

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



Advance
Auto Parts

737 N Brindlee Mountain Pkwy
Arab, AL





LISTED BY

SIMON ASSAF

ASSOCIATE

DIR # 949.873.0275

LIC # 02027273 (CA)

simon.assaf@matthews.com

ARON CLINE

SVP & SENIOR DIRECTOR

DIR # 949.432.4509

LIC # 01904371 (CA)

aron.cline@matthews.com

KYLE MATTHEWS

Broker of Record

Broker Firm # 110253 (AL)

Investment Highlights

- **Low Rent** - This property is only paying \$6.34 psf which is well below the national average for this tenant and the market itself
- **Bite-Sized Deal** - This property is perfect for a small portion of a 1031 exchange and is priced well below replacement cost and a recent appraisals evaluation
- **Strong Supporting Businesses** - This store is surrounded by dealerships, mechanics, and other supporting businesses indicating strong store sales
- **Long Term Tenancy** - Advance Auto Parts have been at this location for over 26 years and counting
- **Retail Synergy** - This property is located on the busiest thoroughfare through Arab and is surrounded by national retailers including McDonald's, Burger King, Little Caesars, Hardee's, Taco Bell, Tractor Supply, Arby's and more



N BRINDLEE MOUNTAIN PKWY ±17,899 VPD





Investment Summary



» PROPERTY ADDRESS

737 N Brindlee Mountain Pkwy
Arab, AL 35016



» LIST PRICE

\$555,000



» CAP RATE

8.00%

Annualized Operating Data

	Monthly Rent	Annual Rent	RPSF	Cap Rate
Current - 12/31/20	\$3,700.00	\$44,400.00	\$6.34	8.00%
Option 1 1/1/21 - 12/31/25	\$3,977.50	\$47,730.00	\$6.82	8.60%
Option 2 1/1/26 - 12/31/30	\$4,275.81	\$51,309.72	\$7.33	9.24%

Lease Guarantor

Corporate

Lease Type

NNN

Building Size (SF)

± 7,000 SF

Lot Size (AC)

± 0.90 AC

Years Remaining

±1 YRS

Original Lease Term

15 YRS

Options

Two (2), 5 Year Option

Lease Commencement Date

4/8/1993

Lease Expiration Date

12/31/2020

Rent Commencement Date

9/15/2015

Rental Rent/Annual

\$44,400

Monthly Rent

\$3,700

Surrounding Tenants



Tenant Overview



» Company Name Advance Auto Parts	» Year Founded 1929	» Headquarters Roanoke, Virginia
» Parent Company Advance Auto Parts, Inc	» Credit Rating BBB-	» Website www.advanceautoparts.com

TENANT OVERVIEW

Headquartered in Roanoke, VA., Advance Auto Parts, Inc., the largest automotive aftermarket parts provider in North America, serves both the professional installer and do-it-yourself customers. Advance Auto Parts operates over 5,185 stores, over 127 Worldpac branches and serves approximately 1,250 independently owned CARQUEST branded stores in the United States, Puerto Rico, the U.S. Virgin Islands and Canada. Employing approximately 74,000 Team Members, the company works hard to create an environment of honesty, integrity, mutual trust and dedication. These values have remained the same since Advance Auto Parts founding in 1929. Advance Auto Parts operates stores that primarily offer auto parts such as alternators, batteries, belts and hoses, chassis parts, clutches, engines and engine parts.

STRATEGY

AAP continues to expand its store network in both new and existing markets to grow its commercial and DIY customer base. In a move that created the largest automotive aftermarket parts provider in North America and surpassed rival AutoZone in sales, AAP acquired privately-held General Parts International, a distributor and supplier of original equipment and aftermarket replacement products for commercial markets operating under the CARQUEST and WORLDPAC brands. The company has also been moving into the commercial market in recent years. To better serve commercial customers, AAP has added more parts from key manufacturers to its inventory and expanded its workforce with parts professionals, delivery drivers, and sales representatives.

SALES & MARKETING

Advance Auto Parts builds its marketing and advertising campaigns around radio, television, direct marketing, mobile and social media, and local in-store marketing. Its "Speed Perks" customer loyalty campaign targets core DIY customers and emphasizes service. The company also employs Spanish-language television, radio, and outdoor ads to reach Latinos.



Area Overview

Arab, AL

The City of Arab, Alabama is home to roughly 8,500 residents, with a trade area of approximately 50,000 persons. World-wide industries and global manufactures have chosen to place their headquarters there, and the economic growth and development of Arab has been consistent year after year.

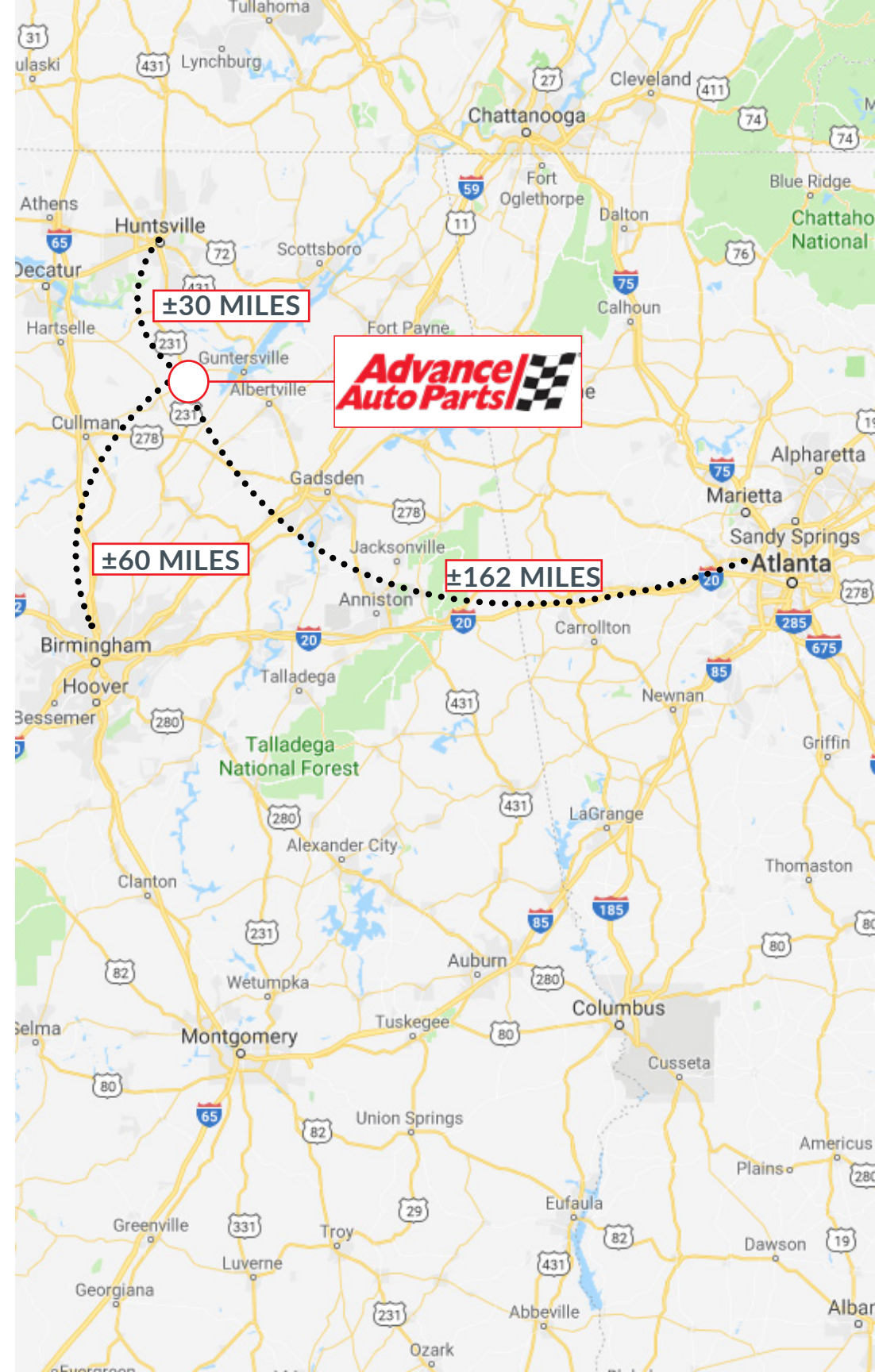
Arab is located 25 minutes south of Huntsville, 75 minutes north of Birmingham, and 3 hours west of Atlanta. Two of the state's main arteries, AL Highway 231 North/South and AL Highway 69 East/West, come together in the middle of Historic Downtown Arab - a quaint setting, rich with history and bursting with charm.

Arab City Schools have ranked in the Top 5 academically in Alabama for more than 25 years. In 2016, the senior graduating class received approximately \$4.5 million in academic scholarships.

Arab City Park is one of the most beautifully-landscaped city parks around, and situated just behind it is the Historic Village, one of the most widely-toured historic destinations in the Southeast.

Demographics

POPULATION	1 - MILE	3 - MILE	5 - MILE
2024 Projection	3,709	11,514	18,131
2019 Estimate	3,600	11,328	17,818
2010 Census	3,413	11,080	17,387
Growth 2019 - 2024	3.03%	1.64%	1.76%
Growth 2010 - 2019	5.48%	2.24%	2.48%
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2024 Projection	1,550	4,648	7,267
2019 Estimate	1,516	4,594	7,168
2010 Census	1,473	4,556	7,076
Growth 2019 - 2024	2.24%	1.18%	1.38%
Growth 2010 - 2019	2.92%	0.83%	1.30%
INCOME	1 - MILE	3 - MILE	5 - MILE
2019 Est. Average Household Income	\$57,766	\$61,380	\$61,774



Huntsville, AL

Huntsville is nicknamed The Rocket City for its close history with U.S. space missions. The city remains the center of rocket-propulsion research in the U.S. with many aerospace and defense contractors' facilities located in the area. The city is home to the U.S. Army Aviation and Missile Command and NASA's Marshall Space Flight Center, which is located at the nearby Redstone Arsenal. Huntsville is also the location of Alabama A&M University, Oakwood University, the University of Alabama in Huntsville and the J.F. Drake State Technical College.

The city itself is quite attractive; with mostly modern buildings in a wooded mountainous setting. Good neighborhoods spread south and into neighboring towns to the west. Huntsville is surrounded by Appalachian foothills and 1,200-foot to 1,400-foot mountains, and about 7 miles north of the Tennessee River Valley.

Economy

With a positive job growth and the cost of living and unemployment rate being below the national average, Huntsville is one of the best places for businesses and careers according to Forbes. The economy is literally bulletproof with its critical mass for the nation's missile-defense and aerospace industries along with the medical and life sciences. Huntsville has the pleasant problem of having more jobs than they can fill.

Business Facilities magazine recently rated Alabama among the top states for workforce training programs, auto manufacturing strength, and foreign direct investment in its 2016 rankings.

In addition, the economic development-focused publication rated Huntsville No. 1 among U.S. cities for STEM job growth, and No. 3 for economic growth potential. The Rocket City was No. 5 for cost of living.



Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of **Advance Auto Parts** located at **737 N Brindlee Mountain Pkwy, Arab, AL 35016** ("Property"). It has been prepared by Matthews Real Estate Investment Services. 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 Matthews Real Estate Investment Services. 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 for the Property, 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 Matthews Real Estate Investment Services 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 the Property 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 Matthews Real Estate Investment Services 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.



737 N Brindlee Mountain Pkwy
Arab, AL 35016

LISTED BY

SIMON ASSAF

ASSOCIATE

DIR # 949.873.0275

LIC # 02027273 (CA)

simon.assaf@matthews.com

ARON CLINE

SVP & SENIOR DIRECTOR

DIR # 949.432.4509

LIC # 01904371 (CA)

aron.cline@matthews.com

KYLE MATTHEWS

Broker of Record

Broker Firm # 110253 (AL)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES