

NNN ADVANCE AUTO PARTS

Taneytown, MD

JAMESCAPITAL
ADVISORS



MEI Real Estate, Broker of Record, Office: (410) 377-8505

Sandy Marenberg, Broker, Maryland License # 1608

Advance Auto Parts

508 E Baltimore St, Taneytown, MD 21787

PROPERTY INFO

Tenant	Advance Auto Parts
Street Address	508 E Baltimore St
City	Taneytown
State	MD
Zip	21787
APN	01-013637
GLA	6,820 SF
Lot Size	0.96 AC
Year Built	2005



The Offering

FINANCIAL SUMMARY

Purchase Price	\$1,750,000
Cap Rate	7.20%
Net Operating Income	\$126,000
Price / SF	\$256.60
Rent / SF	\$18.48
Listing Agent	Joel Cukier
Phone Number	(424) 325-2618
Email	SUBMIT OFFER



INVESTMENT HIGHLIGHTS

Passive Real Estate Investment

The tenant is responsible for the Roof, HVAC, Parking Lot, Taxes and Insurance leaving only Structure, Slab and Foundation as a landlord responsibility.

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.

Strong Retail Corridor

Surrounding retailers include Food Lion, CVS, McDonald's, Dunkin', Dollar General, Sheetz, Verizon, Family Dollar, Pizza Hut and BB&T.

Beautiful Brick Construction

The appealing brick construction provides both aesthetic and durability benefits.

Limited National Competition

Advance Auto Parts benefits from its limited auto part store competition, establishing itself as the premier auto part supplier of Taneytown and its surrounding neighborhoods.

Below Market Rents

The tenant is paying below market rents providing the investor with easily replaceable income.

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Advance Auto Parts

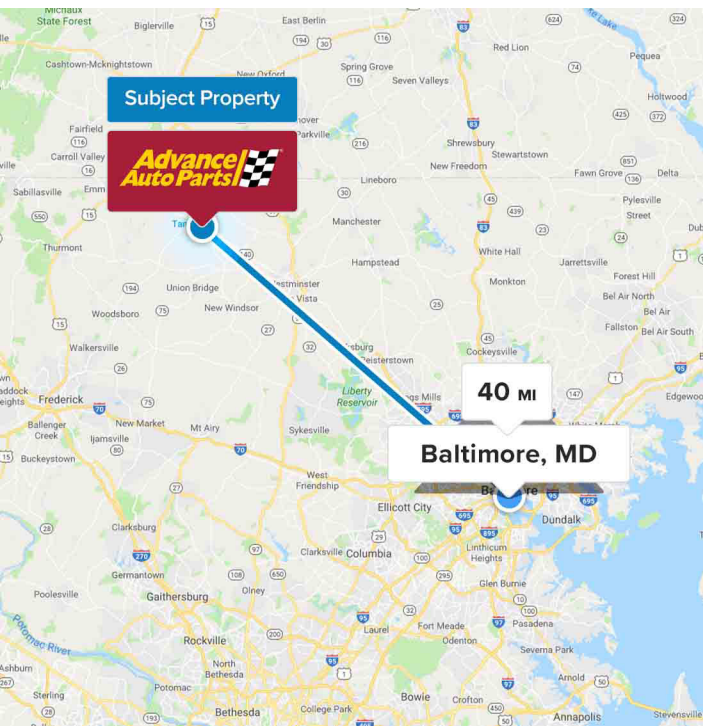
Property Image

508 E Baltimore St, Taneytown, MD 21787

LEASE SUMMARY

Lease Type	Triple-Net (NNN)
Type of Ownership	Fee Simple
Original Lease Term	15 Years
Commencement Date	June 1, 2005
Lease Expiration	May 31, 2025
Term Remaining	6 Years
Increases	Contact Agent for Details
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	4,966



INVESTMENT HIGHLIGHTS

Strong Commitment to Site

The tenant recently exercised their renewal option showing their strong commitment to the site.

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.

Large Lot of Nearly One Acre

Property sits on a large 0.96 AC lot which provides ample parking and many options to repurpose the real estate.

Hard Signalized Corner

The property sits at a hard signalized intersection allowing for excellent visibility and access.

Pad Site to Taneytown Shopping Center

The property sits on a pad to the main grocery anchored shopping center of Taneytown.

Proximity to Major Industrial Parks

Located near major international manufacturing employers including Evapco Inc., which has a 227k sqft facility, and FlowServe who maintains a 127k sqft facility and a workforce of over 260 employees.

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Lease Summary



Advance Auto Parts

Property Image

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RENT SCHEDULE

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	PERIOD	ANNUAL RENT	MONTHLY RENT	RENT / SF	CAP RATE	
	06/01/2019 - 05/31/2025	Base Term	\$126,000.00	\$10,500.00	\$18.48	7.20%
	060/1/2025 - 05/31/2030	1st Option	\$161,592.96	\$13,466.08	\$23.69	9.23%
	06/01/2030 - 05/31/2035	2nd Option	\$169,671.96	\$14,139.33	\$24.88	9.70%
	06/01/2035 - 05/31/2040	3rd Option	\$178,155.96	\$14,846.33	\$26.12	10.18%

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.

TANEYTOWN, MD

Taneytown is located in the northwest portion of Carroll County, Maryland, was founded in 1754. It is nearly two miles east of Frederick County and three miles south of Adams County, Pennsylvania.

Given the long history of rural settlement, the City and surrounding area is rich in historic landmarks that continue to enhance and affect the character of the area. A portion of the City is designated as a Historic District with the National Register of Historic Places.

Taneytown was a designated Maryland Main Street in 2001 and has been a designated National Main Street Program since 2001 under the National Historic Trust.

Taneytown has become a community “working together” in spirit and pride. Drawing in its strength of accessibility to Washington, D.C. (65 miles) and Baltimore (42 miles), Taneytown has been consistently drawing people to stop and take a second look at its historic homes and shops.



LOCATION OVERVIEW

Best Places to Live

Taneytown was listed in Baltimore Magazine as one of the Best Places to live in the greater Baltimore area.

Close Proximity to Two Major Cities

Taneytown provides suburban living for residents working in Baltimore (40 miles) and the Greater D.C. Area (65 miles).

Taneytown Revitalization

Taneytown is currently undergoing a 3.5 mile, \$18MM Streetscape renovation that will create an inviting ambiance for residents, businesses and visitors alike.

Healthy Average Household Income

The average household income in Taneytown is over \$80,000 in the immediate five mile radius, far above the national average.

Prime Central Location

Taneytown is proud of its excellent location that provides great railroads (MD Midland Railway connecting to CSX) and excellent roadways with superb transportation links to major cities and states.



Location Overview

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Advance Auto Parts

Retail Aerial

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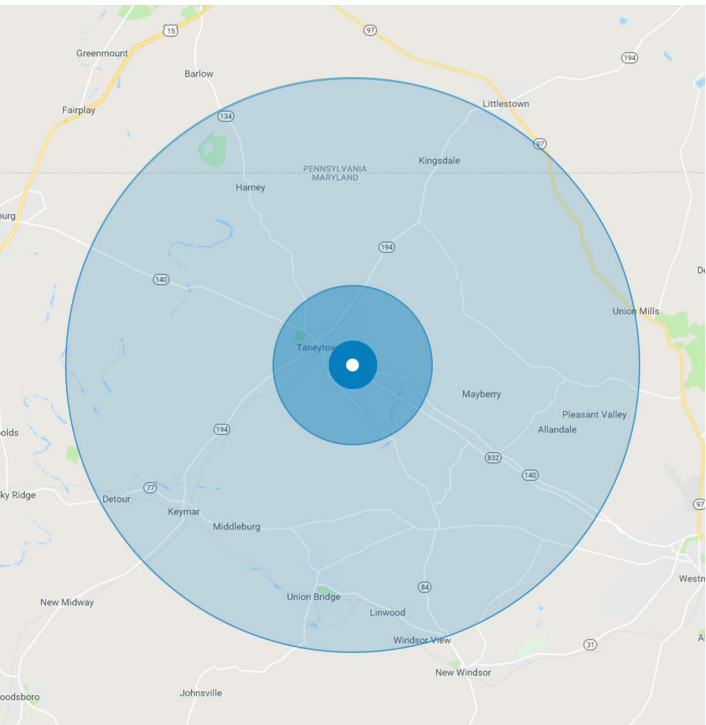
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE	10 MILE
2024 Projection	5,470	8,376	12,603	63,433
2019 Estimate	5,456	8,337	12,550	62,978
2010 Census	5,464	8,258	12,463	63,362
Growth 2019 - 2024	0.26%	0.47%	0.42%	0.72%

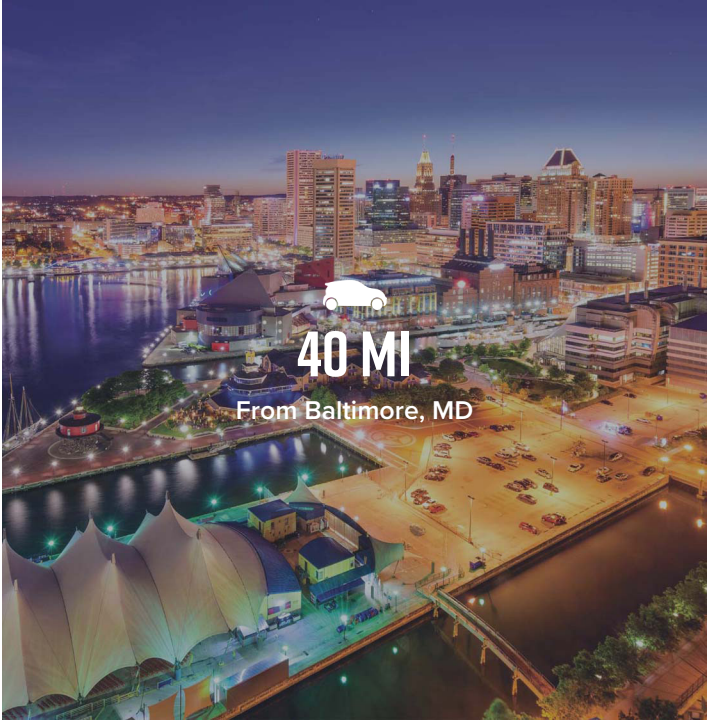
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HOUSEHOLDS	1 MILE	3 MILE	5 MILE	10 MILE
2024 Projection	1,967	3,047	4,615	23,413
2019 Estimate	1,961	3,032	4,595	23,224
2010 Census	1,965	3,005	4,560	23,293
Growth 2019 - 2024	0.31%	0.49%	0.44%	0.81%

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	10 MILE
Avg. HH Income	\$85,152	\$86,918	\$88,809	\$89,854
Med. HH Income	\$71,343	\$73,545	\$77,146	\$76,812



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