



ADVANCE AUTO PARTS
5790 BROADWAY
MERRILLVILLE, IN 46410

OFFERING SUMMARY

Price	\$1,217,105
Net Operating Income	\$92,500
Capitalization Rate	7.60%
Price/SF	\$173.87
Net Cash Flow	7.60% / \$92,500
Down Payment	All Cash
Cash on Cash Return	7.60%
Rent/SF	\$13.21
Gross Leasable Area	7,000 SF
Year Built/Renovated	2004
Lot Size	1.31 acre(s)

LEASE SUMMARY

Tenant	Advance Auto Parts
Credit Rating	BBB-
Lease Type	NN
Lease Commencement	8/12/2004
Lease Expiration	7/31/2024
Lease Term Remaining	4.6 Years
Options	Option 1- 8/1/2024 Option 2- 8/1/2029 Option 3- 8/1/2034



EXCLUSIVELY LISTED BY:

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RENT SCHEDULE

Annual Rent	Annual Rent/SF	Monthly Rent	Year	Percent Increase
\$92,500	\$13.21	\$7,708	Current	N/A
\$99,470	\$14.21	\$8,289	8/1/2024-7/31/2029	7.54%
\$106,470	\$15.21	\$8,873	8/1/2029-7/31/2034	7.04%
\$113,470	\$16.21	\$9,456	8/1/2034-7/31/2039	6.57%



INVESTMENT HIGHLIGHTS

- NN, Three Five-Year Options with Seven Percent Increases Every Five-Years
- S&P BBB- | NYSE: AAP | Corporate Guaranty
- 2019 Q3 Net Sales Increased 1.6 Percent - \$2.3 Billion
- Over 15 Years of Successful Operation
- Build-to-Suit in 2004 | 7,000 Square Feet - 1.31 Acres
- Daily Traffic Counts of 40,881

DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
2018 Population	8,690	49,596	127,835
2010 Population	8,882	50,674	129,441
2018 Households	3,318	18,256	48,773
2010 Households	3,394	18,665	49,308
Average HH Income	\$63,137	\$59,624	\$63,017