

NNN ADVANCE AUTO PARTS

Groton, CT

JAMES CAPITAL
ADVISORS



James Capital Advisors
Marketing Package

Advance Auto Parts
184 CT-12, Groton, CT 06340

PROPERTY INFO

Tenant	Advance Auto Parts
Street Address	184 CT-12,
City	Groton
State	CT
Zip	06340
APN	GROT M: 168911658495
GLA	7,000 SF
Lot Size	0.83 AC
Year Built	2007

FINANCIAL SUMMARY

Purchase Price	\$2,089,551
Cap Rate	6.70%
Net Operating Income	\$139,999.92
Price / SF	\$298.51
Rent / SF	\$20
Listing Agent	Joel Cukier
Phone Number	(424) 325-2618
Email	SUBMIT OFFER



Representative Photo



Representative Photo

INVESTMENT HIGHLIGHTS

Pad Site to Grocery Anchored Shopping Center

Freestanding pad site to Groton Square, a 197,000 SQFT Shopping Center anchored by Stop & Shop and Kohl's of Groton, CT.

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 property is located on Route 12 and the I-95 freeway with over 30,100 vehicles passing this site daily.

Excellent Demographics

Over 84,000 people with an average household income of \$81,000 reside in the five mile radius to the property.

Major Retail Corridor

Neighboring national and regional tenants include Walmart, Kohls, Stop & Shop, Taco Bell, Panera Bread, Dunkin', Five Guys and Verizon Wireless.

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The Offering

Advance Auto Parts

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Mary Morisson Elementary

Nautilus Park

Walmart

KOHL'S

McE's

Verizon

New York Family Pizza

finity

Panera BREAD

KFC

Subject Property

Advance Auto Parts

MIDAS

Stop & Shop

Groton Inn and Suites

TACO BELL

Super 8 by Wyndham

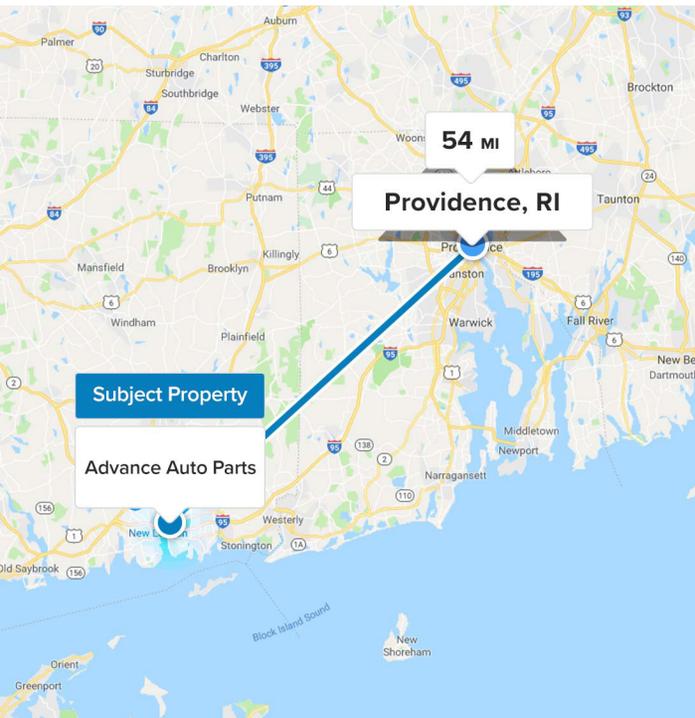
30,100 VPD

10,400 VPD

LEASE SUMMARY

Lease Type	Triple-Net (NNN)
Type of Ownership	Fee Simple
Original Lease Term	15 Years
Commencement Date	November 27, 2007
Lease Expiration	December 31, 2026
Term Remaining	7.69 Years
Increases	10% Each Option
Options	Three, Five-Year
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

Recent Lease Extension

Advance Auto Parts recently extended their lease for an additional 4.3 years showing their commitment to the site.

Rental Increases

Excellent Hedge Against Inflation with 10% rental increases in each of the three remaining options.

Tax Shelter

This fee simple build-to-suit Advance Auto Parts property offers tax shelter benefits through depreciation further increasing the owners return on investment.

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

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RENT SCHEDULE

	PERIOD	ANNUAL RENT	MONTHLY RENT	INCREASE	RENT / SF	CAP RATE
09/1/2016 - 12/31/2026	Base Term	\$139,999.92	\$11,666.66	-	\$20.00	6.70%
01/01/2027 - 12/31/2031	1st Option	\$153,999.96	\$12,833.33	10%	\$22.00	7.37%
01/01/2032 - 12/31/2036	2nd Option	\$169,399.92	\$14,116.66	10%	\$24.20	8.11%
01/01/2037 - 12/31/2041	3rd Option	\$186,339.96	\$15,528.33	10%	\$26.62	8.92%

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Rent Schedule

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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 WORLDPAC 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.



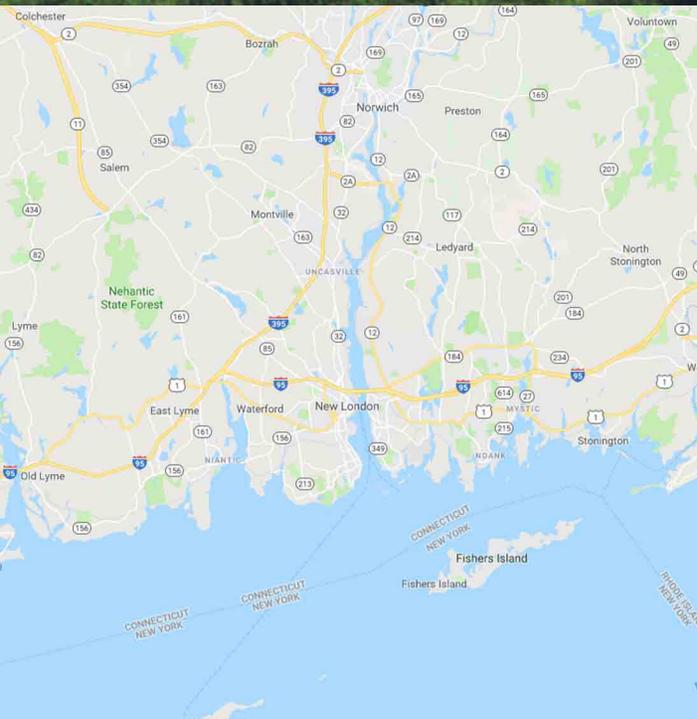
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About the Brand

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GROTON, CT



LOCATION OVERVIEW

Excellent Site Visibility

The site is complete with a monument sign, providing excellent visibility and frontage.

Strong Nearby Employers

Located just minutes away from Pfizer's Pharmaceuticals Research and Development headquarters, a 160-acre site with a 2.8 million-square-foot state-of-the-art facility.

Naval Submarine Base New London

New London is home to a U.S. naval submarine base and Coast Guard Academy. It is also known as the home of the Submarine Force.

Proximity to Foxwoods Casino

Located just 11 miles from Foxwoods Casino, the second largest casino in the country with over 344,000 square feet, 4,369 gaming machines and 280 table games.

Crossover Shopping

Increases consumer draw to the trade area from Walmart and Groton Square Shopping Center.

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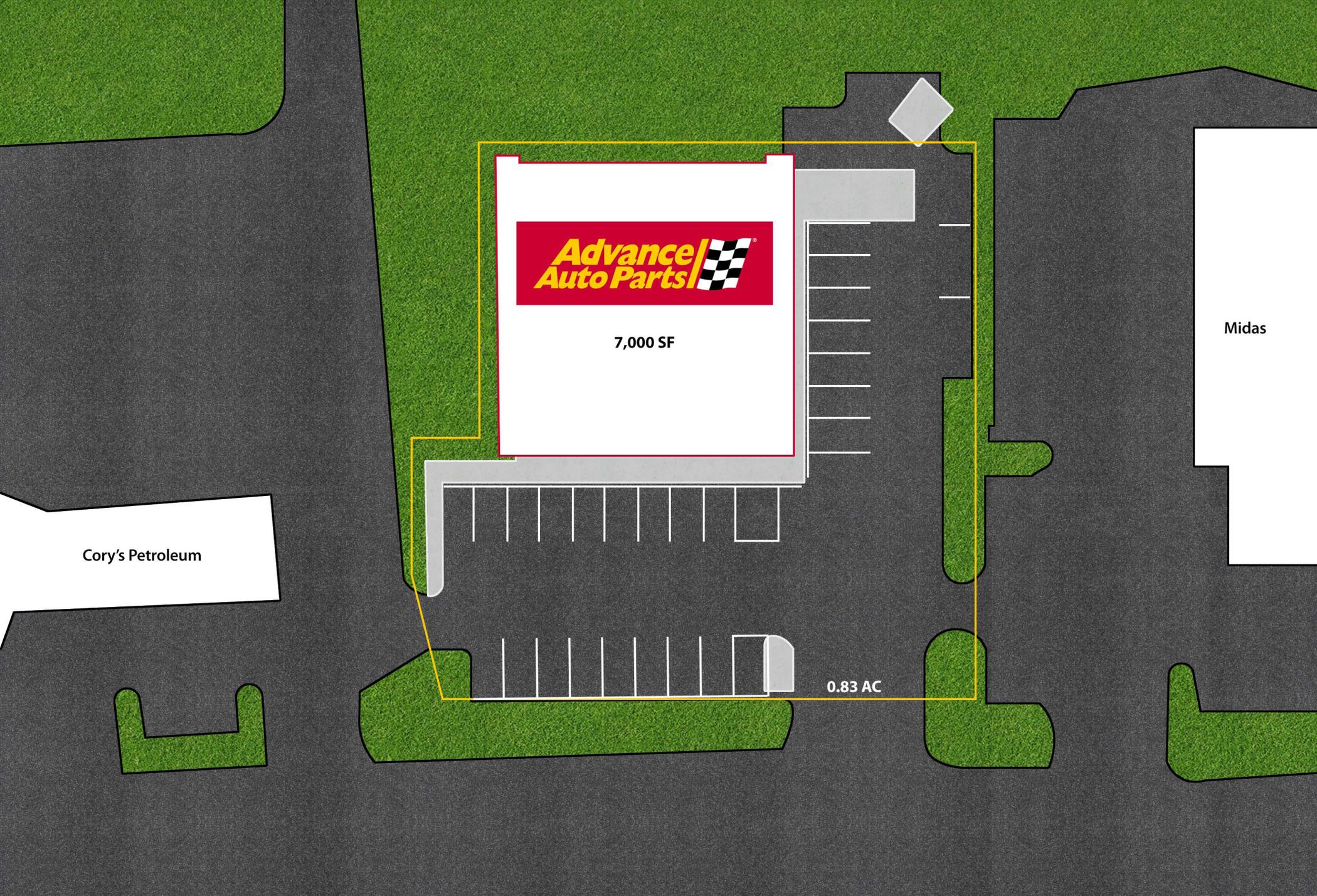
Location Overview

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Cory's Petroleum

7,000 SF

Midas

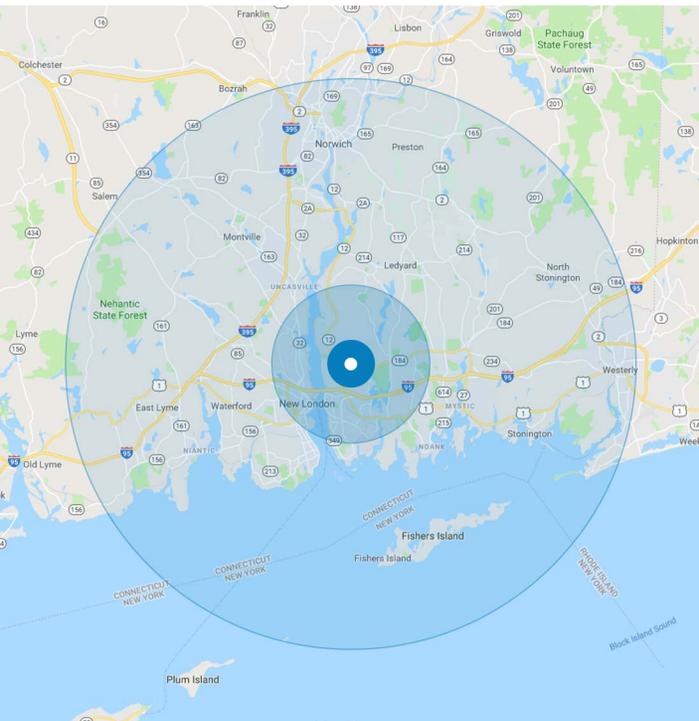
0.83 AC

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE	10 MILE
2023 Projection	7,757	49,074	83,441	153,561
2018 Estimate	7,758	49,625	84,221	154,113
2010 Census	7,559	51,649	86,521	154,587

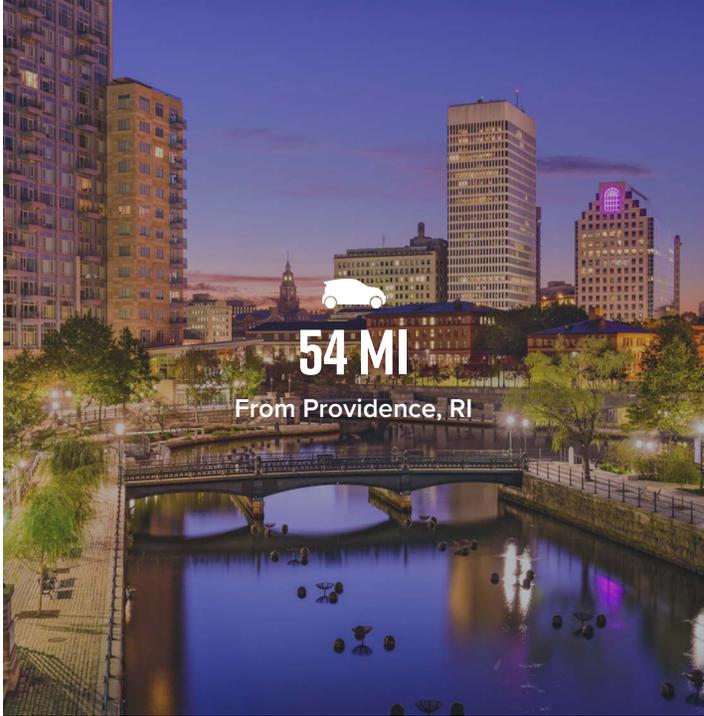
Proximity to Foxwoods Casino

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HOUSEHOLDS	1 MILE	3 MILE	5 MILE	10 MILE
2023 Projection	3,088	18,343	32,477	60,246
2018 Estimate	3,096	18,578	32,813	60,441
2010 Census	3,040	19,218	33,539	60,093

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	10 MILE
Avg. HH Income	\$83,890	\$66,006	\$81,935	\$94,939
Med. HH Income	\$66,781	\$51,626	\$61,577	\$72,690



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