



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

AdvanceAutoParts!

Advance Auto Parts
100 N Thompson Street
Springdale, AR 72764

EXCLUSIVELY MARKETED BY:

**MATSON KANE**

Lic. # 695584

512.861.1889 | DIRECT
matson@SIGnnn.com**ELAN SIEDER**

Lic. # 678407

512.649.5185 | DIRECT
elan@SIGnnn.com**MAX FREEDMAN**

Lic. # 644481

512.766.2711 | DIRECT
max@SIGnnn.com**ANDREW ACKERMAN**

Lic. # PB00085157

770.626.0445 | DIRECT
andrew@SIGnnn.com2101 South IH 35, Suite 402
Austin, TX 78741
844.4.SIG.NNN
www.SIGnnn.comIn Cooperation With Sands Investment Group
Arkansas, LLC - Lic. # PB00085157

TABLE OF CONTENTS

04

06

07

11

13

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Lease Summary
Rent Roll

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

AREA OVERVIEW

City Overview
Demographics

TENANT OVERVIEW

Tenant Profile

© 2019 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy, however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.

INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 7,000 SF Advance Auto Parts Located at 100 N Thompson Street in Springdale, AR. This Opportunity Includes a Corporate Guaranteed Lease From Investment Grade Tenant (BBB) With ~6 Years Remaining, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$1,553,285
CAP	6.85%
NOI	\$106,400
PRICE PER SF	\$221.90
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	100 N Thompson Street Springdale, AR 72764
COUNTY	Washington
BUILDING AREA	7,000 SF
LAND AREA	0.86 AC
BUILT	2005



HIGHLIGHTS

Advance Auto Parts!

- Corporate Guaranteed Lease From Investment Grade Tenant (BBB) With Approximately 6 Years Remaining
- Springdale is a Bedroom Community Positioned Between Rogers to the North (12-Miles) and Fayetteville to the South (8-Miles)
- Property Sits on the Signalized Corner of Thompson St and W Emma Ave With Dual Access From Both Roads - Outstanding Traffic With Over 33,647 VPD Along Thompson St
- Located Directly in Front of the Springdale High School, Football Stadium and Pat Walker Theater Serving Over 2,300 Students and Staff
- Just Minutes From the Medical Complex Which Includes: NW Medical Center, Regency Springdale Hospital, UAMS Family Medical Center and NW Medical Center Wound Care Center
- Springdale is the 4th Largest City in Arkansas and is an Important Industrial City for the Region; Home to Tyson Foods' World Headquarters (the City's Top Employer) and is Visible Throughout the City With Its Name on a Recreational Complex, Neighborhood Roads and Nearby Schools - the Governor Signed an Act Into Law Recognizing Springdale as the "Poultry Capital of the World" in 2013
- Nearby Tenants Include: Zaxby's, Taco Bell, Redbox, McDonalds, Subway, Hardee's, USPS and Tyson Foods



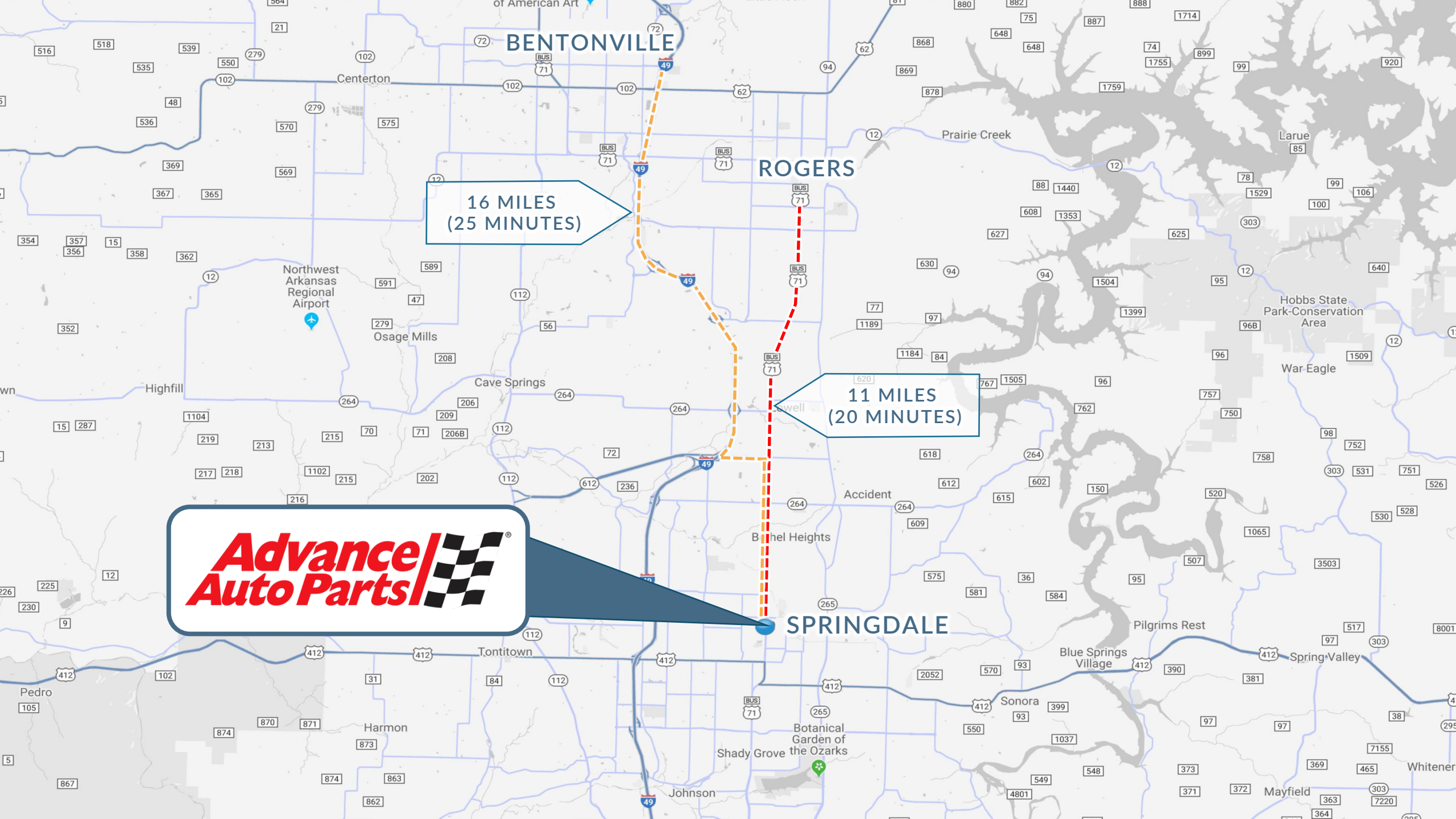
LEASE SUMMARY

TENANT	Advance Auto Parts
PREMISES	A Building of Approximately 7,000 SF
LEASE COMMENCEMENT	May 16, 2005
LEASE EXPIRATION	November 30, 2025
LEASE TERM	~6 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	Option 1 Begins at \$11,316/Month and 5% Increases in Next 2 Options
LEASE TYPE	NN+
PERMITTED USE	Auto Parts
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Shared Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Shared Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
----------------	------------------	-------------

7,000 SF	\$106,400	\$15.20
----------	-----------	---------





16 MILES
(25 MINUTES)

11 MILES
(20 MINUTES)



SPRINGDALE

Springdale Aquatic Center

Springdale Public Library

Springdale High School

Archer Alternative Learning Center

Murphy Park



ZAXBY'S



Tang's Asian Market

H&R BLOCK



Castle Rental

Green Power Juice

N Thompson St



SUBWAY



WAFFLE HOUSE



Variety Insurance



Sisco FUNERAL CHAPEL



UNITED BANK



R&L CARRIERS



ARVEST

Community Pharmacy of Springdale

UAMS Family Medical Center



**Advance/
Auto Parts**

W Huntsville Ave

E Emma Ave

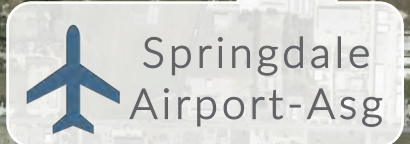


E Emma Ave

W Huntsville Ave



N Thompson St

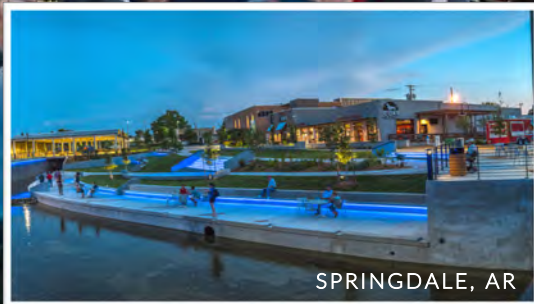


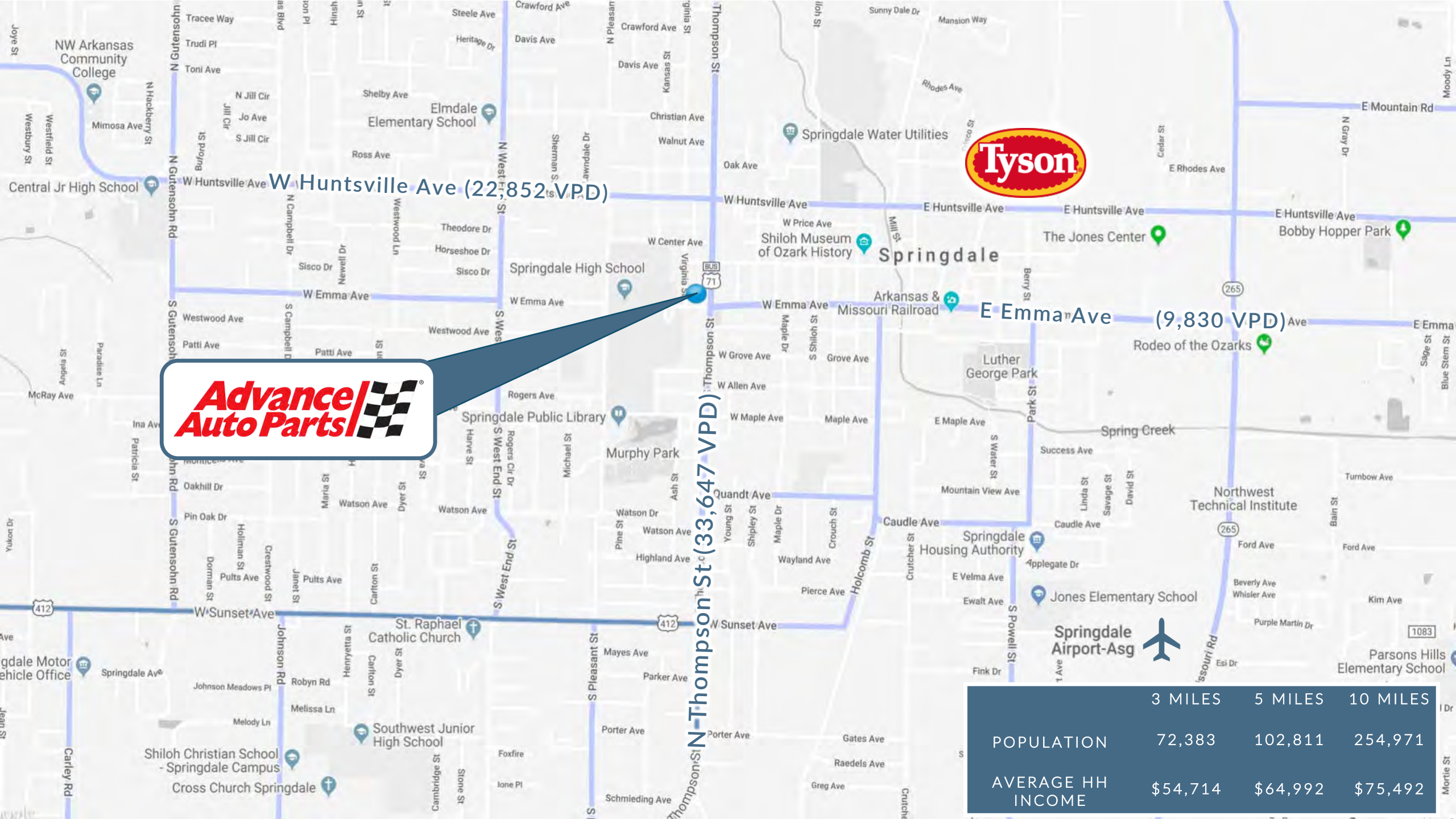
SPRINGDALE | WASHINGTON COUNTY | ARKANSAS

Springdale is the 4th-largest city in Arkansas. The city is located in both Washington and Benton counties in the Northwest region of the state. The city's 2018 estimate population is about 81,029 residents. Springdale is located in the four-county Northwest Arkansas Metropolitan Statistical Area, which is ranked 106th in terms of population in the U.S. with about 491,966 residents. Springdale has been experiencing a population boom in recent years, as indicated by a 133% growth in population. During this period of rapid growth, the city has seen a new Shiloh Museum of Ozark History, the establishment of a Springdale campus of Northwest Arkansas Community College, and the Northwest Arkansas Naturals minor league baseball team moved into Arvest Ballpark.

Located on the Springfield Plateau deep in the Ozark Mountains, Springdale has long been an important industrial city for the region. The industrial and manufacturing employers in the city, include the Apex Tool Group, Ball Corporation, Brunner & Lay, Dayco Products, and Pratt & Whitney. In addition to several trucking companies, the city is home to the world headquarters of Tyson Foods, the world's largest meat producing company. Tyson remains the city's top employer, and is visible throughout the city due to many public features bearing the Tyson name. Springdale has a robust poultry processing industry, including large hatcheries and/or processing plants owned and operated by Tyson Foods, Cargill, and George's throughout the city. In 2013, the governor signed an act into law recognizing Springdale as "The Poultry Capital Of The World".

The city has several interesting attractions to explore. The city is home to Arvest Ballpark, which is a baseball stadium home to the Northwest Arkansas Naturals of the Texas League. The ballpark hosts more than 70 baseball games in the summer, along with several festivals, fairs, and charitable events throughout the year. The Shiloh Museum of Ozark History is a regional history museum in the city that is dedicated to the history of the Northwest Arkansas Ozarks. It tells the story of the people who shaped the Ozarks through a range of fascinating exhibits and displays, and six historic buildings spread across the museum grounds. The city is also home to the Sassafras Springs Vineyard & Winery, which is a beautiful winery and tasting room that produces several award-winning wines and provides a stunning venue for romantic special events.





W Huntsville Ave (22,852 VPD)

N Thompson St (33,647 VPD)

E Emma Ave (9,830 VPD)

	3 MILES	5 MILES	10 MILES
POPULATION	72,383	102,811	254,971
AVERAGE HH INCOME	\$54,714	\$64,992	\$75,492

ADVANCE AUTO PARTS

TENANT PROFILE

Headquartered in Raleigh, North Carolina, Advance Auto Parts, Inc. is the largest automotive aftermarket parts provider in North America serving both the professional installer and do-it-yourself customers. Advance Auto Parts was founded in 1932 and had 2018 revenue of approximately \$9.6 billion. Advance operates over 4,891 Advance Stores, 152 Worldpac branches and serves 1,260 independently owned Carquest branded stores, as of October 2019, in the United States, Puerto Rico, the U.S. Virgin Islands and Canada.

Advance Auto Parts employs approximately 74,000 team members and works hard to create an environment of honesty, integrity, mutual trust and dedication. Since their founding by Arthur Taubman in 1932, these values haven't changed. In 2005, Advance Auto Parts purchased Autopart International, Inc. which operates 202 stores along the Atlantic Seaboard. As of 2014, Autopart International still operates as a separate division within Advance Auto. The company is now the largest automotive aftermarket retailer in the United States based on sales and store count. The company premiered on the Fortune 500 list of companies in 2003 at No. 466 and has remained on the list since that time.



COMPANY TYPE
NYSE: AAP



FOUNDED
1932



OF LOCATIONS
4,891+



HEADQUARTERS
Raleigh, NC



WEBSITE
advanceautoparts.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

In Cooperation With
Sands Investment Group Arkansas, LLC
Lic. # PB00085157

EXCLUSIVELY MARKETING BY:

MATSON KANE

Lic. # 695584

512.861.1889 | DIRECT
matson@SIGnnn.com

ELAN SIEDER

Lic. # 678407

512.649.5185 | DIRECT
elan@SIGnnn.com

MAX FREEDMAN

Lic. # 644481

512.766.2711 | DIRECT
max@SIGnnn.com

ANDREW ACKERMAN

Lic. # PB00085157

770.626.0445 | DIRECT
andrew@SIGnnn.com



Advance Auto Parts
100 N Thompson Street
Springdale, AR 72764