freeway Exit

The site benefits from its close proximity to the I-270 freeway, a beltway loop to the Columbus Metropolitan area.

Proximity to Industrial Parks

The site is located in close proximity to many major industrial operation centers. Some names include; Walmart Distribution Center, FedEx, UPS, Big Lots and Red Bull Distribution Co.

Site is Designed to Accommodate Large Delivery Vehicles

Ample parking spaces and an oversized lot to accommodate for tractor trailer deliveries.

Healthy Real Estate Appreciation

Real Estate in Columbus has appreciated over the last 10 years has increased by more than 10.93%.



COLUMBUS, OH

Columbus is the 4th Fastest Growing Big City in the US

The growth rate in Columbus represents a 1.79 percent year-over-year population increase, averaging 1-2 percent for the better part of the past three decades.

The Ohio State University and U.S. Government

The Ohio State University, and the United States Government accounts for an estimated 55,000 to 60,000 employees all located in Columbus

Columbus is Ohio's State Capital

Columbus is the state capital of and the most populous city in the U.S. state of Ohio with a population of 879,170.

Strong Tech Presence & Corporate Names in Columbus

The Limited, Abercrombie & Fitch (retail), Nationwide Insurance, Wendy's, and Cardinal Health. This diverse base brings more economic stability and growth than many of its Rust Belt neighbors.

Low Cost of Living in Columbus

Compared to the rest of the country, Columbus cost of living is 10.10% lower than the U.S. average.

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Location Overview

Advance Auto Parts

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Downtown Columbus

13 Miles Away

Eakin Elementary School

Wedgewood Middle School

West Franklin Elementary School

Franklin Heights High School

Hometown Urgent Care & Occupational Health

HomeBuys

Walmart



73,900+ VPD

Hatfield Automall



Commercial Works Moving & Storage

AY Mfg., Ltd

Columbus Dispatch

Wabash Ntl. Trailer Center



CubeSmart Self Storage

Subject Property



18,200+ VPD

Acorn Distributors



MSC Industrial Supply



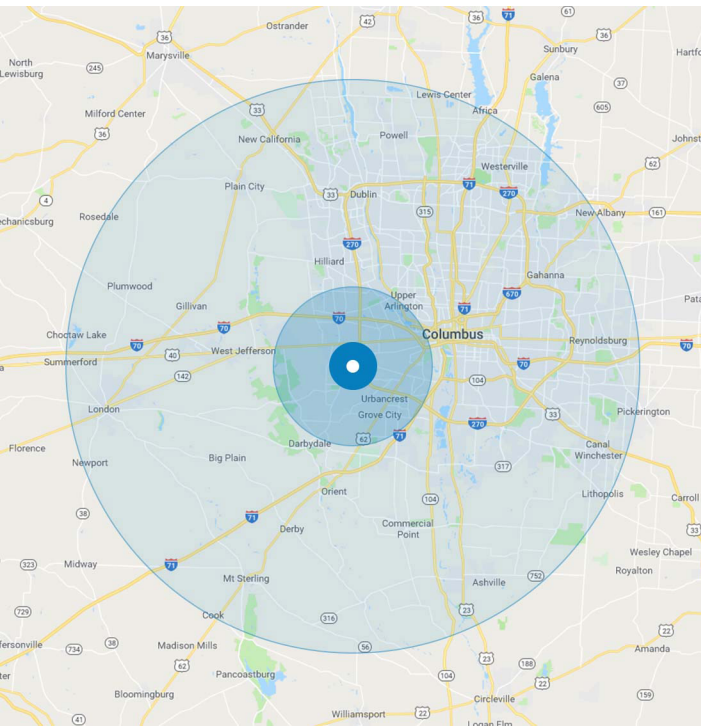


DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE	10 MILE
2023 Projection	10,823	84,174	194,718	615,903
2018 Estimate	10,253	89,059	184,228	581,080
2010 Census	9,495	76,793	169,199	511,577
Growth 2018 - 2023	5.56%	5.80%	5.69%	5.99%
Growth 2010 - 2018	7.98%	9.61%	8.88%	13.59%

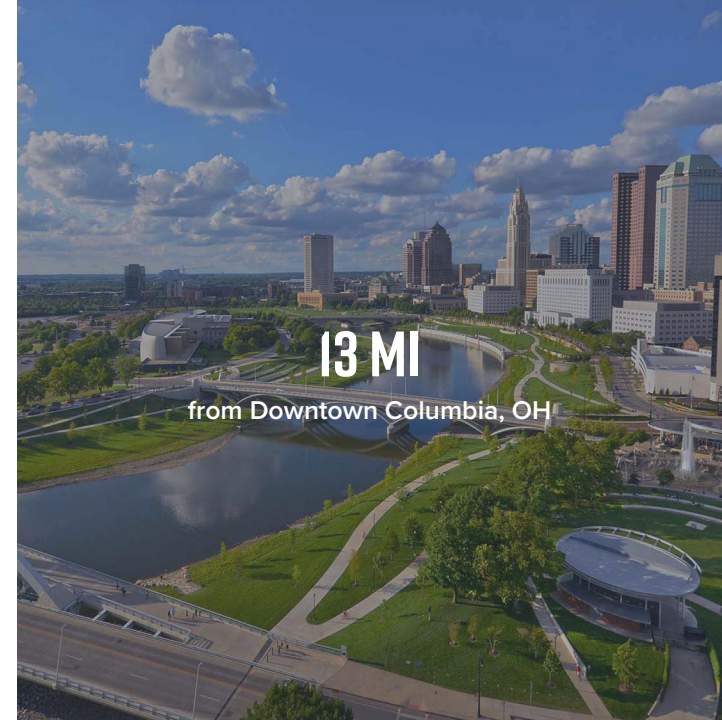
Columbus is the 4th Fastest-Growing Big City in the US

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HOUSEHOLDS	1 MILE	3 MILE	5 MILE	10 MILE
2023 Projection	4,081	33,312	74,350	246,114
2018 Estimate	3,879	31,539	70,443	231,740
2010 Census	3,670	29,101	65,268	204,173
Growth 2018 - 2023	5.21%	5.62%	5.55%	6.20%
Growth 2010 - 2018	5.69%	8.38%	7.93%	13.50%

HOUSEHOLDS				
Avg. HH Income	\$52,245	\$58,365	\$60,367	\$73,971
Med. HH Income	\$40,461	\$48,495	\$49,770	\$55,441



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Demographics

Advance Auto Parts

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