

SINGLE TENANT NNN

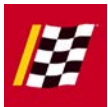
Investment Opportunity



6459 ZEBULON ROAD
MACON GEORGIA

ACTUAL SITE





EXCLUSIVELY MARKETING BY

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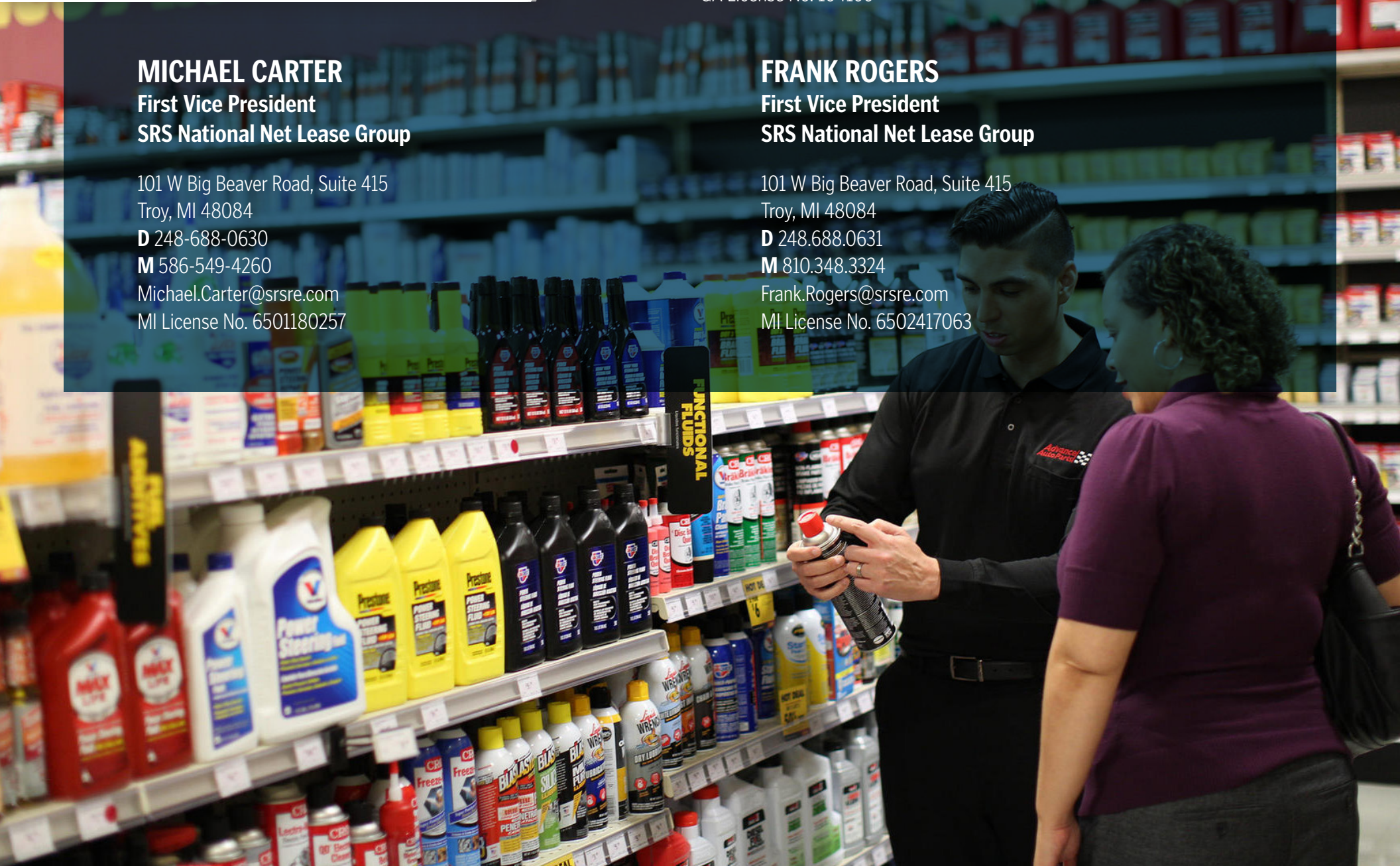
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FINANCIALS

Rent Roll | Brand Profile



PROPERTY PHOTO





INVESTMENT SUMMARY

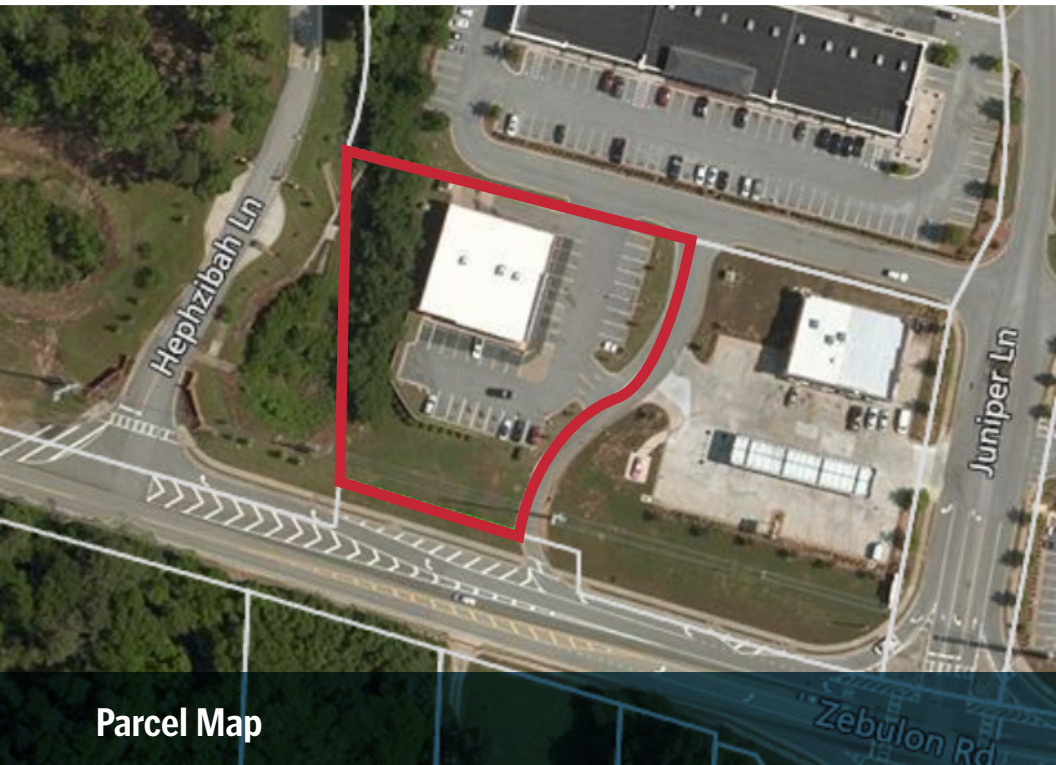


SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NNN leased, freestanding, corporate guaranteed, Advance Auto Parts investment property located in Macon, Georgia. The tenant has approximately 3 years remaining in their initial term with 3 (5-year) option periods to extend. The lease features 5% rental increases at the beginning of each option period, steadily growing NOI and hedging against inflation. The lease is NNN with landlord responsibilities limited to slab, foundation, and structure, and is corporate guaranteed by Advance Auto Parts, an established and nationally recognized brand with over 4,900 locations.

The subject property is strategically positioned along Zebulon Road (14,400 VPD) and approximately 0.25 miles west of the on/off ramp for Interstate 475 (34,200 VPD), a major north/south commuter thoroughfare that provides long distance travelers between Atlanta and Florida an alternative to Interstate 75. The asset is ideally located just 0.5 miles west of Plantation Centre II, anchored by a 24-hour Walmart Supercenter and Lowe's Home Improvement, promoting crossover traffic to the site. Other nearby national/credit tenants include Kroger, Kohl's, Goodwill, CVS Pharmacy, Walgreens, and more, further increasing consumer draw to the trade area. Moreover, the asset is within walking distance of Ansley Village, a 294 unit Class A apartment community, providing a direct consumer base to draw from. The 5-mile trade area is supported by a population of over 44,900 residents with an average household income of \$97,237.



OFFERING SUMMARY



Parcel Map

Offering

PRICING	\$1,808,000
NET OPERATING INCOME	\$126,550
CAP RATE	7.00%
GUARANTY	Corporate
TENANT	Advance Auto Parts
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	Slab, Foundation, & Structure

Property Specifications

RENTABLE AREA	7,000 SF
LAND AREA	1.14 Acres
PROPERTY ADDRESS	6459 Zebulon Road Macon, GA 31220
YEAR BUILT	2007
PARCEL NUMBER	I005-0570
OWNERSHIP	Fee Simple (Land & Building)



Corporate Guaranteed Lease (NYSE: AAP) | Options To Extend

- Advance Auto Parts corporate guaranteed lease
- 3 years remaining with 3 (5-year) option periods to extend
- Lease features 5% rental increases at the beginning of each option, generating healthy NOI growth

NNN Lease | Fee Simple Ownership | Minimal Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains most aspects of the premises
- Landlord responsibilities limited to slab, foundation, and structure
- Ideal, low-management investment for an out-of-state, passive investor

Just Off Interstate 475 | Excellent Visibility & Access

- Strategically located along Zebulon Road (14,400 VPD) and approximately 0.25 miles west of the Interstate 475 on/off ramps (34,200 VPD), a major north/south commuter thoroughfare that provides long distance travelers between Atlanta and Florida an alternative to Interstate 75
- The asset has increased visibility due to its parapet and monument signage
- Multiple points of access from Zebulon Road and Juniper Lane

Near 24-Hour Walmart Anchored Center | Dense Retail Corridor

- Approximately 0.5 miles west from Plantation Centre II anchored by a 24-hour Walmart Supercenter and Lowe's Home Improvement
- Other nearby national/credit tenants include Kroger, Kohl's, Goodwill, CVS Pharmacy, Walgreens, and more
- Strong tenant synergy promotes crossover shopping to the subject property

Adjacent To Ansley Village (294 Units) | Strong Demographics In 5-Mile Trade Area

- The asset is adjacent to the Ansley Village apartments, a 294 unit Class A apartment community, providing a direct consumer base to draw from
- More than 44,800 residents and over 17,800 employees support the 5-mile trade area
- \$97,237 average household income in 5-mile trade area

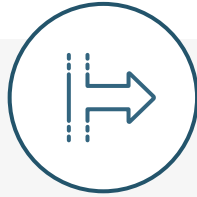


PROPERTY OVERVIEW



Location

Located in
Bibb County



Access

Zebulon Road
1 Access Point

Juniper Lane
1 Access Point



Traffic Counts

Zebulon Road
14,400 Cars Per Day

Interstate 475/
State Highway 408
34,200 Cars Per Day



Improvements

There is approximately 7,000 SF
of existing building area



Parking

There are approximately
35 parking spaces on the
owned parcel.

The parking ratio is
approximately 5.00 stalls per
1,000 SF of leasable area.



Parcel

Parcel Number: I005-0570
Acres: 1.14
Square Feet: 49,658 SF



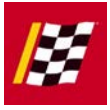
Year Built

2007



Zoning

Commercial



PROPERTY PHOTO





KOHL'S
expect great things

34,200
CARS PER DAY

INTERSTATE 475 / STATE HIGHWAY 408

Walmart
Supercenter

LOWE'S

Great Clips
IT'S GONNA BE GREAT

goodwill

UNITED STATES
POSTAL SERVICE

Capital City Bank

Walgreens

McDonald's

Pizza Hut

verizon

SONNY CARTER
ELEMENTARY SCHOOL

Kroger

FIRST PRESBYTERIAN
DAY SCHOOL

AMSTAR
CINEMAS

ORECK

Marcos Pizza

Miracle-Ear

psi

MP

MARATHON

CVS pharmacy

ZAXBY'S

JUNIPER LN.

SUNOCO

KINETIX
HEALTH CLUB

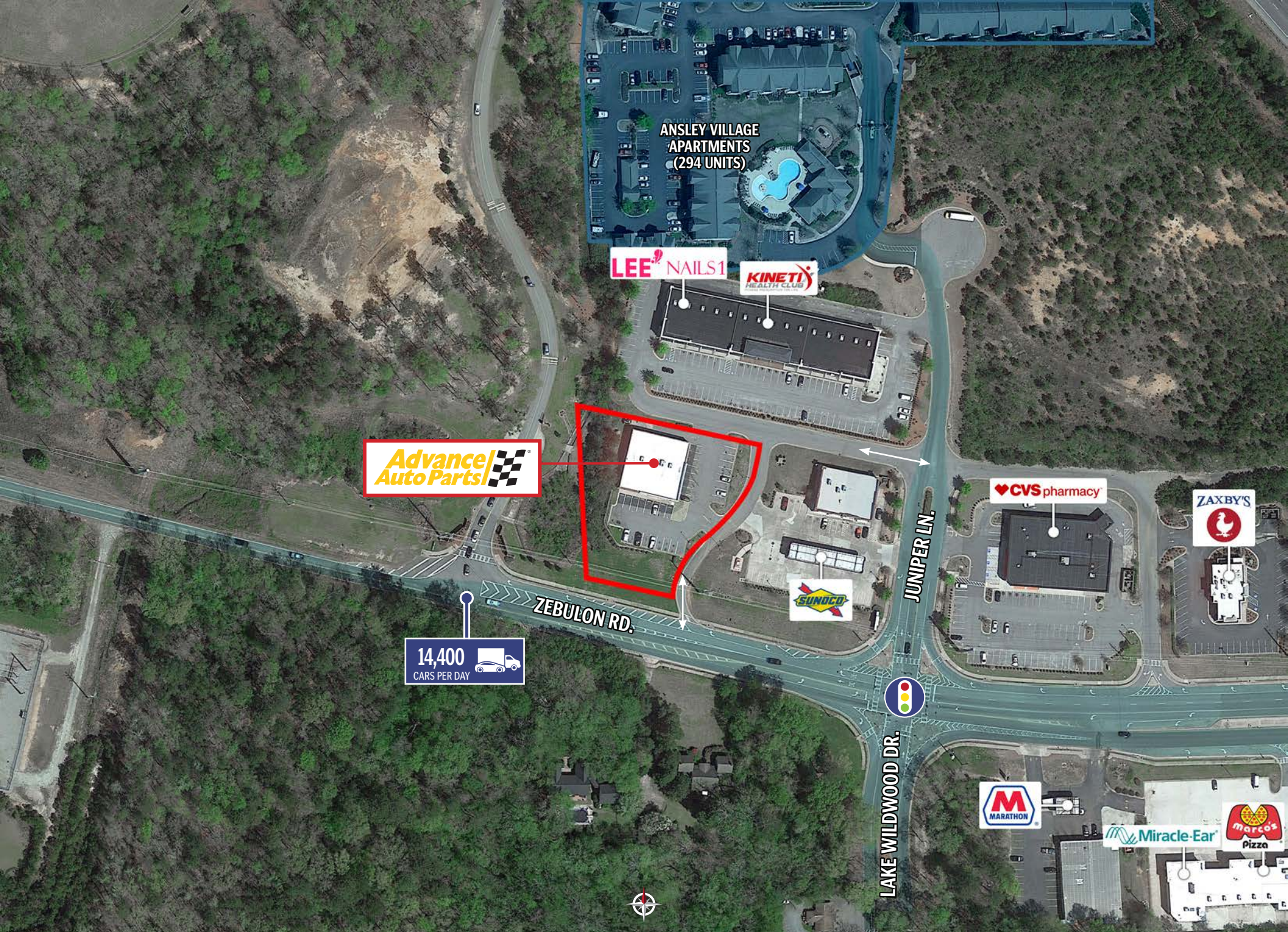
LEE NAILS1

Advance Auto Parts

14,400
CARS PER DAY

ZEBULON RD.





ANSLEY VILLAGE
APARTMENTS
(294 UNITS)

LEE NAILS1

KINETIX
HEALTH CLUB

Advance
Auto Parts

14,400
CARS PER DAY



ZEBULON RD.

JUNIPER LN.

LAKE WILDWOOD DR.

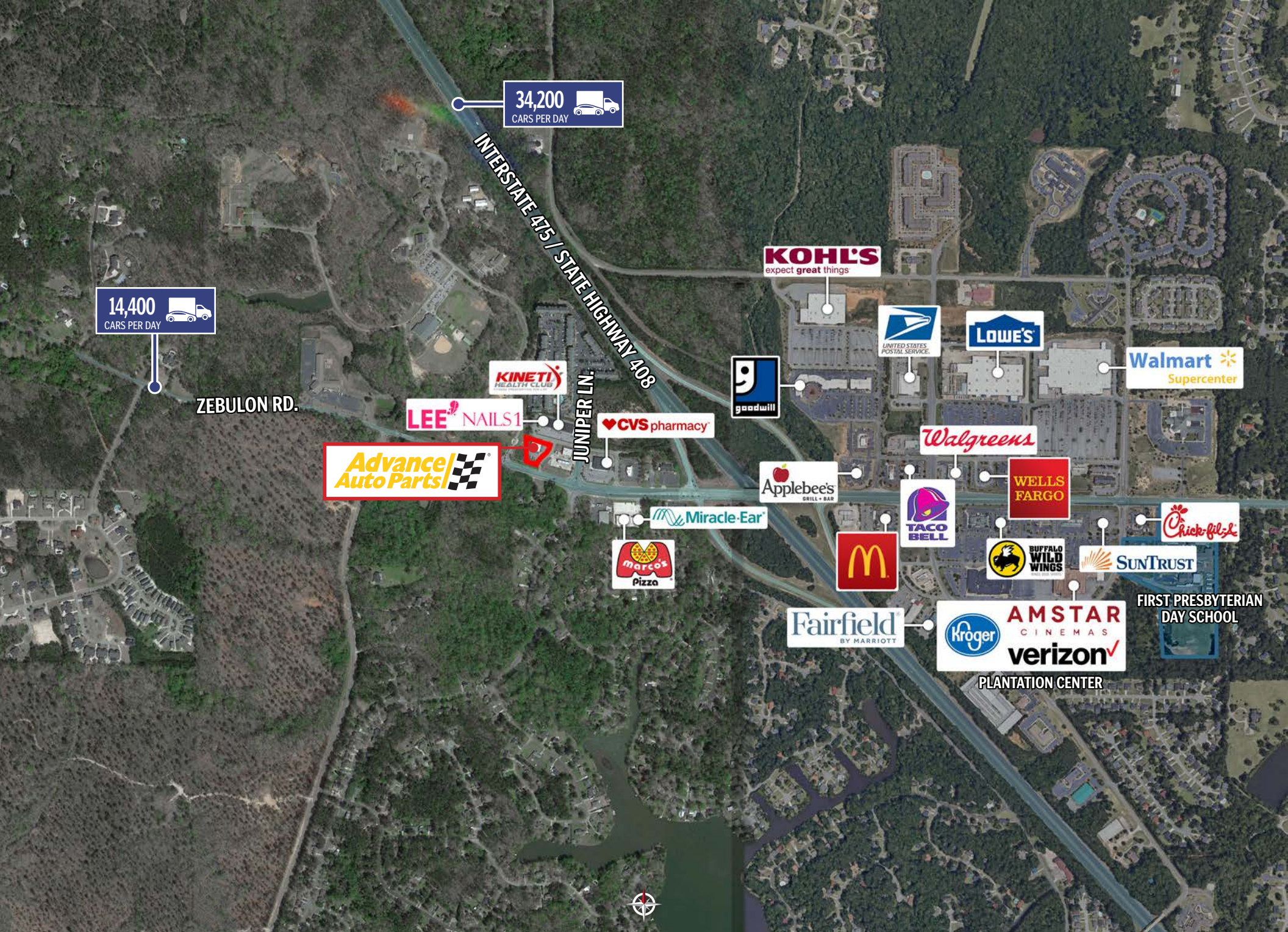
CVS pharmacy

ZAXBY'S

MARATHON

Miracle-Ear

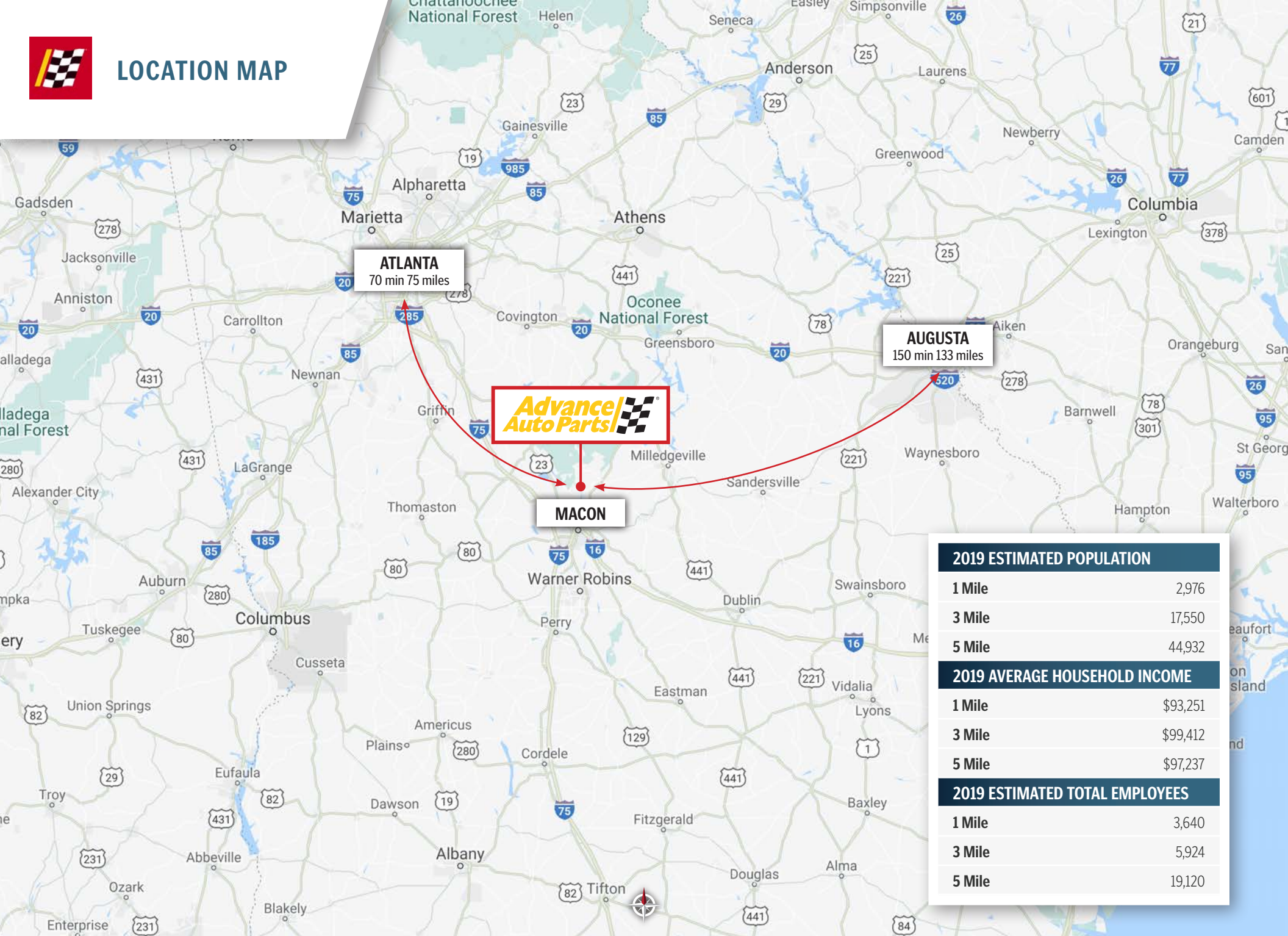
marco's
Pizza







LOCATION MAP



2019 ESTIMATED POPULATION

1 Mile	2,976
3 Mile	17,550
5 Mile	44,932

2019 AVERAGE HOUSEHOLD INCOME

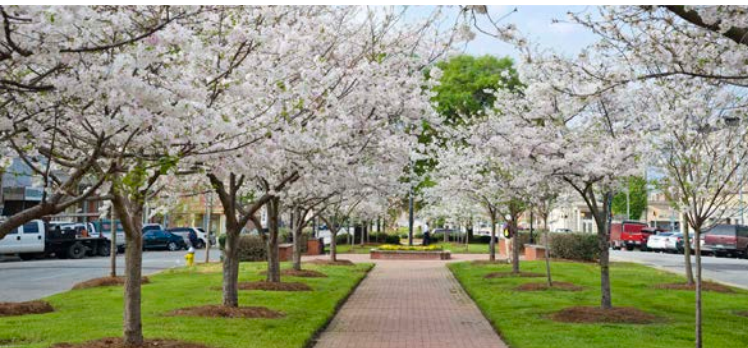
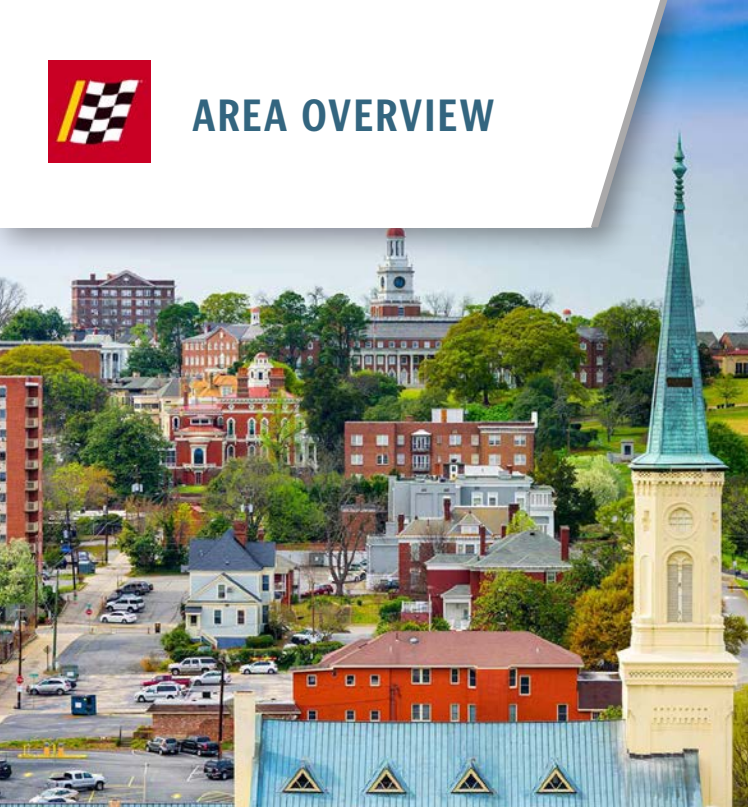
1 Mile	\$93,251
3 Mile	\$99,412
5 Mile	\$97,237

2019 ESTIMATED TOTAL EMPLOYEES

1 Mile	3,640
3 Mile	5,924
5 Mile	19,120



AREA OVERVIEW



Macon, Georgia

Macon-Bibb County is located in the central part of the state, approximately 80 miles south of Atlanta on Interstate 75. As a consolidated entity, the government is considered both a city and county. Macon had a population of 154,840 as of July 1, 2019.

Situated in the center of Georgia, whose economy is forecasted for steady growth well into the foreseeable future, and at the physical crossroads of two major interstates and excellent highway networks, Macon GA is a great place for businesses; and local employers draw from a civilian labor force that includes at least five surrounding counties. In addition to low business costs, abundant water, two rail roads, and a Certified Georgia Work Ready status with Bibb County holding the distinction of being the largest county in Georgia by population to achieve Georgia Work Ready certification, Macon GA is also just a seventy-five minute drive away from Atlanta's Hartsfield International Airport, adding value and convenience for employers and employees alike.

While Robins Air Force Base in neighbouring Warner Robins is the single largest employer in the midstate, greater Macon GA looms large as the financial, retail, medical, educational, and cultural center of Middle Georgia. Top employers in Macon GA are impressively diverse among industries, as well, with education, health care, aerospace, manufacturing, government, insurance, retail, and financial services strongly represented in workforce numbers.

Macon-Bibb County Georgia's consolidated government and local business community works together to enhance the economic climate and to attract new businesses and visitors, expand existing industry, and to recruit new residents. In addition to the strong commitment of local companies to stay in Macon-Bibb, efforts have drawn new businesses to the area. Major employers within Macon-Bibb County include Navicent Health Medical Center (formerly the Medical Center of Central Georgia), the Bibb County School District, Coliseum Health System, Mercer University, Macon-Bibb Government, Wal-Mart, and YKK, Inc.

Macon-Bibb County has more than 500 practicing physicians using three full service and two psychiatric hospitals, totaling more than 1,150 beds. This includes Navicent Health Medical Center, which is a regional care facility serving a 50 county area. The aerospace, manufacturing, lodging, and food service industries also provide a large number of well-paid jobs. Robins Air Force Base (RAFB), located in adjacent Houston County, continues to favourably impact the Macon-Bibb County economy.

Downtown Macon is a vibrant hub of activity. The Georgia Sports Hall of Fame, historic Douglass Theatre, Tubman African-American Museum, Cox Capital Theater, Grand Opera House and City Auditorium and Centreplex anchor the downtown entertainment district. The Museum of Arts and Sciences, located centrally in Macon-Bibb County, is Georgia's largest museum devoted to the arts and sciences.



AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Estimated Population	2,976	17,550	44,932
2024 Projected Population	3,139	18,036	45,534
2010 Census Population	2,939	17,037	43,352
Projected Annual Growth 2019 to 2024	1.07%	0.55%	0.27%
Historical Annual Growth 2010 to 2019	0.50%	0.41%	0.48%
2019 Estimated Households	1,183	7,033	18,125
2024 Projected Households	1,256	7,243	18,383
2010 Census Households	1,159	6,803	17,433
Projected Annual Growth 2019 to 2024	1.20%	0.59%	0.28%
Historical Annual Growth 2010 to 2019	0.38%	0.44%	0.51%
2019 Estimated White	64.87%	64.74%	60.71%
2019 Estimated Black or African American	26.04%	26.26%	30.86%
2019 Estimated Asian or Pacific Islander	5.61%	5.87%	5.11%
2019 Estimated American Indian or Native Alaskan	0.27%	0.25%	0.22%
2019 Estimated Other Races	0.67%	1.05%	1.23%
2019 Estimated Hispanic	3.19%	2.88%	3.12%
2019 Estimated Average Household Income	\$93,251	\$99,412	\$97,237
2019 Estimated Median Household Income	\$68,319	\$70,639	\$65,058
2019 Estimated Per Capita Income	\$36,059	\$39,878	\$39,373
2019 Estimated Total Businesses	219	407	1,519
2019 Estimated Total Employees	3,640	5,924	19,120





RENT ROLL

Lease Term						Rental Rates					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Advance Parts Inc.	7,000	3/2/2007	3/1/2022	Current	-	\$10,546	\$1.51	\$126,550	\$18.08	NNN	3 (5-Year)
(Corporate Guaranty)											5% Increase At Option Periods

FINANCIAL INFORMATION

Price	\$1,808,000
Net Operating Income	\$126,550
Cap Rate	7.00%
Lease Type	NNN

PROPERTY SPECIFICATIONS

Year Built	2007
Rentable Area	7,000 SF
Land Area	1.14 Acres
Address	6459 Zebulon Road Macon, GA 31220

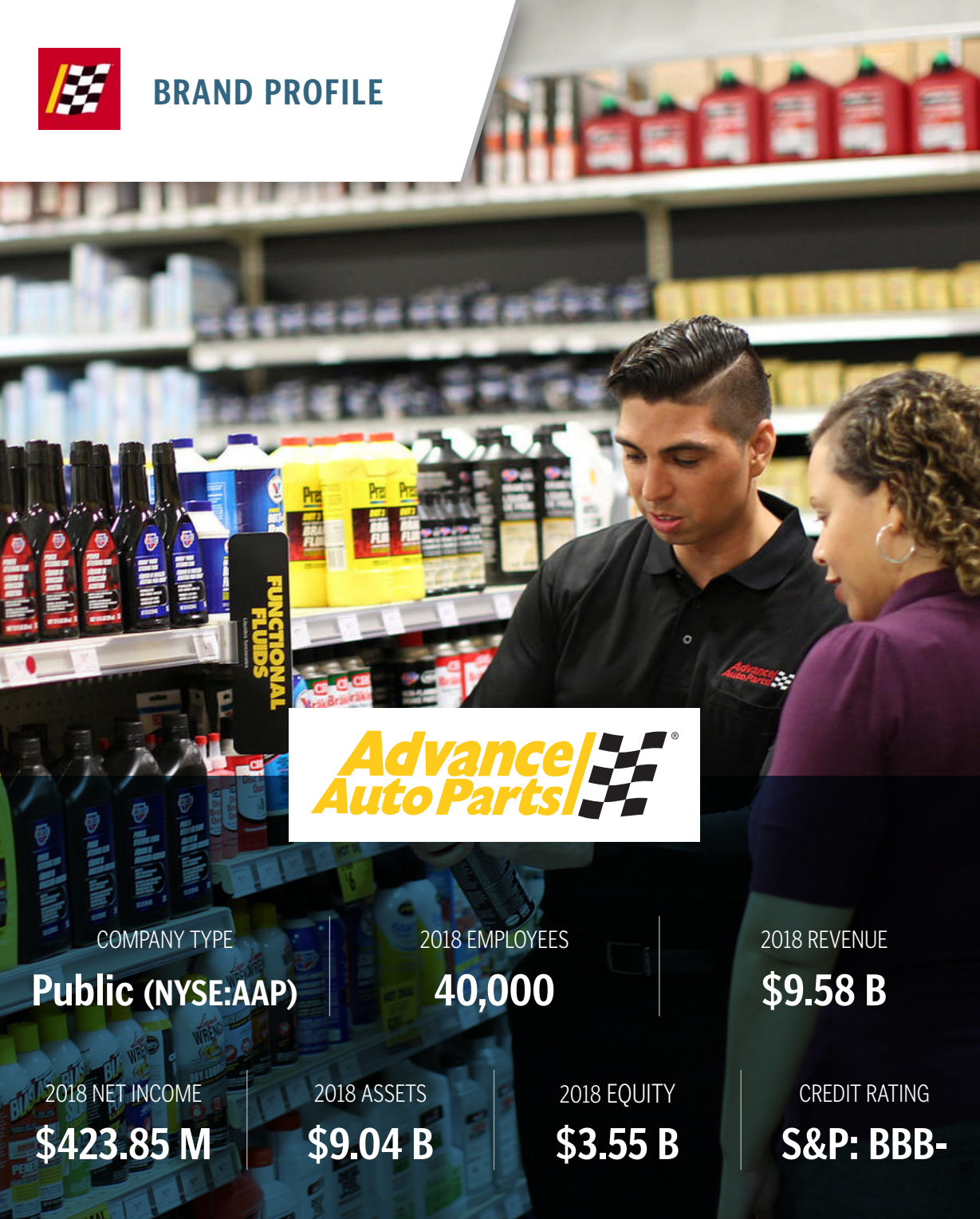


For financing options and loan quotes:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com.



BRAND PROFILE



COMPANY TYPE

Public (NYSE:AAP)

2018 EMPLOYEES

40,000

2018 REVENUE

\$9.58 B

2018 NET INCOME

\$423.85 M

2018 ASSETS

\$9.04 B

2018 EQUITY

\$3.55 B

CREDIT RATING

S&P: BBB-

Advance Auto Parts

AdvanceAutoParts.com

Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider that serves both professional installer and do-it-yourself customers. As of July 13, 2019, Advance operated 4,912 stores and 150 Worldpac branches in the United States, Canada, Puerto Rico and the U.S. Virgin Islands. The Company also serves 1,250 independently owned Carquest branded stores across these locations in addition to Mexico, the Bahamas, Turks and Caicos and British Virgin Islands. It was founded in 1932 and headquartered in Raleigh, North Carolina.





NATIONAL NET LEASE GROUP

SRS NATIONAL NET LEASE GROUP IS THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS.

275+

RETAIL
PROFESSIONALS

25+

OFFICES

#1

LARGEST REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated to retail

1500+

RETAIL LISTINGS
in 2018

\$2.6B

TRANSACTION
VALUE
in 2018

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.

*Statistics are for 2018

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