



ADVANCE AUTO PARTS

5817 ANTOINE DRIVE | HOUSTON, TX 77091

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VIEW PROPERTY VIDEO



RETREAT ON ROSA
APARTMENT HOMES
713-681-8386

TENANT OVERVIEW

ADVANCE AUTO PARTS | HOUSTON, TX





Founded in 1932 by Arthur Taubman and headquartered in Roanoke, Va., Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider that serves both professional installer and do-it-yourself customers. As of April 21, 2018, Advance operated 5,044 stores and 131 Worldpac branches and employed approximately 71,000 Team Members in the United States, Canada, Puerto Rico and the U.S. Virgin Islands. The company also serves approximately 1,225 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 CORPORATE OVERVIEW

TENANT TRADE NAME:	Advance Auto Parts
TENANT OWNERSHIP STATUS:	Public
BOARD/SYMBOL:	NYSE/AAP
REVENUE:	\$9.37B (2017)
CREDIT RATING:	BBB- (Standard & Poor's)
LOCATIONS:	-/+ 5,044
CORPORATE HEADQUARTERS:	Roanoke, VA

FINANCIAL OVERVIEW

ADVANCE AUTO PARTS | HOUSTON, TX

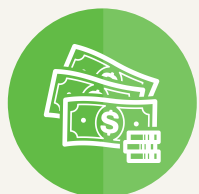




LIST PRICE
\$1,789,585



CAP RATE
7.00%



TOTAL NOI
\$125,271

PROPERTY HIGHLIGHTS

INVESTMENT GRADE CREDIT

Advance Auto Parts is rated “BBB-” by Standard & Poor’s making them an investment grade credit tenant with over 5,000 stores nationwide

EXCEPTIONAL DEMOGRAPHICS

Densely populated area with over 358,000 people and average household incomes over \$74,000 within a 5 mile radius of the site

ESTABLISHED LOCATION

Advance Auto Parts is approximately 5 miles from downtown Houston, TX and has been successfully operating in this location since 2008

TAX SHELTER

Texas is a no income tax state and the build-to-suit vs. ground lease structure offers the landlord tax shelter through depreciation

5th LARGEST MSA NATIONALLY

Houston is currently the 5th largest MSA in the nation, has experienced population growth over the last 5 years and is projected to continue growing through 2024

GREAT VISIBILITY & ACCESS

Located at the intersection of Antoine Drive and W Tidewell Rd with excellent visibility and access for the combined 43,000+ vehicles per day passing the site daily

YIELD GROWTH

Scheduled rental increases in each of the upcoming three, five year option periods to renew

INTERSTATE ACCESSIBILITY

The subject property is located approximately 1 mile from the interchange of US 290-Hov Freeway and Pinemont Dr. with traffic counts exceeding 166,000 vehicles per day

QUALITY CONSTRUCTION

High-quality block-on-block construction creates a longer-lasting building with little to no deferred maintenance

HIGH YIELD PASSIVE INVESTMENT

Little to no landlord responsibilities or expenses coupled with an above-average yield and low price point for a net-lease investment

FINANCIAL OVERVIEW



PRICE: **\$1,789,585**

CAP RATE: **7.00%**

YEAR BUILT: 2008

BUILDING SQUARE FOOTAGE: 6,124

LOT SIZE: 0.65 Acres

TYPE OF OWNERSHIP: Fee Simple

TENANT: Advance Auto Parts

GUARANTEE: Corporate

LEASE TYPE: NNN*

INITIAL LEASE TERM: 15 Years

ROOF AND STRUCTURE: Landlord Responsible

LEASE COMMENCEMENT: 11/6/2008

LEASE EXPIRATION: 11/30/2023

TERM REMAINING ON LEASE: 4 Years

INCREASES: 5% in the Options

OPTIONS: 3x5 Years
180 days notice

PROPERTY ADDRESS:

5817 ANTOINE DRIVE | HOUSTON, TX 77091

ANNUALIZED OPERATING DATA		
RENT INCREASES	ANNUAL	MONTHLY
Years 1-15	\$125,271.72	\$10,439.31
Option 1	\$131,535.36	\$10,961.28
Option 2	\$138,112.08	\$11,509.34
Option 3	\$145,017.72	\$12,084.81
NET OPERATING INCOME:		\$125,271.72

*Landlord maintains/repairs/replaces: slab, foundation and structure; parking area in the event landlord fails to deliver the certificate as to the parking are of leased premises as required by section 2(c) of construction provisions or fails to construct the parking area in accordance w/ design standards therefor as required by section 2(b) of construction provisions; HVAC in the event that landlord fails to deliver the certificates as required by section 2(e) of construction provisions; anything that becomes necessary as a result of landlord's negligence

INVESTMENT OVERVIEW

CBRE IS PLEASED TO EXCLUSIVELY PRESENT FOR SALE this Advance Auto Parts property located on Antoine Drive in Houston, Texas. Advance Auto Parts has been operating here since 2008 and currently has 4 years remaining in its initial 15 year lease term. There are 5% rental increases in each of the three, five year options to renew. The lease is corporately guaranteed by Advance Auto Parts, rated “BBB-” by Standard & Poor’s making them an investment grade credit tenant with over 5,000 stores nationwide. This is a high yield, passive investment with little to no landlord responsibilities coupled with an above-average yield and low price point for a net-lease investment.

This 6,124 square foot Advance Auto Parts is situated on Antoine Drive with excellent access and visibility for the 30,000 vehicles traveling by daily. The property features high-quality block-on-block construction which creates a longer-lasting building with little to no deferred maintenance. The site is also located approximately 1 mile from the interchange of US 290-Hov Freeway and Pinemont Dr. with traffic counts exceeding 166,000 vehicles per day. This is a densely populated area with over 17,000 people within 1 mile, over 133,000 people within 3 miles and over 358,000 people within 5 miles. Advance Auto Parts is also located approximately 5 miles from downtown Houston, TX. Houston is currently the 5th largest MSA in the nation, has experienced population growth over the last 5 years and is projected to continue growing through 2024. Texas is a no income tax state and the build-to-suit vs. ground lease structure offers the landlord tax shelter through depreciation.



PROPERTY SUMMARY

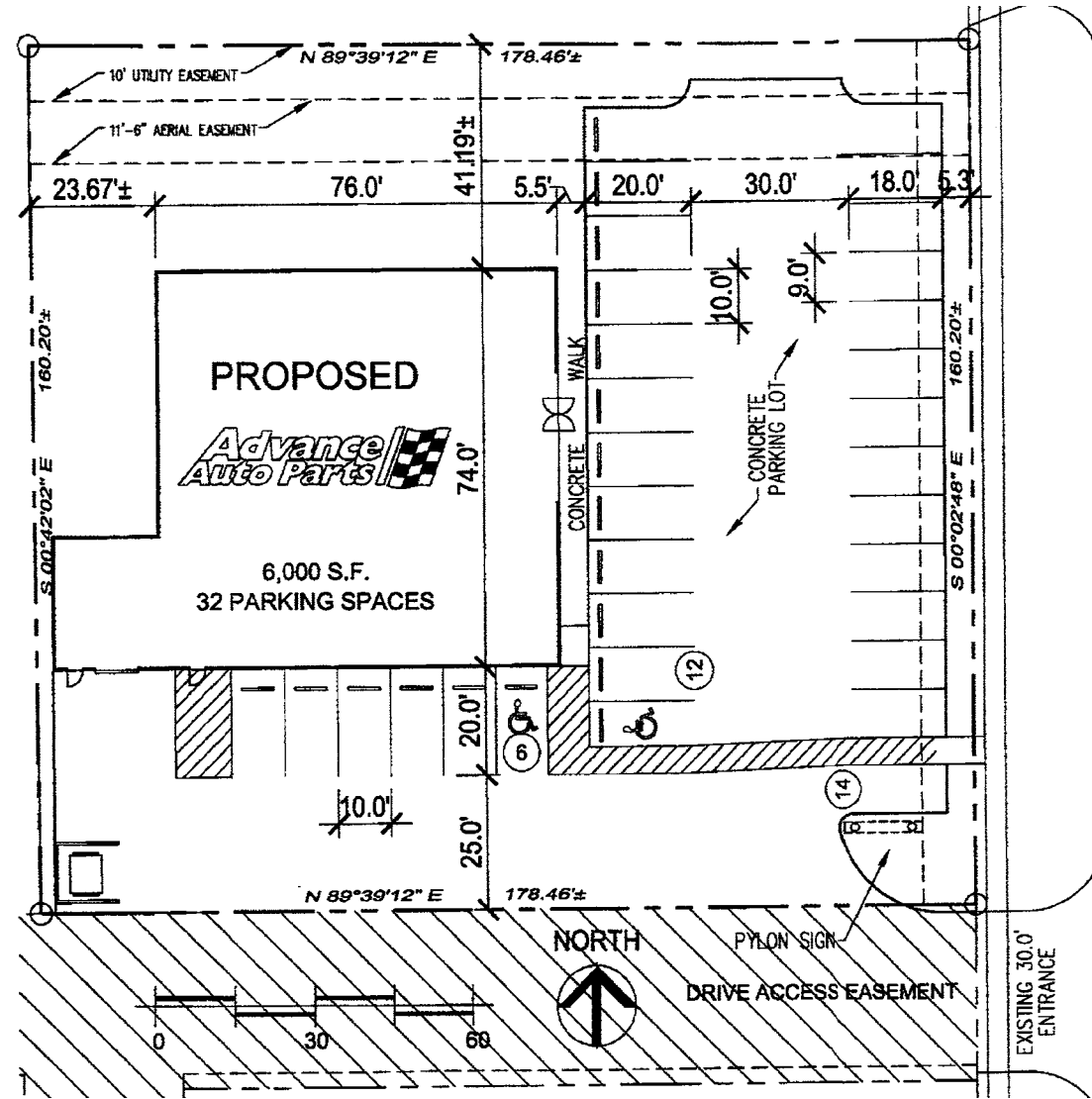
ADVANCE AUTO PARTS | HOUSTON, TX



PROPERTY PHOTOS



SITE
PLAN



ANTOINE DRIVE
(114' R.O.W.)

GREENWAY/
UPPER KIRBY

UPTOWN

WELLS
FARGO



CVS



AutoZone



OAK GLEN
APARTMENTS
240 Units



CASA ROSA
APARTMENTS
168 Units



OAKWOOD
GARDENS CONDOS
200 Units



W TIDEWELL RD - 13,378 V.P.D.

SENIOR ^{10%} CHECK CASHING
WESTERN UNION FREE MONEY ORDERS

HARRIS COUNTY PUBLIC
HEALTH ANTOINE CLINIC

Advance
Auto Parts

ANTOINE DR - 30,430 V.P.D.

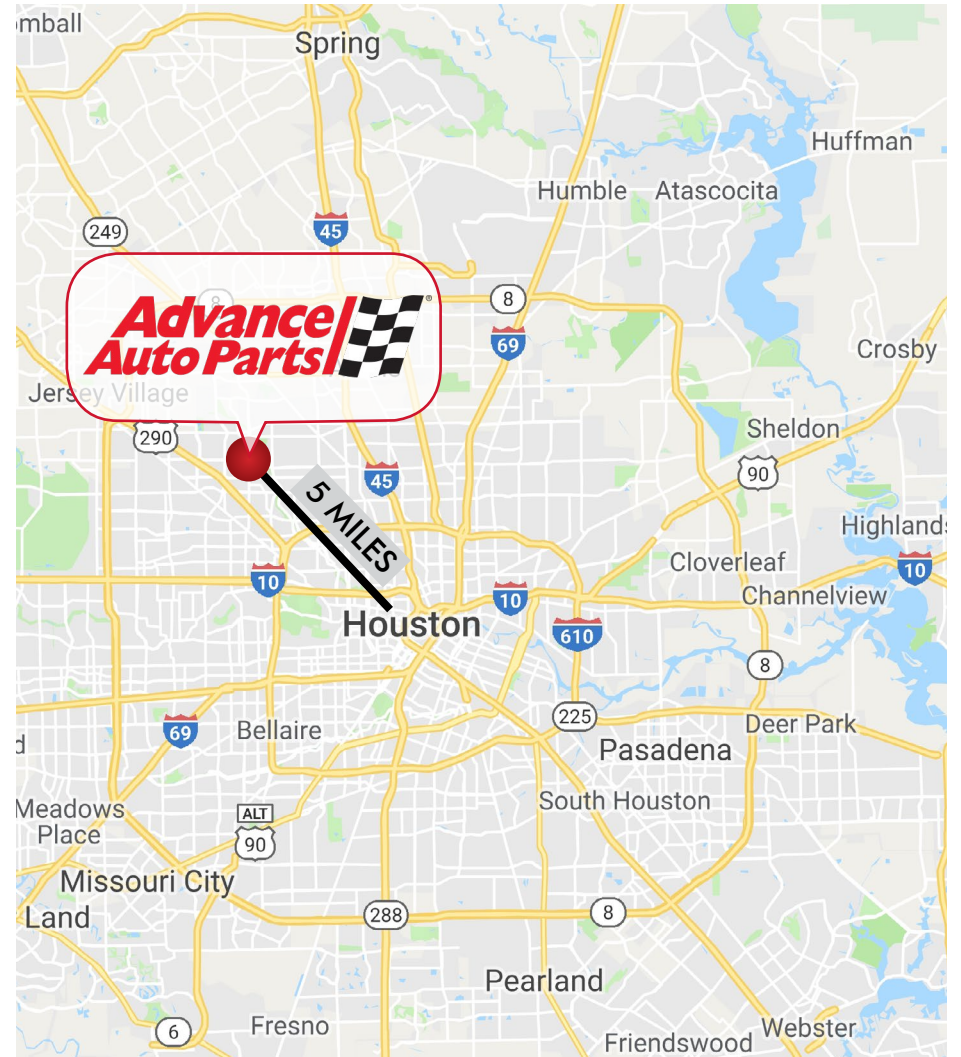


THE RETREAT
ON ROSSLYN
364 Units

LOCAL MAP



REGIONAL MAP





LOCATION OVERVIEW

This freestanding Advance Auto Parts is situated on Antoine Drive in Houston, Texas. The property is located on 0.65 acres and features excellent visibility for the 30,000 vehicles traveling by daily. Advance Auto Parts also sits adjacent to The Retreat on Rosslyn apartment complex with 364 units. Additional nearby uses include Chevron, Fuel Depot, Pizza Hut and CVS. This is a densely populated area with 17,782 people within 1 mile of the site, 133,541 people within 3 miles and 358,318 people within 5 miles. The population has grown in the 1,3 and 5 mile rings over the last 5 years and is projected to continue through 2024. The site is approximately 12 miles north of center city Houston. Houston is located in Harris County, Texas. It is the the most populous city in Texas and the sixth most popular in North America.

SUBJECT AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
2010 POPULATION	16,621	122,235	317,535
2019 POPULATION	17,782	133,541	358,318
PROJECTED POPULATION (2024)	18,697	140,727	382,352
HISTORICAL ANNUAL GROWTH			
2010-2019	0.73%	0.96%	1.31%
PROJECTED ANNUAL GROWTH			
2019-2024	1.01%	1.05%	1.31%
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2010 HOUSEHOLDS	6,508	43,810	109,970
2019 HOUSEHOLDS	6,909	47,346	123,325
PROJECTED HOUSEHOLDS (2024)	7,232	49,704	131,535
HISTORICAL ANNUAL GROWTH			
2010-2019	0.65%	0.84%	1.25%
PROJECTED ANNUAL GROWTH			
2019-2024	0.92%	0.98%	1.30%
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2019 AVERAGE	\$51,995	\$61,872	\$74,985
2019 MEDIAN	\$35,677	\$43,235	\$49,765

POPULATION BY RACE	1 MILE	3 MILES	5 MILES
WHITE POPULATION	40.9%	45.6%	50.5%
AFRICAN AMERICAN POPULATION	38.8%	27.2%	19.8%
ASIAN POPULATION	1.5%	2.3%	4.3%
PACIFIC ISLANDER POPULATION	0.5%	0.9%	0.8%
AMERICAN INDIAN AND ALASKA NATIVE	0.0%	0.0%	0.0%
OTHER RACE POPULATION	15.3%	20.6%	21.0%
TWO OR MORE RACES POPULATION	2.9%	3.5%	3.6%

HISPANIC OR LATINO POPULATION BY ORIGIN	1 MILE	3 MILES	5 MILES
HISPANIC OR LATINO	42.4%	53.4%	55.2%
WHITE NON-HISPANIC	16.8%	16.7%	20.1%

2019 AGE BY GENDER	1 MILE	3 MILES	5 MILES
MEDIAN AGE			
MALE/FEMALE	31.8/34.3	32.3/34.1	32.6/34.5

TRAFFIC COUNTS		
ANTOINE DR	TIDWELL RD	290-HOV FWY
30,430	13,378	166,740

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