



TRINITY
REAL ESTATE INVESTMENT SERVICES



ADVANCE AUTO PARTS - RECENTLY RENEWED - 18,900+ VPD

1127 MOUNT VERNON RD, NEWARK, OH 43055

\$932,305

6.5% CAP

TRINITYREIS.COM

Actual Property



NEWARK, OH

\$932,305 | 6.5% CAP

- NN Advance Auto Parts Lease With 8+ Years Remaining on Current Term
- Healthy 5 Mile Demographics of 69,100+ Residents With Positive Growth Rates Anticipated
- Excellent Visibility on Mount Vernon Rd With 18,900+ VPD
- Located Near Multiple National Credit Tenants Including Dollar Tree, ALDI, Kroger, Starbucks, Walmart, McDonald's, and More
- Newark is 40 Miles From Columbus - the State Capital and Ohio's Largest City With a MSA Population of 2.4 Million
- Advance Auto Parts, Inc. (NYSE: AAP) is the Largest Automotive Aftermarkets Parts Provider in North America and an Investment Grade Tenant With a Moody's Credit Rating of Baa2

EXCLUSIVELY MARKETED BY:

COLE HOWARD

469.371.6178 | cole@trinityreis.com

BROKER OF RECORD

ROBERT HERMAN

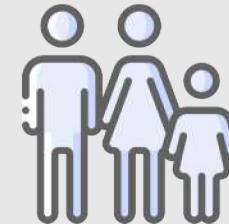
Capitol Real Estate Advisors, Inc. | OH #RKP.0000305822

INVESTMENT OVERVIEW:

Base Annual Rent:	\$60,600
Rent Per SF:	\$10.50
Rent Commencement Date:	12/31/1994
Lease Expiration Date:	12/31/2028
Lease Term Remaining:	8+ Years
Lease Type:	NN
Type of Ownership:	Fee Simple



In 2020, AAP Announced its Full Year Net Sales Increased 1.3% to \$9.7B in 2019



Serving Both the DIY and Professional Installer Markets, AAP Operates Over 5,000 Stores



As a Fortune 500 Company, Advance Auto Parts has a Market Value of \$6.5M+

PROPERTY DETAILS:

Building Area:	5,900 SF
Land Area:	.71 AC
Year Built:	1994
Guarantor:	Advance Auto Parts (NYSE: AAP)
Price Per SF:	\$158.02

LEASE ABSTRACT

1127 MOUNT VERNON RD | NEWARK, OH

ANNUALIZED OPERATING DATA

Options & Increases	Term	Annual Rent	Rent per SF	Cap Rate
Current Term	12/31/1994 - 12/31/2028	\$60,600	\$10.27	6.50%
Two (2), 5-Year; 9.70% Options & Increases	01/01/2029 - 12/31/2033	\$66,526	\$11.28	7.13%
	01/01/2034 - 12/31/2038	\$72,600	\$12.30	7.79%



RESPONSIBILITIES BREAKDOWN

TAXES & INSURANCE

PAID BY **TENANT**

Taxes: Tenant shall reimburse Landlord for the real estate taxes and assessments paid by Landlord on the leased premises.

Insurance: All of the foregoing taxes and insurance premiums, when paid by Landlord, shall be reimbursed by Tenant to Landlord within 30 days.

PARKING LOT

PAID BY **LANDLORD**

During the full term of this lease, Landlord shall be responsible for the repairs and maintenance of the parking area.

ROOF & STRUCTURE

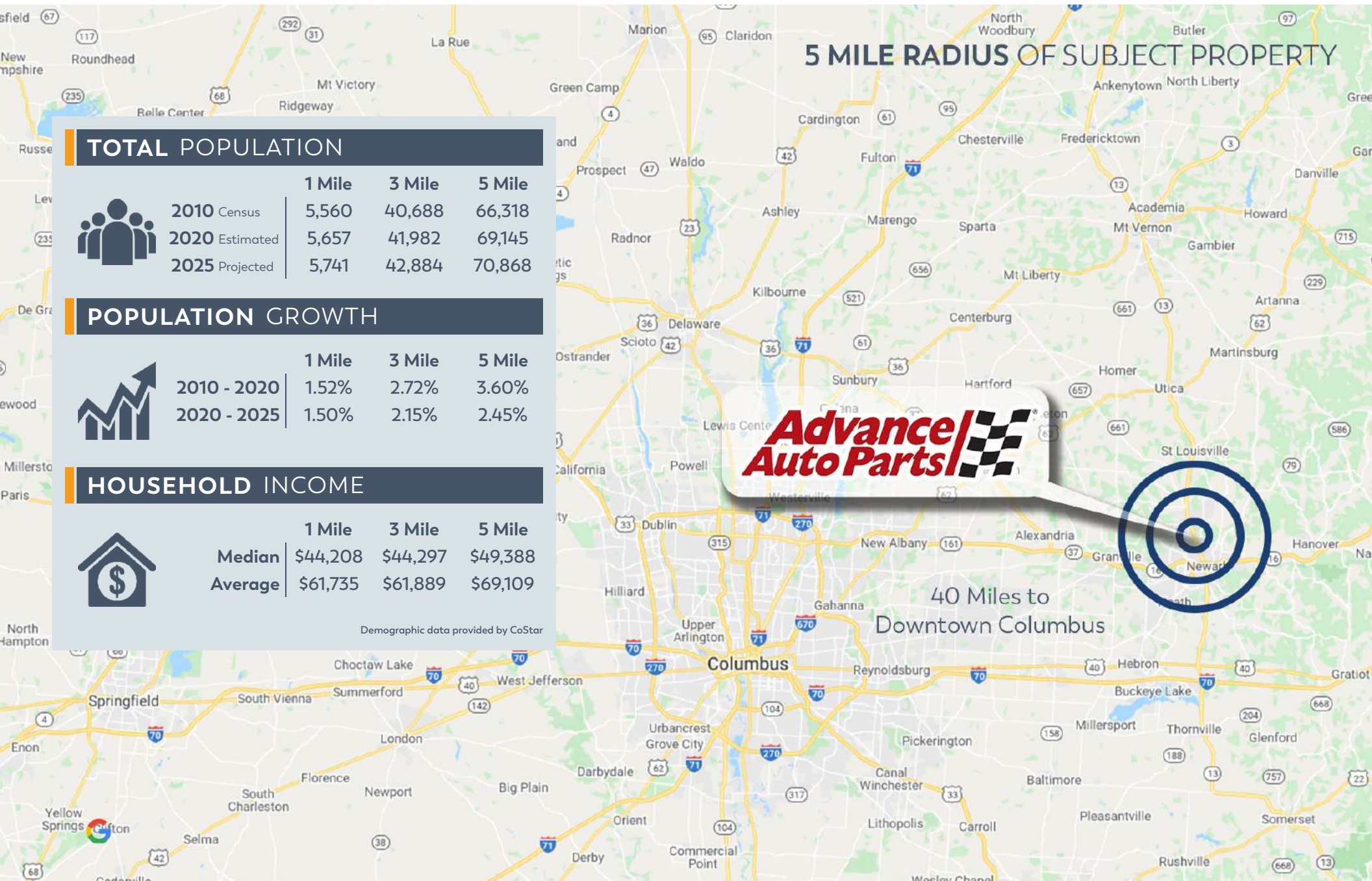
PAID BY **LANDLORD**

During the full term of this lease and any renewal hereof, Landlord agrees, with respect to the leased premises, to keep in good condition and repair, the roof, exterior walls, foundations, all structural portions of the leased premises, the floor slab.

HVAC

PAID BY **TENANT/LANDLORD**

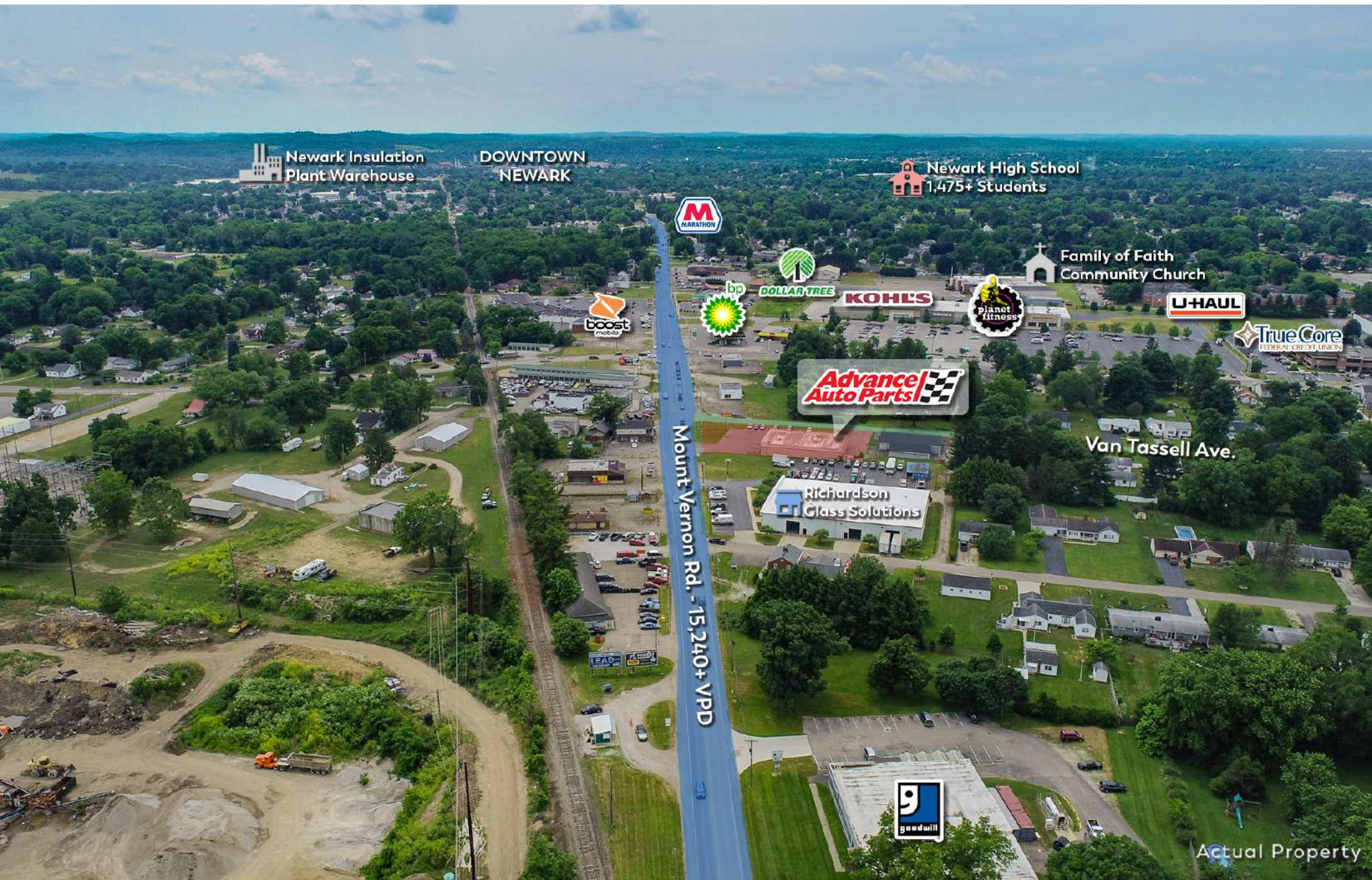
Tenant shall be responsible for seasonal maintenance to the HVAC serving the leased premises. Landlord shall be responsible for performing all repairs and/or replacements of the HVAC. Tenant shall be obligated to reimburse Landlord for the first \$500.00 of any repair or replacement of the HVAC.













Key Demographics 5 Miles



Total Population
2020
69,145



Projected Growth
2020 - 2025
2.45%



Actual Property



**Advance
Auto Parts**



88 Years
of Success



**Publicly
Traded Co.**
NYSE: AAP



BBB-
S&P Rated



\$9.77B
Market Cap



4,960+
Locations

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Actual Property

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Actual Property



AGENCY DISCLOSURE STATEMENT

The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: _____

Buyer(s): _____

Seller(s): _____

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____, and _____.
AGENT(S) BROKERAGE

The seller will be represented by _____, and _____.
AGENT(S) BROKERAGE

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage _____ represent both the buyer and the seller, check the following relationship that will apply:

- ☐ Agent(s) _____ work(s) for the buyer and Agent(s) _____ work(s) for the seller. Unless personally involved in the transaction, the principal broker and managers will be "dual agents," which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.
- ☐ Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents _____ and _____ will be working for both the buyer and seller as "dual agents." Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) _____ and real estate brokerage _____ will

- ☐ be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____
- ☐ represent only the (check one) ☐ seller or ☐ buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

BUYER/TENANT _____ DATE _____

SELLER/LANDLORD _____ DATE _____

DUAL AGENCY

Ohio law permits a real estate agent and brokerage to represent both the seller and buyer in a real estate transaction as long as this is disclosed to both parties and they both agree. This is known as dual agency. As a dual agent, a real estate agent and brokerage represent two clients whose interests are, or at times could be, different or adverse. For this reason, the dual agent(s) may not be able to advocate on behalf of the client to the same extent the agent may have if the agent represented only one client.

As a dual agent, the agent(s) and brokerage shall:

- Treat both clients honestly;
- Disclose latent (not readily observable) material defects to the purchaser, if known by the agent(s) or brokerage;
- Provide information regarding lenders, inspectors and other professionals, if requested;
- Provide market information available from a property listing service or public records, if requested;
- Prepare and present all offers and counteroffers at the direction of the parties;
- Assist both parties in completing the steps necessary to fulfill the terms of any contract, if requested.

As a dual agent, the agent(s) and brokerage shall not:

- Disclose information that is confidential, or that would have an adverse effect on one party's position in the transaction, unless such disclosure is authorized by the client or required by law;
- Advocate or negotiate on behalf of either the buyer or seller;
- Suggest or recommend specific terms, including price, or disclose the terms or price a buyer is willing to offer or that a seller is willing to accept;
- Engage in conduct that is contrary to the instructions of either party and may not act in a biased manner on behalf of one party.

Compensation: Unless agreed otherwise, the brokerage will be compensated per the agency agreement.

Management Level Licensees: Generally, the principal broker and managers in a brokerage also represent the interests of any buyer or seller represented by an agent affiliated with that brokerage. Therefore, if both buyer and seller are represented by agents in the same brokerage, the principal broker and manager are dual agents. There are two exceptions to this. The first is where the principal broker or manager is personally representing one of the parties. The second is where the principal broker or manager is selling or buying his own real estate. These exceptions only apply if there is another principal broker or manager to supervise the other agent involved in the transaction.

Responsibilities of the Parties: The duties of the agent and brokerage in a real estate transaction do not relieve the buyer and seller from the responsibility to protect their own interests. The buyer and seller are advised to carefully read all agreements to assure that they adequately express their understanding of the transaction. The agent and brokerage are qualified to advise on real estate matters. IF LEGAL OR TAX ADVICE IS DESIRED, YOU SHOULD CONSULT THE APPROPRIATE PROFESSIONAL.

Consent: By signing on the reverse side, you acknowledge that you have read and understand this form and are giving your voluntary, informed consent to the agency relationship disclosed. If you do not agree to the agent(s) and/or brokerage acting as a dual agent, you are not required to consent to this agreement and you may either request a separate agent in the brokerage to be appointed to represent your interests or you may terminate your agency relationship and obtain representation from another brokerage.

Any questions regarding the role or responsibilities of the brokerage or its agents should be directed to: attorney or to:

Ohio Department of Commerce
Division of Real Estate & Professional Licensing
77 S. High Street, 20th Floor
Columbus, OH 43215-6133
(614) 466-4100



**Department
of Commerce**

Division of Real Estate
& Professional Licensing

