



CONFIDENTIAL OFFERING MEMORANDUM

ADVANCE AUTO PARTS

WOOD RIVER, IL (ST. LOUIS MSA)



DISCLAIMER

This confidential Offering Memorandum, has been prepared by Blue West Capital, LLC ("Blue West Capital") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Blue West Capital recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as Advance Auto Parts (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Blue West Capital or its brokers.

Blue West Capital makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Blue West Capital has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Blue West Capital and the Owner of the Property. Blue West Capital makes no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Blue West Capital and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Blue West Capital and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written

or oral communication transmitted or made available to you. Blue West Capital shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Blue West Capital. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Blue West Capital at your earliest convenience.

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ZACH WRIGHT - LEAD
Director, Net Lease Investment Sales
720.966.1628
Zach@BlueWestCapital.com

ROBERT EDWARDS
Managing Partner
720.966.1630
Robert@BlueWestCapital.com

TOM ETHINGTON
Managing Partner
720.966.1624
Tom@BlueWestCapital.com

BRANDON GAYESKI
Associate
720.966.1627
Brandon@BlueWestCapital.com

SHAWN DICKMAN
Associate
720.828.8310
Shawn@BlueWestCapital.com

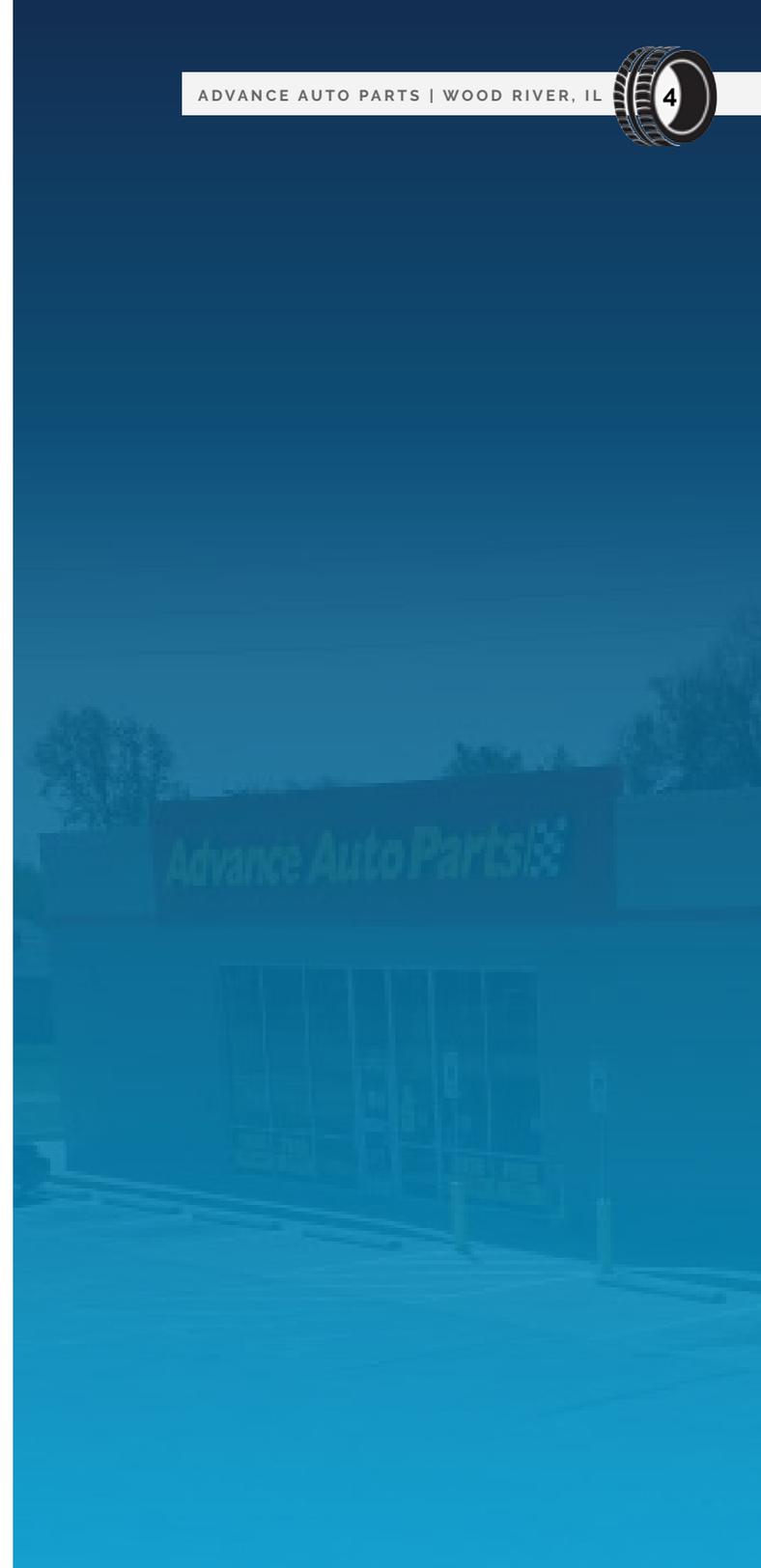
BRANDON WRIGHT
Analyst
720.828.7457
Brandon.Wright@BlueWestCapital.com

400 S COLORADO BLVD, #420,
DENVER, CO 8024
BLUEWESTCAPITAL.COM



INVESTMENT HIGHLIGHTS

- Located within the **St. Louis MSA**
- Long-term lease with **over 10 years remaining**
- Advance Auto Parts is an **investment grade rated company (S&P:BBB-)**
- Advance Auto Parts is an **essential business**
- Rare Advance Auto Parts lease with **virtually no landlord responsibilities – tenant is responsible for the roof, HVAC, and parking lot**
- **Recently constructed** building (2015)
- **Strategic retail corridor** that features numerous national and local tenants including **Walmart Supercenter, Walgreens, ALDI, Schnucks (Grocery Store), McDonald's, Burger King**, and many others
- Numerous **auto repair shops and car dealerships in the immediate vicinity**
- Close proximity to the **Wood River Refinery**, capable of refining 380,000 barrels of crude oil per day and is **the largest refinery operated by Phillips 66**





INVESTMENT OVERVIEW



934 East Edwardsville Road
Wood River, IL 62095

PURCHASE PRICE
\$1,560,000

CREDIT RATING
Investment Grade (S&P: BBB-)

CAP RATE
6.25%

LEASE TYPE
NNN*

NET OPERATING INCOME
\$97,479

ROOF RESPONSIBILITY
Tenant

RENT COMMENCEMENT DATE
October 25, 2015

PARKING LOT RESPONSIBILITY
Tenant

LEASE EXPIRATION
October 31, 2030

HVAC RESPONSIBILITY
Tenant

RENTAL ESCALATIONS
In Options

BUILDING SIZE
6,889 SF

RENEWAL OPTIONS
Three 5-Year

LAND SIZE
38,982 SF

TENANT
**Advance Stores Company,
Incorporated**

YEAR BUILT
2015

NOI SCHEDULE

Date	NOI	Period	Increase	Cap Rate
Current	\$97,479	Primary Term	-	6.25%
11/1/2030	\$102,353	Option 1	5%	6.56%
11/1/2035	\$107,471	Option 2	5%	6.89%
11/1/2040	\$112,845	Option 3	5%	7.23%

**Landlord is only responsible for the slab and structure.*

AERIAL



Great Clips
PAPA JOHN'S
T-Mobile
Edward Jones

Walmart
Supercenter

TACO BELL
DOLLAR TREE

SportClips
DOLLAR GENERAL
Applebees

REGIONS
AT&T
Wendy's

ALDI

Valvoline

meineke
car care center

StorCo
STORAGE YOUR WAY

McDonald's

Walgreens

JJ

Pizza Hut

DQ

O'Reilly
AUTO PARTS

BURGER KING

Hardee's

TheBANK
of Edwardsville



LONG JOHN SILVERS

E. EDWARDSVILLE RD

TITLEMAX

Advance
Auto Parts

AERIAL



E. EDWARDSVILLE RD

Great Clips
PAPA JOHN'S
T-Mobile
Edward Jones

Walmart
Supercenter

TACO BELL
DOLLAR TREE

SportClips
DOLLAR GENERAL
Applebees

BURGER KING

McDonald's

Hardee's

Walgreens

meineke
car care center

JJ

Pizza Hut

O'Reilly
AUTO PARTS

TheBANK
of Edwardsville

Advance Auto Parts

SITE PLAN



DEMOGRAPHICS & MAP

AREA DEMOGRAPHICS



TOTAL POPULATION

1 mile	8,210
3 mile	26,172
5 mile	52,787



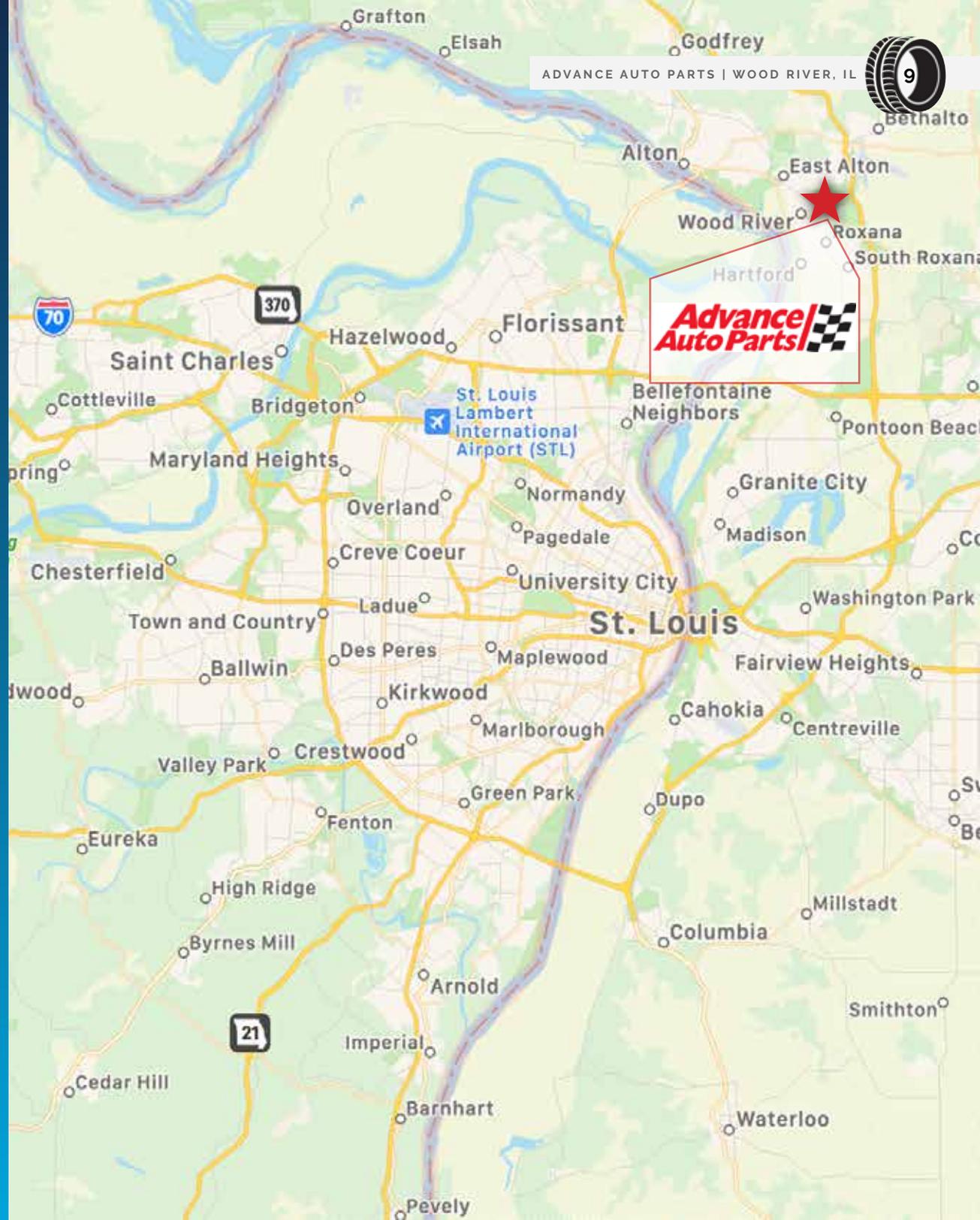
TOTAL HOUSEHOLDS

1 mile	3,424
3 mile	10,961
5 mile	21,851



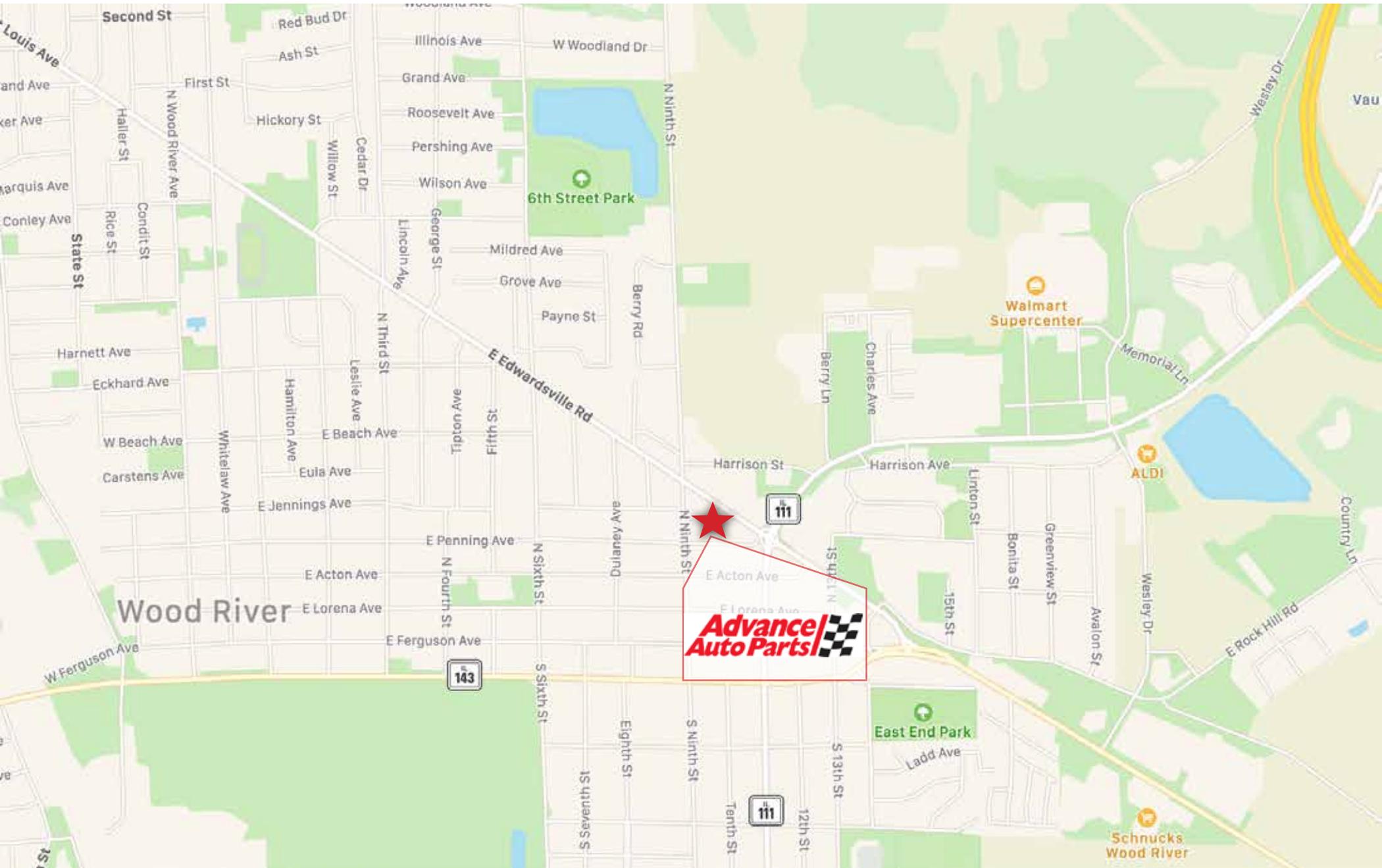
AVERAGE HH INCOME

1 mile	\$59,126
3 mile	\$60,969
5 mile	\$61,893





MAP



TENANT OVERVIEW

ADVANCE AUTO PARTS, INC. is an American automotive aftermarket parts provider that serves both professional installer and do-it-yourself customers. The company's stores and branches offer a broad selection of brand name, original equipment manufacturer and private label automotive replacement parts, accessories, batteries and maintenance items for domestic and imported cars, vans, sport utility vehicles and light and heavy duty trucks. Advance Auto Parts, Inc. operates its stores under the Advance Auto Parts, Autopart International, Carquest, and Worldpac brand names.

The company was founded in 1929 and is headquartered in Raleigh, NC. The company operates over 4,800 stores and 160 branches in the United States, Puerto Rico, the U.S. Virgin Islands, and Canada; and served 1,253 independently owned Carquest branded stores in Mexico, the Bahamas, Turks and Caicos, and the British Virgin Islands. Advance Auto Parts employs over 70,000 people.

The company is publicly traded on the NYSE, AAP, and has a market capitalization of approximately \$8 billion. Advance Auto Parts is an investment grade rated company with a Standard and Poor's rating of BBB-.



Website:	www.advanceautoparts.com
Credit Rating:	Investment Grade (S&P: BBB-)
Stock Symbol:	NYSE: AAP
Market Capitalization:	\$8 Billion
Number of Locations:	4,800+
Headquarters:	Raleigh, NC
Year Founded:	1929



LOCATION OVERVIEW

WOOD RIVER is a city in Madison County, IL that is a part of the St. Louis MSA. Wood River is located along the Mississippi River approximately fifteen miles north of downtown St. Louis. Wood River and several neighboring cities and villages, such as Alton, East Alton, Godfrey, Roxana, and Bethalto, are known as the "Riverbend" area. Wood River is home to over 10,000 residents while there are approximately 265,000 residents in Madison County.

The city is home to the Wood River Refinery. The complex is capable of refining 380,000 barrels of crude oil per day and is the largest refinery operated by Phillips 66. Oil is supplied from the Gulf of Mexico, Canada, and domestic sources through pipelines. The facility produces 165,000 barrels per day of gasoline, 90,000 barrels per day of diesel and jet fuels, as well as other products including asphalt, propane, and chemical feedstocks.



The **ST. LOUIS MSA** is the area surrounding the independent city of St. Louis and includes part of Missouri and Illinois. The MSA is the 20th largest in the United States with a total population in excess of 2.8 million people. The region is home to ten Fortune 500 companies (Express Scripts, Emerson Electric, Monsanto, Reinsurance Group of America, Centene, Peabody Energy, Ameren, Graybar Electric, Olin Corporation, and Edward Jones) and many other large corporations (such as Anheuser-Busch, Energizer, Panera, Enterprise and Purina).

St. Louis is home to two national research universities, Washington University and Saint Louis University. St. Louis is also home to two major league sports teams, the St. Louis Cardinals and St. Louis Blues. St. Louis is home to many parks including Forest Park which occupies 1,400 acres of land making it approximately twice as large as Central Park in New York City.

St. Louis is served by four major interstates (I-44, I-55, I-64 & I-70) and is strategically located along the Mississippi River. St. Louis features two passenger airports, Lambert St. Louis International Airport and MidAmerica St. Louis Airport. Lambert Airport is the largest and busiest airport in Missouri with over 255 daily departures and over 13 million annual passengers. MidAmerica St. Louis Airport is the secondary passenger airport serving the metropolitan area and is located 17 miles east of the city downtown core.



**BLUE
WEST
CAPITAL**

ZACH WRIGHT - LEAD
Director, Net Lease Investment Sales
720.966.1628
Zach@BlueWestCapital.com

ROBERT EDWARDS
Managing Partner
720.966.1630
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TOM ETHINGTON
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Tom@BlueWestCapital.com

BRANDON GAYESKI
Associate
720.966.1627
Brandon@BlueWestCapital.com

SHAWN DICKMAN
Associate
720.828.8310
Shawn@BlueWestCapital.com

BRANDON WRIGHT
Analyst
720.828.7457
Brandon.Wright@BlueWestCapital.com

400 S COLORADO BLVD, #420,
DENVER, CO 8024
BLUEWESTCAPITAL.COM



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