



ADVANCE AUTO

161 W HILLS RD | HUNTINGTON STATION, NY 11746



REPRESENTATIVE PHOTO BY JEEPERSMEDIA

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Mathews**

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01

INVESTMENT SUMMARY

INVESTMENT HIGHLIGHTS

INVESTMENT SUMMARY

TENANT OVERVIEW

INVESTMENT SUMMARY

INVESTMENT HIGHLIGHTS

Kidder Mathews is pleased to offer for sale the fee simple interest in a single-tenant, double-net investment grade asset, leased to Advance Auto Parts located in Huntington Station, NY. The property is listed for \$1,500,000, a 5.34% cap rate on in-place NOI.

Advance Auto has successfully operated at this rare HUB location since 2009 and continues to commit to this location exercising their first option. The property is operating under a NN lease with just under three (3) years and two (2), five (5) year options with 13% increases.

CORPORATE CREDIT TENANT AND GROWING

Investment grade credit (S&P: BBB- ; Moody's Baa2).

RARE HUB LOCATION

HUB location that houses inventory for nearby sites.

PROPERTY IMPROVEMENTS AND CHECKS

Parking lot and sidewalks recently improved. New 2019 HVAC.

LOCATION - STRONG RETAIL CORRIDOR

Property positioned in New York City MSA. Dense surrounding retail hub with national retailers.

ESSENTIAL THRIVING RETAILER - RECESSION PROOF

Essential business through current global pandemic. Advance national same-store sales up 10.2% for Q3.

AFFLUENT AND STRONG POPULATION

Average household income \$183,939 in 5-mile radius. Population of 177,253 people in 5-mile radius.



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\$1.5M

SALE PRICE

5.34%

CAP RATE

INVESTMENT SUMMARY

| | |
|--------------------|--|
| Address | 161 W Hills Rd Huntington Station, NY 11746 |
| Tenant | Advance Auto |
| Lease Guarantor | Corporate |
| Lease Type | NN - (Roof, structure, parking lot, HVAC, and partial taxes) |
| Lease Expiration | October 31, 2023 |
| Term Remaining | ±2.9 years |
| NOI | \$80,045 |
| Sq.Ft. | 8,930 SF |
| Year Built | 1920 |
| Rental Escalations | 13% at Option |
| Options | Two (2), Five (5) Year Option |

TENANT OVERVIEW

ADVANCE AUTO PARTS

Advance Auto is a publicly traded company on the New York Stock Exchange (Symbol: AAP) and is one of the largest auto retailer store chains in the US, offering a wide array of products. Advance Auto is an investment grade rated tenant with a Standard & Poor's credit rating of BBB- and a Moody's rating Baa2. Advanced Auto Parts was founded in 1932 and is newly headquartered in Raleigh, North Carolina.

Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider that serves both professional

installer and do-it-yourself customers. As of April 18, 2020, Advance operated 4,843 total stores and 168 Worldpac branches primarily under the trade names "Advance Auto Parts," "Autopart International," "Carquest" and "Worldpac." 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, Inc. was founded in 1929 and is headquartered in Roanoke, Virginia.

ADVANCEAUTO.COM

RESTAURANT BRANDS INTERNATIONAL (RBI)

BBB-

CREDIT RATING

\$9.7B

REVENUE

67,000

TOTAL EMPLOYEES

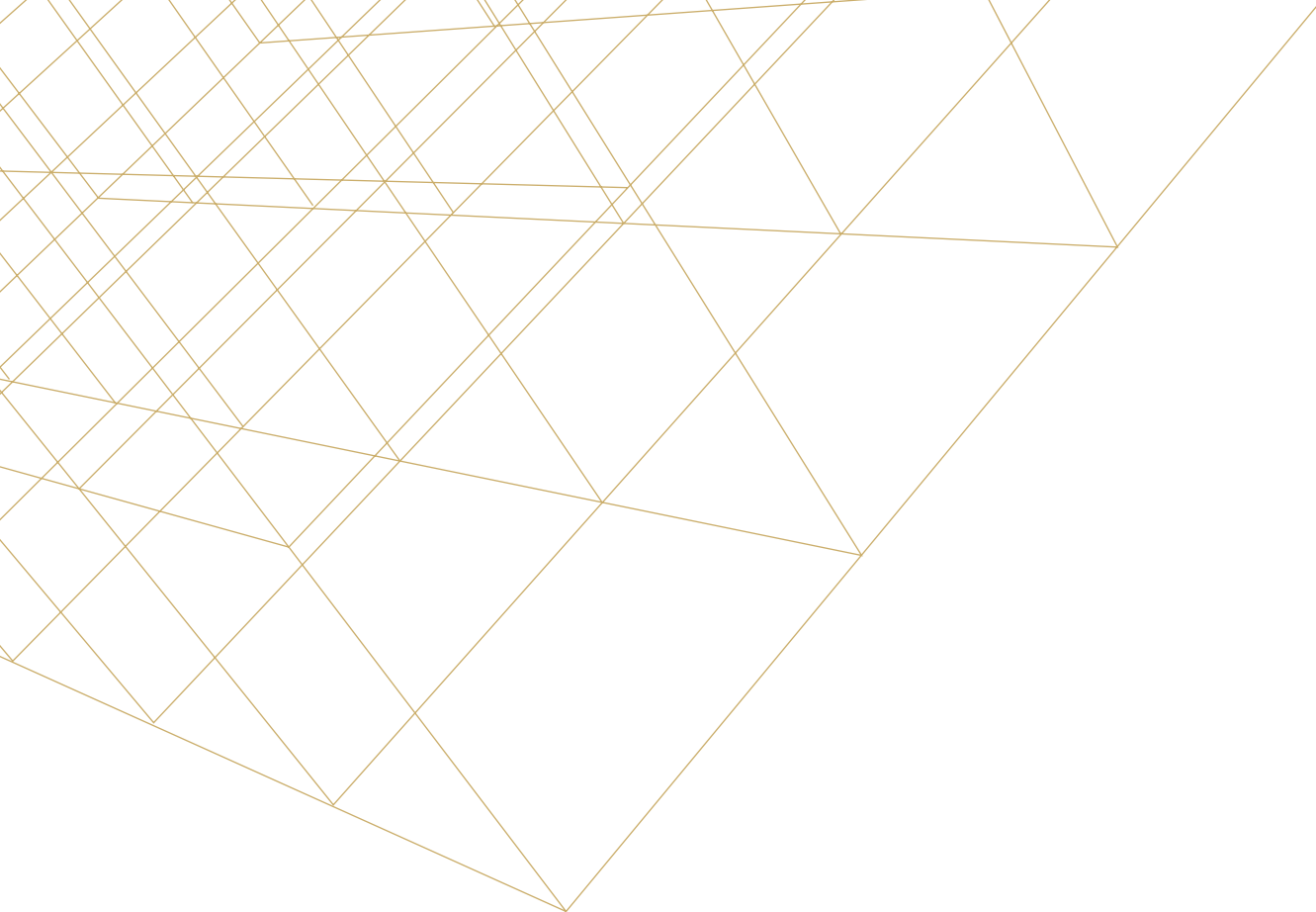
5,200

TOTAL LOCATIONS

RALEIGH, NC

HEADQUARTERS





02

FINANCIALS

RENT ROLL

FINANCIALS



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RENT SCHEDULE

| Period | Annual NOI | Monthly NOI |
|----------------------------------|------------|-------------|
| Present – 10/31/2023 | \$80,045 | \$6,670.42 |
| Option 1: 11/1/2023 – 10/31/2028 | \$97,414 | \$8,117.83 |
| Option 2: 11/1/2028 – 10/31/2033 | \$117,393 | \$9,782.75 |

INCOME STATEMENT

| Base Rental Revenue | Annual NOI |
|----------------------|------------|
| Base Rental Revenue | \$115,820 |
| Property Taxes | (\$26,993) |
| Insurance | (\$6,282) |
| Maintenance | (\$2,500) |
| Net Operating Income | \$80,045 |



03

LOCATION OVERVIEW

HUNTINGTON STATION, NY

AERIAL LOCATION MAP

LOCATION OVERVIEW

HUNTINGTON STATION NEW YORK, USA

The Town is located at the western end of Suffolk County adjacent to the Nassau-Suffolk County boundary. It is approximately 40 miles from Manhattan and 40 miles from Riverhead, the Suffolk County seat. The History of Huntington is closely associated with the early development of the American colonies. The community was originally settled in 1653, well within the lifetime of the earliest New England colonist. The population of Huntington Station is 30,029 people as of 2020.

There are eight public school districts in Huntington, five of which are entirely within the town. The other three serve portions of the Towns of Smithtown, Babylon, and Oyster Bay in addition to parts of Huntington. The Town is within easy commuting distance of New

York City. The Long Island Rail Road, which has frequent schedules of trains, accommodates its commuters daily to New York City from the four stations in the Town.

In recent years the "110 Corridor," an area generally bordering NYS Route 110 (N-S) and primarily in the Melville section of the Town, has developed into a major business area. A number of manufacturing units as well as sizable commercial entities have situated there. The Huntington Hilton, a 305 room hotel, and the Radisson Plaza, a 372 room hotel, are located in this area and provide various amenities and facilities for businesses in the surrounding area.

DEMOGRAPHICS

| | 3-Mile | 5-Mile | 10-Mile |
|-------------------|-----------|-----------|-----------|
| 2020 Population | 82,611 | 177,253 | 775,417 |
| Avg HH Income | \$155,557 | \$183,939 | \$152,348 |
| Avg HH Summary | 27,234 | 60,021 | 250,443 |
| Median Home Value | \$507,106 | \$639,211 | \$476,174 |
| Median Age | 42.2 | 44.6 | 42.5 |

RETAIL MARKET STATISTICS

416,153

NET ABSORPTION IN SF

4.9%

TOTAL VACANCY

79M SF

TOTAL INVENTORY

\$2.53

NNN RENT OVERALL

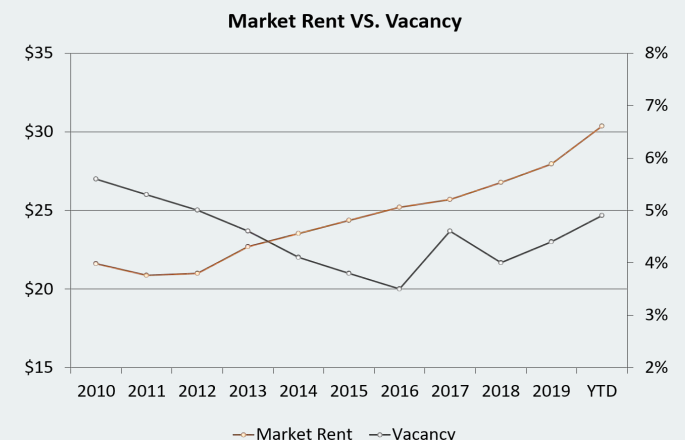
2M SF

TOTAL DELIVERIES 2014-2020

\$30.36

NNN RENT ANNUAL

MARKET RENT & VACANCY





18,928/DAILY
Traffic Count



COUNTY LINE HARDWARE

29,253/DAILY
Traffic Count

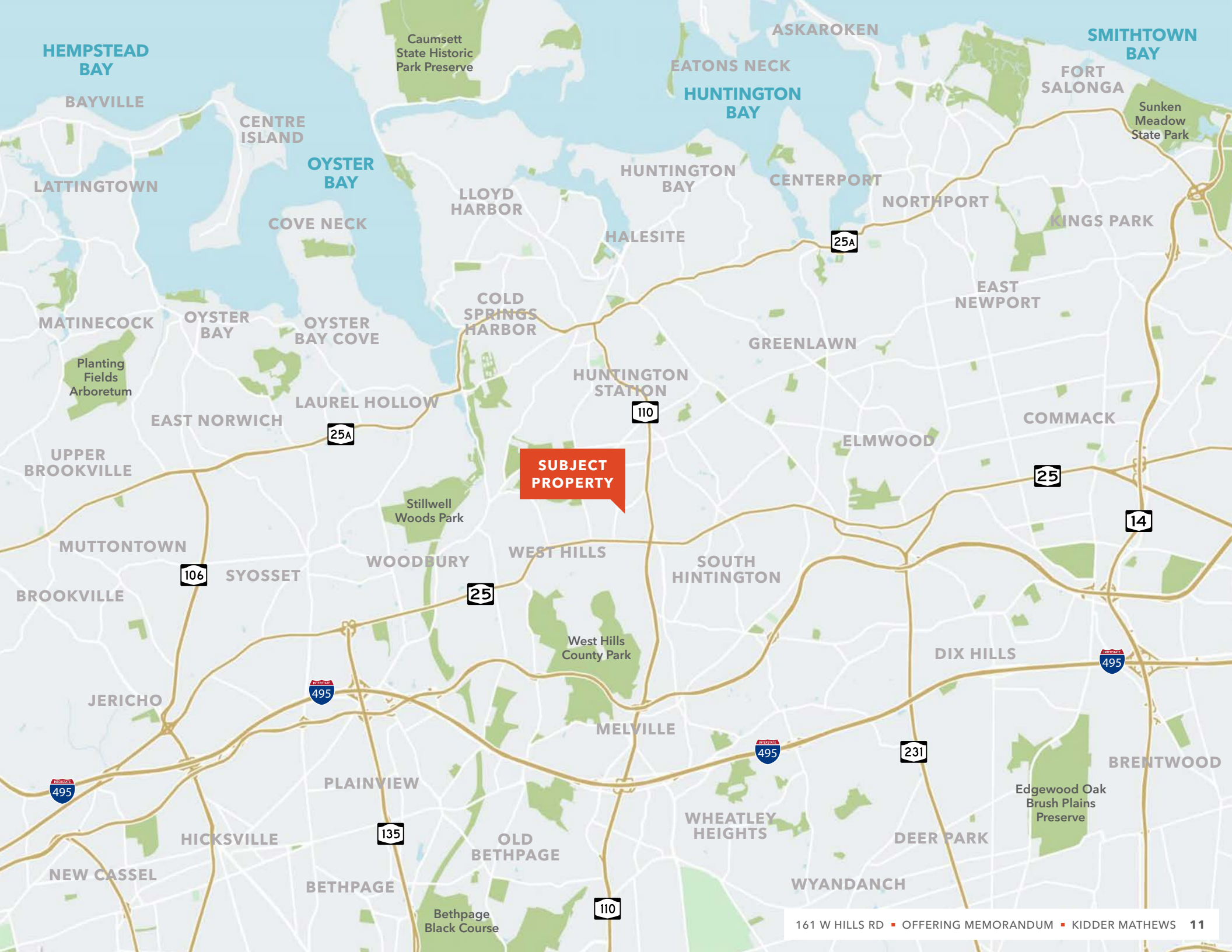


30,301/DAILY
Traffic Count

20,013/DAILY
Traffic Count

31,794/DAILY
Traffic Count





**SUBJECT
PROPERTY**

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