



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

Advance Auto Parts 



Advanced Auto Parts
204 West G L Smith Street
Morgantown, KY 42261

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 6,895 SF Advance Auto Parts Located at 204 West G L Smith Street in Morgantown, KY. This Opportunity Includes Over 9 Years Remaining on the Lease With a High-Quality Tenant, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$1,335,348
CAP	6.75%
NOI	\$90,136
PRICE PER SF	\$193.67
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	204 W G L Smith Street Morgantown, KY 42261
COUNTY	Butler
BUILDING AREA	6,895 SF
LAND AREA	0.67 AC
BUILT	2015



HIGHLIGHTS

- Over 9 Years Remaining on a Corporate Guaranteed Lease
- Essential Business - Open and Paying Full Rent Throughout Pandemic
- 2015 Construction Built-To-Suit Tenant's Needs
- Investment Grade Tenant (BBB) and Operates Over 6,200 Stores in the U.S., Canada, Puerto Rico and Virgin Islands
- Upgraded Concrete Masonry Unit Construction
- NN Lease With Minimal Landlord Responsibilities
- 15 Years Remaining on Roof Warranty
- Primary Retail Corridor in Morgantown
- 5% Base Rent Increase at Each Option
- Growing E-Commerce Platform and Partnership With Walmart Utilizing Stores For Both Retail and Logistics Enabling "Advance Same Day" Delivery and Curbside Pickup
- Advance Auto Parts Historically Performs Very Well in Recessionary Environments Due to Increase in Age of Vehicles and DIY Repairs
- Limited Competition in the Area

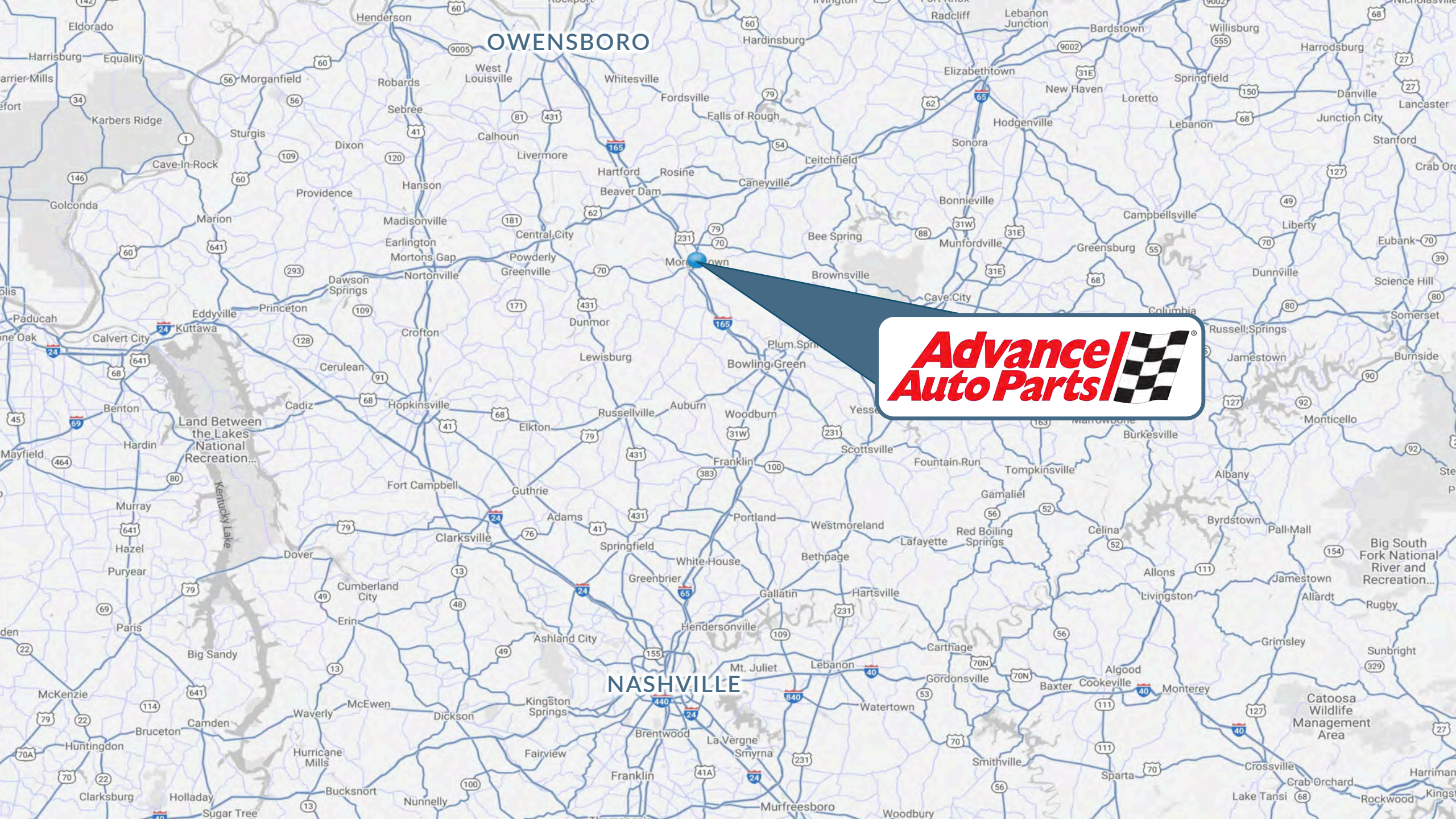


LEASE SUMMARY

TENANT	Advance Auto Parts, Inc.
PREMISES	A Building of Approximately 6,895 SF
LEASE COMMENCEMENT	January 29, 2015
LEASE EXPIRATION	January 31, 2030
LEASE TERM	9+ Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	5% at Options
LEASE TYPE	NN
PERMITTED USE	Auto
PROPERTY TAXES	Reimbursed By Tenant
INSURANCE	Tenant's Responsibility <i>*Landlord to Carry Additional Commercial General Liability Insurance</i>
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility <i>20-Year (15 Remaining) Roof Warranty Negates LL Responsibility</i>
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Landlord's Responsibility <i>5-Year Warranty Remain on Heat Exchange</i>
UTILITIES	Tenant's Responsibility

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
6,895 SF	\$90,136	\$13.07





OWENSBORO

NASHVILLE

Advance
Auto Parts 



Morgantown
Care & Rehabilitation Center
A Signature HealthCARE Community

fred's
DISCOUNT Outlet
Tiny Prices are a BIG DEAL

Little Rascals
TRUST • INSPIRE • EXPLORE
Preschool Childcare

First Baptist Church
Morgantown, KY

CASH
EXPRESS

Hebrews
Coffee House

Warren RECC
A Trachone Energy Corporation

UNITED STATES
POSTAL SERVICE

EL AZTECA
RESTAURANT

Bounty
County Clerk

Five Seasons
Flowers

Grace Temple
Ministries

Master One
Tax Service

HOCKER
FAMILY INSURANCE

Up Town
BAKERY

True Value

N Tyler St

Walgreens

LIMESTONE
BANK

W G L Smith St

W Ohio St

BLUEGRASS
ORAL HEALTH CENTER

KENTUCKY
FARM BUREAU
KFB

Advance
Auto Parts

Butler County
Middle School

Morgantown
Elementary School

EASTSIDE
church of Christ

 **BLACKHAWK**
AEROSPACE

 **FIRST**
United Methodist Church

Butler County
Board Education

Butler
County Library

FIREHOUSE PIZZA
HOME OF THE CHIEF

COLEMAN BROTHERS
Motors, Inc.

 **Morgantown**
BANK & TRUST

W Ohio St

Master One
Tax Service

Grace Temple
Ministries

HOCKER
FAMILY INSURANCE

FISHER
Auto Parts
PROFESSIONALS

BOB'S SMOKE SHOP
Discount Drive Thru Tobacco Store

Advance
Auto Parts

W G L Smith St

Walgreens

N Tyler St



LIMESTONE
BANK



Red BURRITO ACE
Hallmark Hardee's

Save a lot NAPA

Advance Auto Parts

SONIC MARATHON
DOLLAR GENERAL

True Value
Walgreens

MARATHON

FAMILY DOLLAR
McDonald's IGA
SUBWAY

Veterans Way

WGL Smith St

S Main St



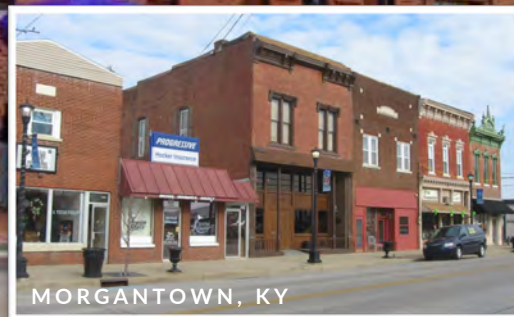
OWENSBORO, KY

MORGANTOWN | BUTLER COUNTY | KY

Morgantown is a home rule-class city in, and the seat of, Butler County in Kentucky. The town's population was about 2,407 residents in the 2018 estimate census. The town is situated on the top of a bluff on the west side of the Green River. Morgantown is located 40 miles from Owensboro, KY; 105 miles to Louisville, KY; and 85 miles to Nashville, TN. The town is less than 1 hour away from Owensboro, which is Kentucky's fourth-largest city, nestled on a scenic bend of the Ohio River in western Kentucky. Owensboro is the culinary and cultural hub of western Kentucky, with a wide variety of wonderfully delicious, locally owned restaurants and a thriving arts community.

Due to the city's close proximity, Owensboro's economy affects Morgantown's economy. According to the city's 2019 Annual Financial Report, the top employers in the area are Owensboro Health with 4,125 employees, U.S. Bank Home Mortgage with 1,800 employees, and Toyotetsu Mid-America with 800 employees. Owensboro hosts more than 20 annual festivals, including the world-famous International Bar-B-Q Festival, ROMP bluegrass music festival, Big O Music Fest and the Western Kentucky Botanical Garden Daylily Festival. All these festivals helps the area's economy by brining people from all over the U.S. to the area. Centrally located among numerous midwestern cities, Owensboro's hospitality, attractions, world-class convention center and extraordinary riverfront make it a winning choice for conventions and meetings of any kind.

Morgantown's municipal park, Charles Black City Park, is home to the annual Green River Catfish Festival held the week of July 4. The festival has been held annually since July 1980. In addition to the city park, the catfish festival also includes a catfish tournament on the Green River, where the grand prize is \$2,500. Since Owensboro is nearby, it makes it the perfect city to spend the day. Owensboro is home to the International Bluegrass Music Museum, the world's only facility dedicated to the history and preservation of the history of the genre that originated in western Kentucky. Owensboro was designated as the Sports Illustrated 50th Anniversary Sportstown for the state of Kentucky for its sports and recreation options. Owensboro offers outstanding facilities and complexes capable of hosting youth and adult tournaments for baseball, softball, soccer, tennis, hockey and more, and individual options include ice skating, disc golf and hiking.



MORGANTOWN, KY



BLUEGRASS MUSIC MUSEUM

	3 MILES	5 MILES	10 MILES
POPULATION	3,794	5,701	11,022
AVERAGE HH INCOME	\$49,378	\$56,447	\$58,039



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 2019 net sales of approximately \$9.7 billion. As of April 2020, Advance operated 4,843 stores and 168 Worldpac branches in the United States, Canada, Puerto Rico and the U.S. Virgin Islands. The company also serves 1,258 independently owned Carquest branded stores across these locations in addition to Mexico, the Bahamas, Turks and Caicos and British Virgin Islands.

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
6,200+



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.





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In Cooperation With Sands Investment Group Kentucky, LLC
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