

ADVANCE AUTO PARTS

6540 CAMP BOWIE BOULEVARD | FORT WORTH, TEXAS 76116

O F F E R I N G M E M O R A N D U M



Colliers
INTERNATIONAL

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No employee of seller or at the Subject Property is to be contacted without the written approval of the listing agents and doing so would be a violation of this confidentiality agreement.

Broker and their prospective buyers agree not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Landlord.

Broker has created cash flow projections for the Property using Argus Financial Software. Neither Broker nor the Seller make any representation, warranty or guaranty of the economic value of the Property through the cash flow projections contained in this Offering or the associated Argus computer files.



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INTERNATIONAL

EXECUTIVE SUMMARY

ADVANCE AUTO PARTS

Colliers International is pleased to present investors with the opportunity to acquire a recently redeveloped Advance Auto Parts (NYSE: AAP) leased investment located at 6540 Camp Bowie Blvd in Fort Worth, Texas. The subject property is encumbered with an original 10 year 'double net' (NN) lease including (3) five-year option renewals with 10% increases to the shell rent upon execution of each option term available. This opportunity presents risk-averse investors with a long-term, secure cash flowing investment vehicle backed by investment grade offered credit offered through the Advance Auto Parts corporate guarantee. Investors will experience the appreciating population growth of the sub-market while receiving long-term security of cash-flow with increasing rents over the term of the lease.

Advance Auto Parts – Ft. Worth is uniquely positioned along a main retail corridor at Sam Bowie Boulevard in Ft. Worth with access to nearby Interstate 30. The subject property, originally constructed in 2012 with extensive renovations occurring in 2017 for current tenant, is situated on 0.9 acres as an outparcel to a multi-tenant retail center and has a total of 7,619 square feet. The surrounding sub-market continues to experience population growth with a 3-mile population radius growth of 8.5% projected for the area from 2019-2024 (Costar Analytics).

Advance Auto Parts, Inc. is an American automotive aftermarket parts provider originally established in 1932. Headquartered in Raleigh, North Carolina, it serves both professional installer and do-it-yourself (DIY) customers. As of July 13, 2019, Advance operated 4,912 stores in the United States and Canada with over \$9.7 Billion in comparable store sales for fiscal year 2019. Advance Auto Parts offers a broad selection of brand name, original equipment manufacturer (OEM) 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.

Fort Worth is the fifth-largest city in the U.S. state of Texas and the 13th-largest city in the United States. It is the county seat of Tarrant County, covering nearly 350 square miles into three other counties: Denton, Parker, and Wise. According to the U.S. Census Bureau, Fort Worth was the fastest growing large city with more than 500,000 population between 2000 and 2010. The 2010 Census count for Fort Worth is 741,206. From 2000 to 2010, Fort Worth's total population increased by 206,512 persons representing an average annual increase of approximately 20,650 persons and a growth rate of 3.9 percent a year. American Airlines, Pier 1 Imports, XTO Energy, Bell Helicopter, GM Financial, and Cash American International are a few of the major employers that call Ft. Worth home.

PROPERTY HIGHLIGHTS

6540 CAMP BOWIE BLVD
FT. WORTH, TX

7,619 SF
SQUARE FEET

2012/2017
CONSTRUCTION

NN
LEASE

100%
OCCUPANCY

EXECUTIVE SUMMARY

ADVANCE AUTO PARTS

PROPERTY OVERVIEW

Property Name	Advance Auto Parts
Property Address	6540 Camp Bowie Blvd. Fort Worth, TX 76116
Rentable Square Feet	7,619
Year Built	1986/2012/2017
Lot Size (acres)	0.90
Occupancy	100%

PRICE | \$2,000,000

Rent Income	\$120,000
Net Operating Income (NOI)	\$120,000
Cap Rate	6.00%
Price Per SF	\$262.50



TENANT OVERVIEW

Lease Commencement Date	January 1, 2017
Rent Commencement Date	January 1, 2017
Lease Expiration Date	December 31, 2026
Term Remaining on Lease (Years)	6.16
Lease Type	Double Net
Roof, Structure and HVAC Replacement	Landlord's Responsibility
Lease Term	Firm
Increases	10% annual starting in first option period
Options to Renew	Three successive additional periods of five(5) years each

RENT SCHEDULE

Term	Year	Annual Rent	Monthly Rent	Rent/SF
Firm	1/1/2017 - 12/31/2026	\$120,000	\$10,000.00	\$15.75
First Renewal Option	1/1/2027 - 12/31/2031	\$132,000	\$11,000.00	\$17.33
Second Renewal Option	1/1/2032 - 12/31/2036	\$145,200	\$12,100.00	\$19.06
Third Renewal Option	1/1/2037 - 12/31/2041	\$159,720	\$13,310.00	\$20.96

TENANT OVERVIEW

ADVANCE AUTO PARTS



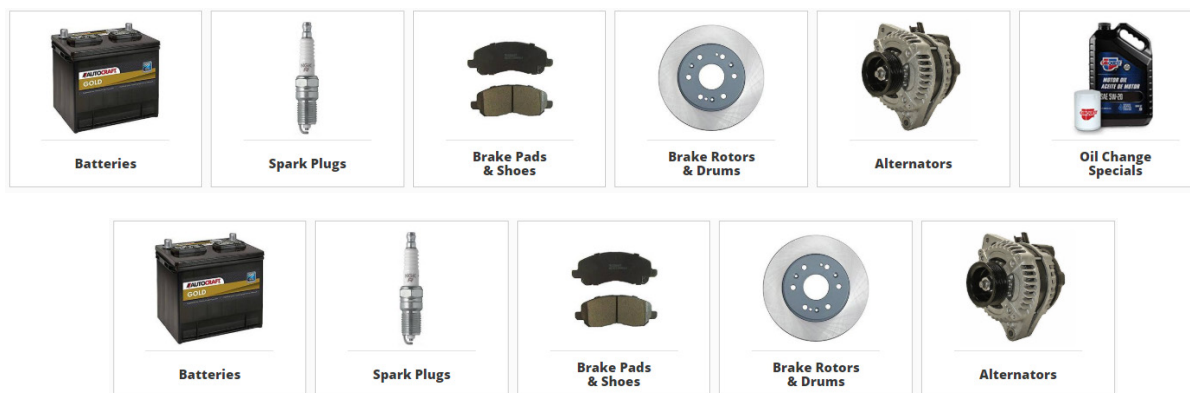
TENANT SUMMARY

Founded in 1932 by Arthur Taubman and headquartered in Raleigh, North Carolina, Advanced Auto Parts, Inc. is the largest automotive aftermarket parts provider in North America and serves both the professional installer and do-it-yourself customer. Advance Auto Parts operates approximately 5,000 locations, over 100 Worldpac branches and serves approximately 1,300 independently owned Carquest branded stores in the United States, Puerto Rico, the U.S. Virgin Islands and Canada. Advanced Auto Parts employs approximately 74,000 team members and works hard to create an environment of honesty, integrity, mutual trust and dedication.

ADVANCE AUTO PARTS

No. of Locations	4,912
Ownership	Public (NYSE: AAP)
Tenant	Advance Stores Company
Revenue	9.6 Billion (2018)
Subsidiaries	Carquest, WorldPac, Autopart International, Inc.
Credit Rating	Baa2 (Moody's)
Website	www.advanceautoparts.com
Headquartered	Raleigh, North Carolina
Founded	1932

PRODUCTS



AERIAL MAP

377

183
TEXAS

Advance
Auto Parts

CAMP BOWIE BLVD

377





FORT WORTH

T E X A S

TARRANT COUNTY METRO AREA

P O P U L A T I O N (2 0 2 0)

2,057,468+

DEMOGRAPHICS

6540 CAMP BOWIE BLVD | FT. WORTH, TX 76116

1 MILE 3 MILES 5 MILES

POPULATION

2024 Projection	10,063	97,140	240,878
2019 Estimate	9,675	92,339	227,737
2010 Census	8,865	81,589	198,793
2000 Census	8,816	80,333	184,559

INCOME

2019 Average Household	\$94,791	\$83,440	\$89,271
2019 Median Household	\$59,987	\$53,033	\$59,108
2019 Per Capita	\$42,598	\$36,960	\$37,336

HOUSEHOLDS

2024 Projection	4,600	42,943	100,168
2019 Estimate	4,445	41,032	94,960
2010 Census	4,128	36,875	84,153
2000 Census	3,862	35,892	78,517

HOME VALUE

2019 Median Home Value	\$266,535	\$228,804	\$204,071
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EMPLOYMENT

2019 Government (SIC91-97) Businesses	3	35	77
2019 Government (SIC91-97) Employees	97	632	1,612
2019 Total Daytime Population	15,589	101,734	256,308
2019 Unemployment Rate	4.9%	5.4%	4.7%

RACE & ETHNICITY

2019 White Population (%)	72.93%	67.63%	72.13%
2019 Hispanic Population (%)	28.56%	29.47%	28.74%
2019 Black/African American Population (%)	11.03%	13.98%	10.63%
2019 Asian Population (%)	2.73%	2.38%	2.84%

FORT WORTH OVERVIEW

5 MILE RADIUS



POPULATION

In the identified area, the current year population is 227,737. In 2010, the Census count in the area was 198,793. The rate of change since 2010 was 1.48% annually. The five-year projection for the population in the area is 240,878 representing a change of 1.13% annually from 2019 to 2024. Currently, the population is 48.1% male and 51.9% female.



HOUSEHOLDS

The household count in this area has changed from 4,128 in 2010 to 4,445 in the current year, a change of 0.80% annually. The five-year projection of households is 4,600, a change of 0.69% annually from the current year total. Average household size is currently 2.18, compared to 2.15 in the year 2010. The number of families in the current year is 2,350 in the specified area.



INCOME

Current per capita income is \$42,598 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$47,953 in five years, compared to \$36,530 for all U.S. households



RACE AND ETHNICITY

Persons of Hispanic origin represent 28.6% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 67.8 in the identified area, compared to 64.8 for the U.S. as a whole.



HOUSING

Currently, 45.4% of the 4,738 housing units in the area are owner occupied; 48.4%, renter occupied; and 6.2% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 4,550 housing units in the area - 46.8% owner occupied, 44.0% renter occupied, and 9.3% vacant. The annual rate of change in housing units since 2010 is 1.82%. Median home value in the area is \$266,535, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.52% annually to \$301,919.

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