



JAMES CAPITAL ADVISORS

MARKETING PACKAGE



4601 Gulfway Dr
Port Arthur, TX 77642

CONTENTS	PAGE
Investment Summary	03
Lease Summary	04
Rent Schedule	05
Retail Aerial	06
Site Plan	08
About the Brand	09
Location Overview	10

CONTACT INFORMATION



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INVESTMENT SUMMARY



Tenant	Advance Auto Parts
Street Address	4601 Gulfway Dr
City	Port Arthur
State	TX
Zip	77642
GLA	6,921 SF
Lot Size	0.91 AC
Year Built	2001

\$800,800

PURCHASE PRICE

7.50%

CAP RATE

\$60,060

NET OPERATING INCOME

Price / SF \$115.71

Rent / SF \$8.68



Investment Grade Credit Tenant

Advance Auto Parts (NYSE: AAP) is the largest auto parts retailer in the country with over 5,200 locations and an investment grade credit rating of BBB- (S&P).

Ideal Location

Port Arthur, TX is nestled in the The Golden Triangle, a major industrial area of the Gulf Coast, which provides thousands of jobs to the area.

No Income Tax State

Texas is one of several states with no state income tax. Investors that live in non-income tax states can benefit from higher post tax dollars.

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.

Bite Sized Deal

Low price point asset in a market with limited competition.

ADVANCE AUTO PARTS - PORT ARTHUR, TX

LEASE SUMMARY



Lease Type	Double-Net (NN)	Real Estate Taxes	Tenant Responsible
Type of Ownership	Fee Simple	Insurance	Tenant Responsible
Original Lease Term	8 Years	Roof & Structure	Landlord Responsible*
Commencement Date	1/1/2000	Lease Guarantor	Corporate
Lease Expiration	3/31/2024	Company Name	Advance Stores Co.
Term Remaining	4+ Years	Ownership	Public
Increases	12% in Option 1, 5% in Option 2	Years in Business	87
Options	Two (2), 5-Year	Number of Locations	5,200

*Landlord responsible for parking and 50% of HVAC.



Largest Refinery in the US

Located in Texas near the Gulf of Mexico, Port Arthur is one of the largest refining and petrochemicals platforms in the country.

Economic Expansion

Motiva Enterprises LLC, owned by Aramco, owns the largest oil refinery in the US, located in Port Arthur. Aramco has announced it would refurbish two empty, historic buildings in downtown Port Arthur for use as offices. There is a \$5 billion mandate to create incentives that will help sustain jobs for future growth.

Long-Term Tenancy

Advance Auto Parts has been occupying this location for 20 years.

Recent Lease Extension

Advance Auto Parts recently extended their lease, showing unparalleled commitment to the site.



PERIOD	TERM	ANNUAL RENT	MONTHLY RENT	INCREASE	CAP RATE
1/1/2016 - 3/31/2024	Base Term	\$60,060	\$5,005	-	7.50%
4/1/2024 - 3/31/2029	1st Option	\$67,060	\$5,588	12%	8.37%
4/1/2029 - 3/31/2034	2nd Option	\$70,560	\$5,880	5%	8.81%









ABOUT THE BRAND



Advance Auto Parts

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.



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.

LOCATION OVERVIEW



1. Pleasure Island Marina

520 Pleasure Pier Blvd, Port Arthur, TX
9 MILES FROM SUBJECT PROPERTY

2. Museum of the Gulf Coast

700 Procter St, Port Arthur, TX 77640
4 MILES FROM SUBJECT PROPERTY

3. Buu Mon Buddhist Temple

2701 Procter St, Port Arthur, TX 77640
2.5 MILES FROM SUBJECT PROPERTY

4. Our Lady of Guadalupe Shrine

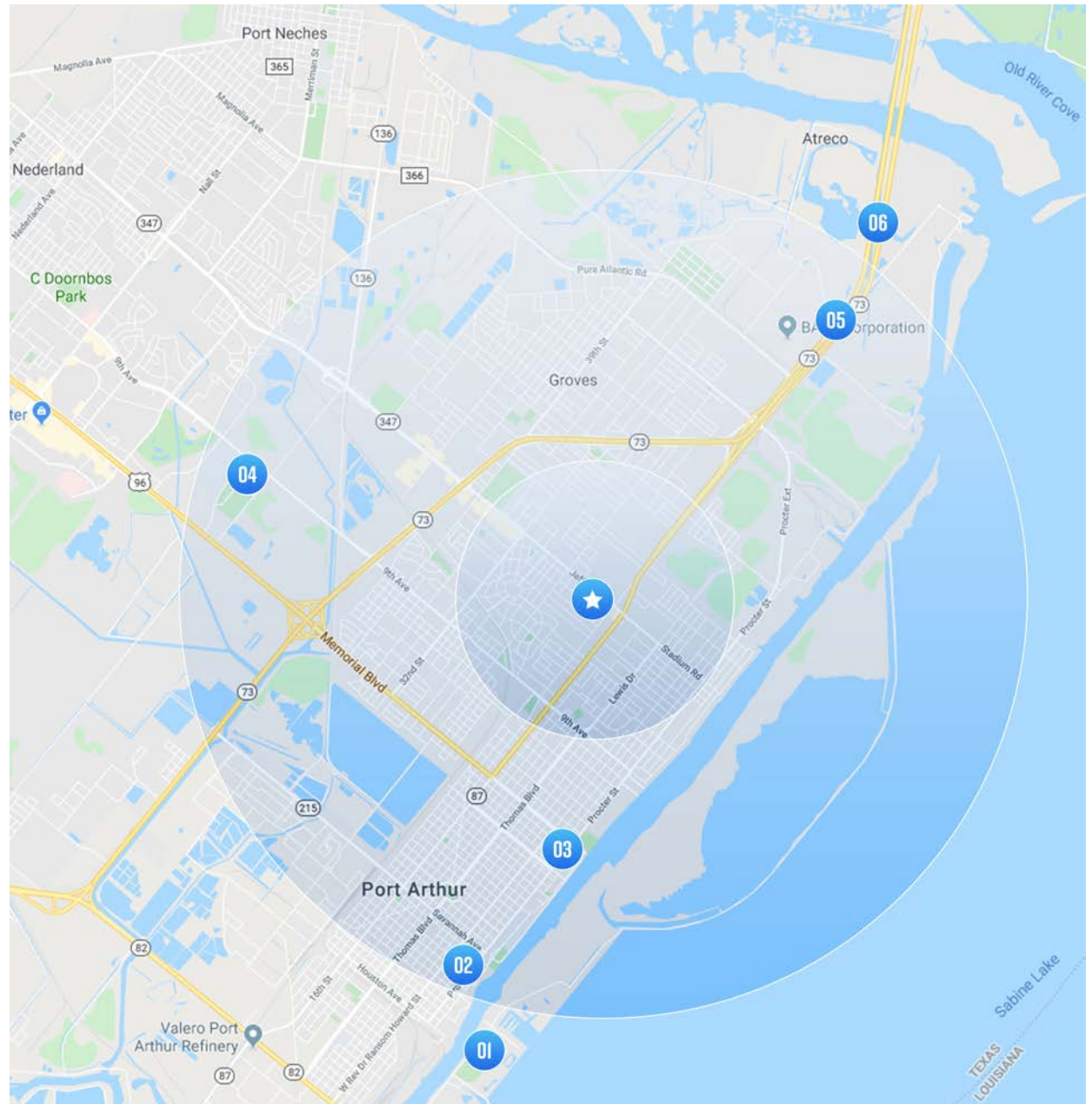
3648 61st St, Port Arthur, TX 77642
4 MILES FROM SUBJECT PROPERTY

5. The Veterans Memorial Park

7626 Gulfway Dr, Port Arthur, TX 77642
3.5 MILES FROM SUBJECT PROPERTY

6. Rainbow Bridge

State Hwy 87, Port Arthur, TX 77642
7 MILES FROM SUBJECT PROPERTY





01

PLEASURE ISLAND MARINA

The marina is a new, state-of-the art marina on the Sabine Lake with access to the Gulf of Mexico jetties.



02

MUSEUM OF THE GULF COAST

The museum tells the exciting story of the Texas/Louisiana Gulf Coast region, beginning with paleontology and biology.



03

BUU MON BUDDHIST TEMPLE

Chua Buu Mon is a Buddhist Temple located on Proctor Street in Port Arthur, Texas.



04

OUR LADY OF GUADALUPE SHRINE

The shrine is located on parish grounds and is open for spiritual needs for prayer or floral offerings.



05

THE VETERANS MEMORIAL PARK

The park features a 50-foot Tower of Honor listing names of fallen soldiers in addition to statuary and military vehicles.



06

RAINBOW BRIDGE

Rainbow Bridge in Texas is an impressive bridge structure spanning the shores of the Neches River.

LOCATION OVERVIEW



Port Arthur, TX

Port Arthur is a city in Jefferson County, Texas. The city is located on the eastern edge of Jefferson County in the west side of Sabine Lake. It is bordered to the northeast by Orange County, Texas, and to the southeast, across Sabine Lake, by Cameron Parish, Louisiana. The largest oil refinery in the United States is located in Port Arthur. In 1895, Arthur Stilwell founded Port Arthur and the town quickly grew. Port Arthur was incorporated as a city in 1898 and soon developed into a seaport.

The eruption of the Lucas Gusher at Spindletop in 1901 changed the fate of Port Arthur. The port quickly began to serve the needs of the new petrochemical industry. Companies such as Gulf Oil Corp. in 1901 and Texaco in 1902 set up refining facilities in the city. By 1957 Port Arthur was known as the center of the world's prosperous oil refining facilities and it continues to be a driving force in the oil refining network.



Valero Refinery

Motiva Enterprises, LLC

Motiva Enterprises owns and operates the Port Arthur Refinery in Port Arthur, TX. It is the largest refinery in North America and the fifth largest in the world. This refinery provides jobs to thousands of people in Port Arthur giving the economy a huge boost. Motiva's products include diesel, gasoline, liquefied petroleum gas (LPG), aviation fuel, and lubricants which it supplies to American states in the South, Mid-Atlantic, and the Northeast.

Ports of Port Arthur

The Ports of Port Arthur is North America's ultimate direct transfer facility positioned on the Gulf of Mexico to competitively handle any type of commodity while proving jobs to thousands of people.

Museum of the Gulf Coast

The Museum of the Gulf Coast celebrates the biology, history, and unique culture of the southeastern Gulf Coast, covering the region between Houston and New Orleans. There are two floors of exhibits including features on biodiversity, archaeology and paleontology.



POPULATION	1-Mile	3-Mile	5-Mile
2024 Projection	13,771	52,112	72,109
2019 Estimate	13,643	51,162	70,788
2010 Census	14,115	50,457	69,768
Growth '19 - '24	0.94%	1.86%	1.87%
Growth '10 - '19	-3.34%	1.40%	1.46%

HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2024 Projection	4,653	18,965	27,497
2019 Estimate	4,605	18,591	26,950
2010 Census	4,765	18,273	26,462
Growth '19 - '24	1.04%	2.01%	2.03%
Growth '10 - '19	-3.36%	1.74%	1.84%
Average Income	\$49,146	\$54,848	\$57,766
Median Income	\$34,864	\$39,257	\$39,233

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