



ADVANCE AUTO PARTS #7543

612 Lincoln Ave • Cadiz, OH 43907

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ADVANCE AUTO PARTS #7543
Cadiz, OH
ACT ID ZAB0290580

Marcus & Millichap

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Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

Marcus & Millichap

EXECUTIVE SUMMARY

OFFERING SUMMARY

Price	\$1,558,869
Net Operating Income	\$95,091
Capitalization Rate – Current	6.1%
Price / SF	\$226.09
Rent / SF	\$13.79
Lease Type	NN
Gross Leasable Area	6,895 SF
Year Built / Renovated	2013
Lot Size	1.05 acre(s)

FINANCING

Down Payment	All Cash
Net Cash Flow	6.10% / \$95,091
Cash on Cash Return	6.10%
Total Return	6.10% / \$95,091

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES *
Harrison Community Hospital	231
Harrison Hills City Sch Dist	61
Harrison Industries	55
Harrison Central School	50
Harrison North Elementary Schl	50
Ohio Cat	50
Cadiz Fire Dept	40
County of Harrison	40
Harrison County Engineers	38
Mannik Smith Group The	38
US Post Office	38
United States Dept Agriculture	38

DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2020 Estimate Pop	1,797	3,572	4,330
2010 Census Pop	1,897	3,765	4,540
2020 Estimate HH	761	1,486	1,818
2010 Census HH	810	1,579	1,917
Median HH Income	\$51,027	\$49,387	\$49,822
Per Capita Income	\$27,216	\$28,817	\$28,786
Average HH Income	\$63,649	\$68,636	\$67,941

* # of Employees based on 5 mile radius



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present this single tenant, net-leased auto parts store in the city of Cadiz, Harrison County, Ohio. The tenant is Advance Auto Parts Inc (NASDAQ: AAP), a market leader in the aftermarket auto parts industry with over 6,000 locations nationwide.

The subject property, Advance Auto Parts #7543, was built in 2013 with rental payments commencing December 19, 2013. The building is double-net (NN) leased to Advance Auto Parts Inc for 15 years with an additional three, five year options to renew.

Advance Auto Parts #7543 sits on Lincoln Avenue which serves as the main North/South route running through Cadiz. Ohio Department of Transportation reports average daily traffic levels of over 6,900 vehicles driving by the subject property. This property sits adjacent to both a relatively new Tractor Supply Company and Dollar General, built in 2017 and 2012 respectively, as well as being across the street from Rite Aid. This area serves as the central commercial corridor for the city of Cadiz.

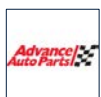
The price of the property is \$1,558,869 at a 6.1% cap with an annual rent of \$95,091.

INVESTMENT HIGHLIGHTS

- Single Tenant, Double-Net 'NN' Leased Property
- Corporate Guaranteed by Advance Auto Parts
- Standard & Poors 'BBB-' Tenant
- Net Operating Income of \$95,091
- High Local Traffic Counts
- Central Retail Corridor Location



Advance Auto Parts



CREDIT RATING: B1

www.fdreports.com | www.creditintell.com | October 03, 2020

General Information

Address	5008 Airport Road , Roanoke, Virginia, 24012, United States
Phone	540-362-4911
Website	www.advanceauto.com

Key Personnel

Chief Financial Officer	Jeffrey W. Sheppard
Chief Executive Officer	Thomas Greco

Store Base

Store Count	6,080
TTM Sales	\$9,853,804,000

Financial Markets

Stock Ticker	AAP
Current Price	\$165.09 as of 1/6/21
52 Week High/Low	\$170.50 / \$71.33

Advance Auto Parts (AAP) has taken the lead in the race to become the #1 provider of automotive aftermarket parts in North America. Serving both the do-it-yourself (DIY) and professional installer markets, AAP operates more than 4,875 stores under the Advance Auto Parts, Autopart International (AI), Carquest, and Worldpac banners in the US and Canada. Its stores carry brand-name and private-label replacement parts, batteries, maintenance items, and automotive chemicals for individual car and truck owners. AAP's Carquest, AI, and Worldpac stores cater to commercial customers, including garages, service stations, and auto dealers.

Fiscal Year Ended December 28, 2019

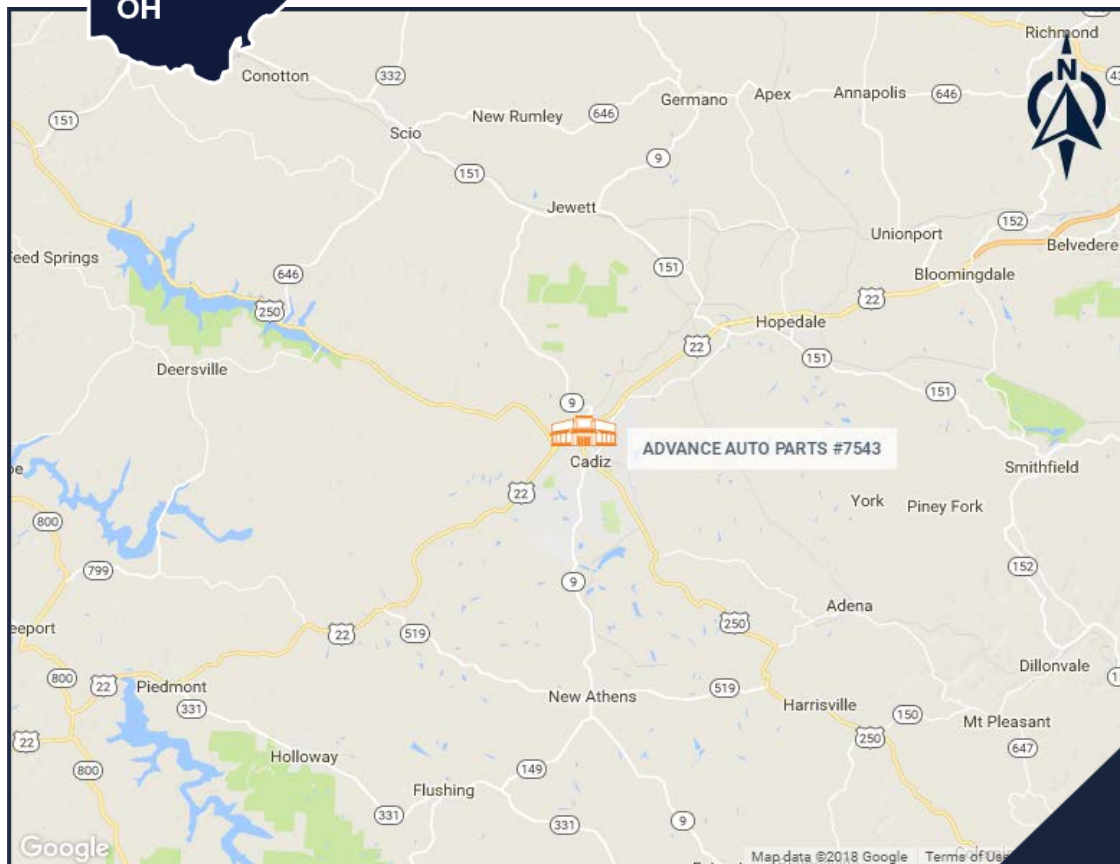
Credit Rating Chart Comparison Creditintell | F&D Reports

Please note that our rating model is our own proprietary model and is not meant to align with other rating agency models. This comparison was compiled purely for informational purposes based on a representative sampling of ratings on various retailers.

RATING	CREDIT QUALITY	EST. S&P
A1	Excellent	AAA
A2	Excellent	AA (+/-)
B1	Good	A (+/-)
B2	Good	BBB (+/-)
C1	Satisfactory	BB(+/-)
C2	Satisfactory	B+
D1	Below Satisfactory	B
D2	Below Satisfactory	B-
E1	Poor	CCC+/CCC
E2	Poor	CC
F1	Critical	C
F2	Critical	D



612 Lincoln Ave, Cadiz, OH 43907



- High Traffic Volume
- Strong Location with New Neighbors
- Little Competition
- Central Commercial Corridor Location
- Corporate Guarantee

With a strong location and high traffic counts, Advance Auto Parts #7543 continues to serve the city of Cadiz as it has since 2013.

CLOSE PROXIMITY TO:

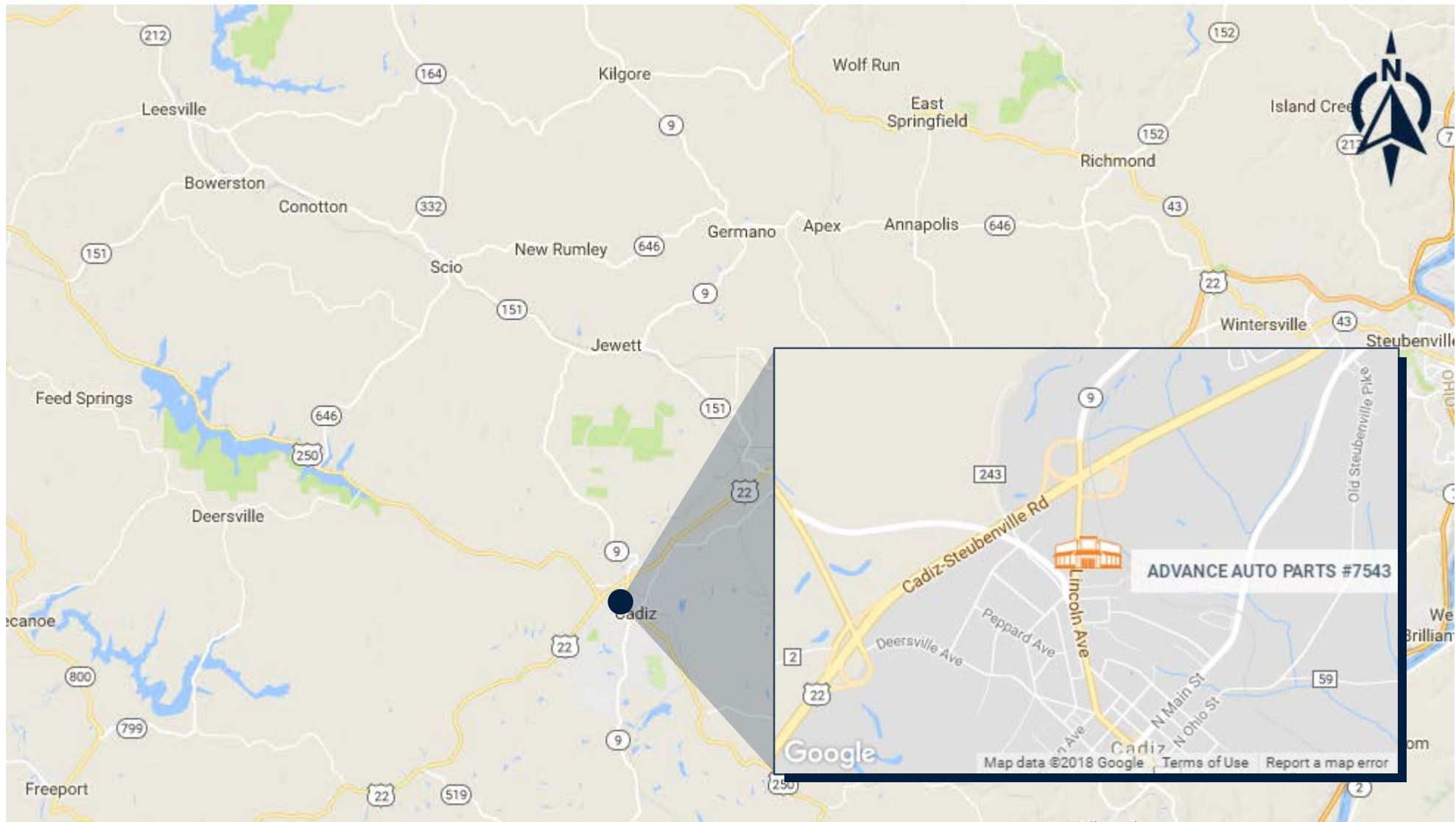


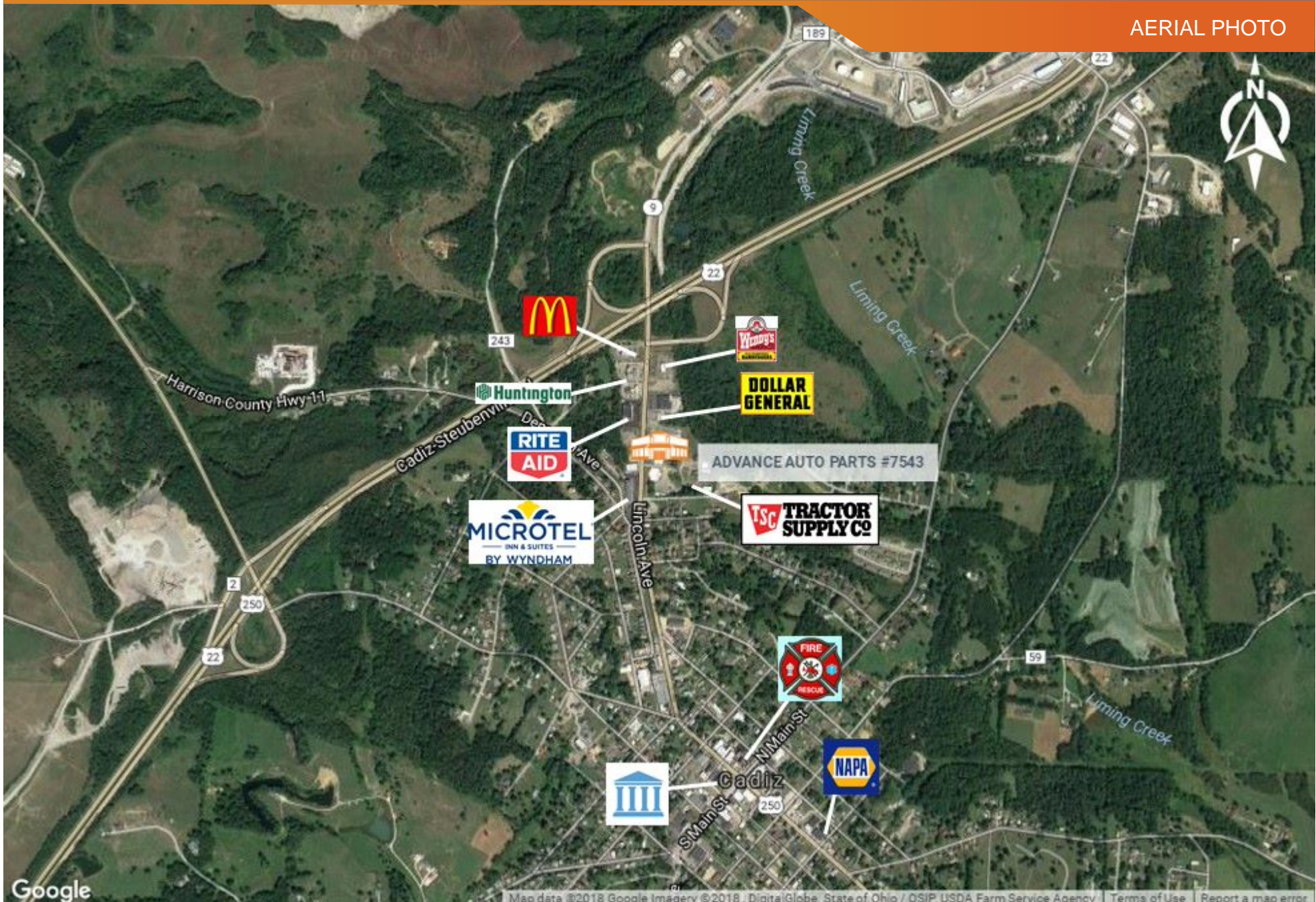
Major Highway



Schools

612 Lincoln Ave, Cadiz, OH 43907





Google

Map data ©2018 Google Imagery ©2018 DigitalGlobe State of Ohio / OSIP USDA Farm Service Agency Terms of Use Report a map error





PROPERTY SUMMARY

THE OFFERING	
Property	Advance Auto Parts #7543
Property Address	612 Lincoln Ave Cadiz, OH 43907
Price	\$1,558,869
Capitalization Rate	6.10%
Price/SF	\$226.09

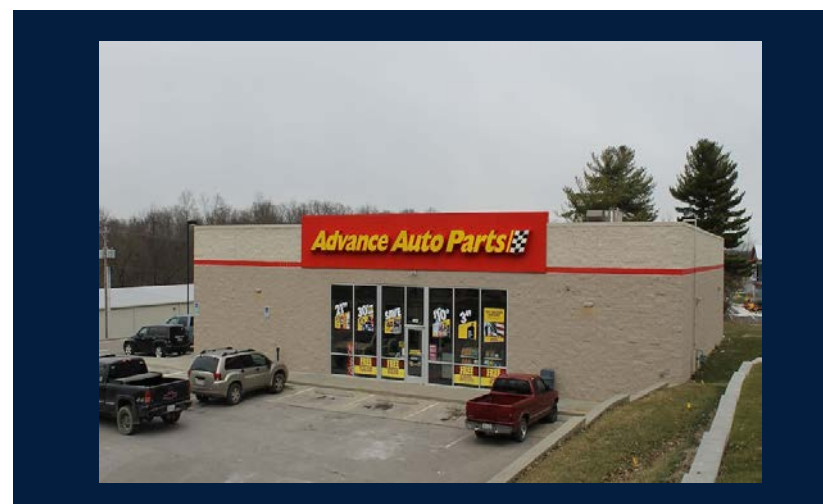
PROPERTY DESCRIPTION	
Year Built / Renovated	2013
Gross Leasable Area	6,895 SF
Zoning	Commercial
Type of Ownership	Fee Simple
Lot Size	1.05 Acres

LEASE SUMMARY	
Property Subtype	Net Leased Auto Parts
Tenant	Advance Auto Parts #7543
Rent Increases	5% Increases at Year 10 and at Each Renewal
Guarantor	Corporate Guarantee
Lease Type	NN
Lease Commencement	December 20, 2013
Lease Expiration	December 31, 2028
Lease Term	15
Term Remaining on Lease (Years)	8.0
Renewal Options	Three, Five-Year Renewals w/ Increases
Landlord Responsibility	Structure
Tenant Responsibility	All Else
Right of First Refusal/Offer	No

ANNUALIZED OPERATING INFORMATION

INCOME	
Net Operating Income	\$95,091

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$95,091	\$7,924	\$13.79	6.10%
2023-2028	\$99,846	\$8,321	\$14.48	6.41%
Option #1, 2028-2033	\$104,838	\$8,737	\$15.20	6.73%
Option #2, 2033-2038	\$110,080	\$9,173	\$15.97	7.06%
Option #3, 2038-2043	\$115,584	\$9,632	\$16.76	7.41%



NOTES

MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

We leverage our prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 1,994
debt and equity
financings
in 2019



National platform
operating
within the firm's
brokerage offices



\$ 7.18 billion
total national
volume in 2019



Access to more
capital sources
than any other
firm in the
industry

WHY MMCC?

Optimum financing solutions to
enhance value

Enhanced control through
investor qualification support

Enhanced control through
MMCC's ability to qualify
investor finance contingencies

Enhanced control through quickly
identifying potential debt/equity
sources, processing, and closing
buyer's finance alternatives

Enhanced control through
MMCC's ability to monitor
investor/due diligence and
underwriting to ensure timely,
predictable closings

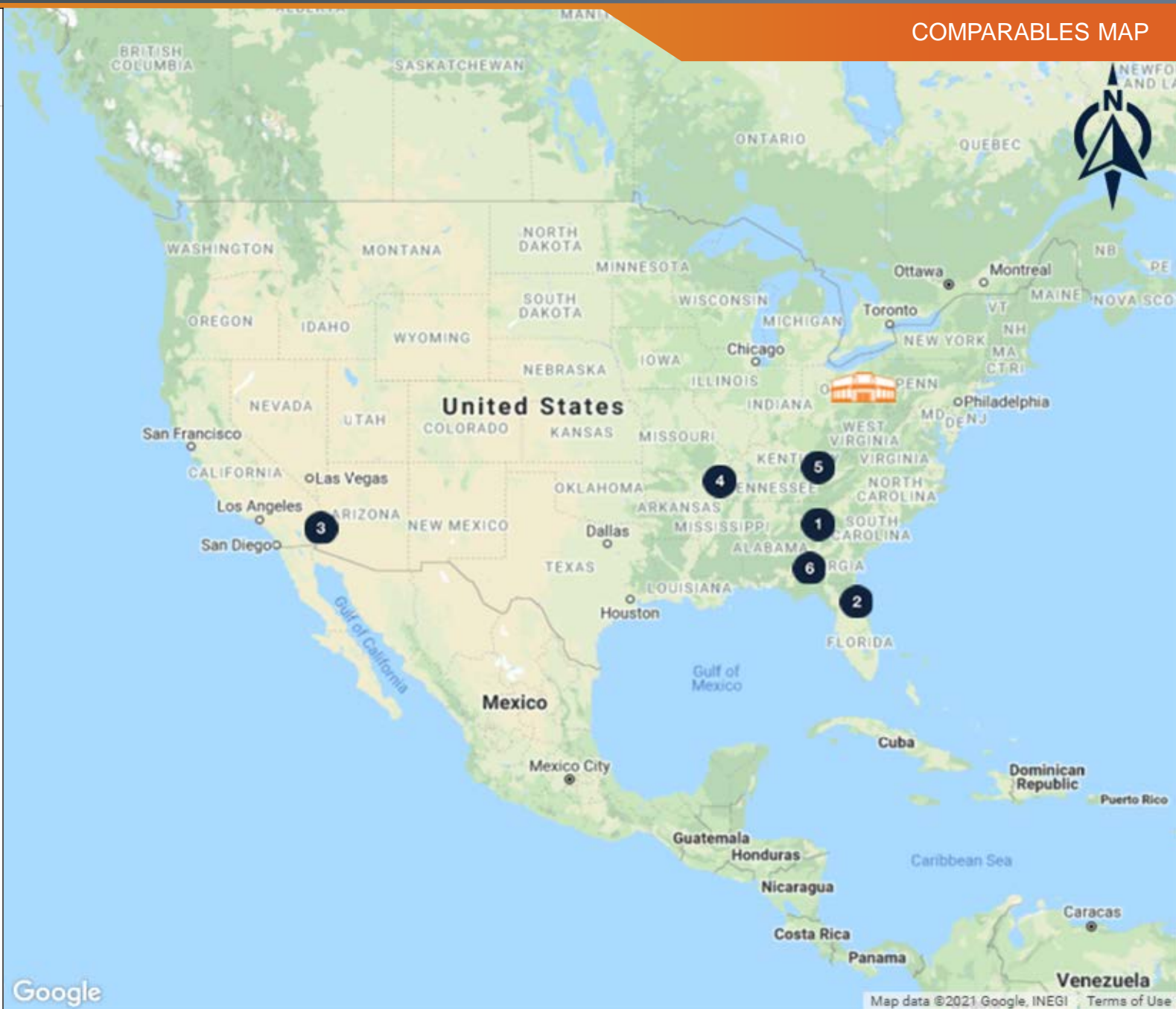


ADVANCE AUTO PARTS #7543
(SUBJECT)

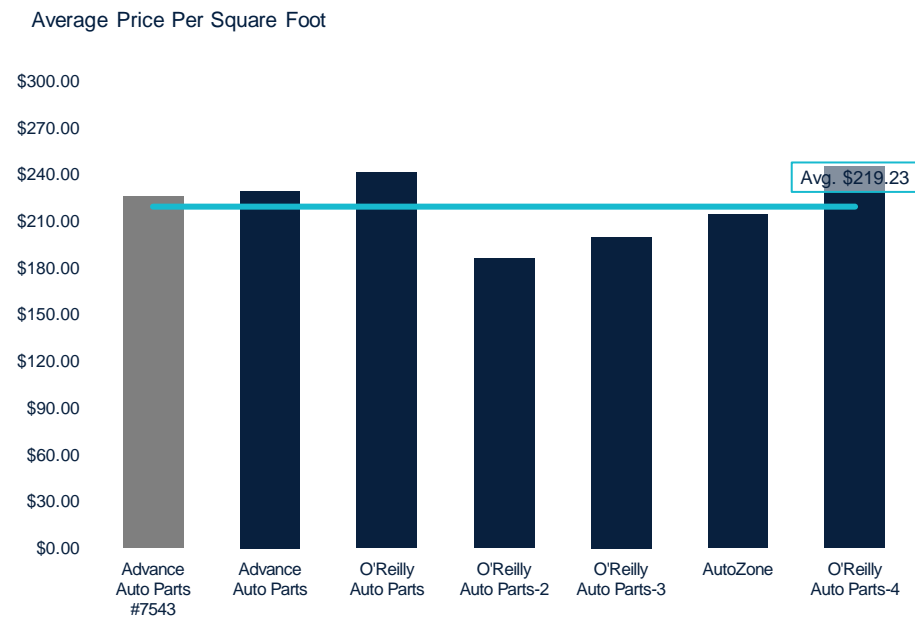
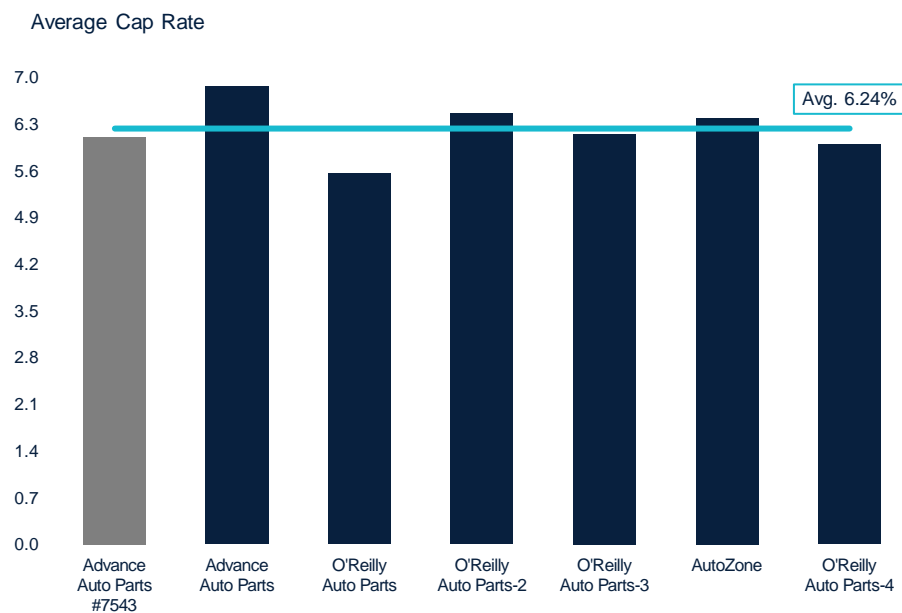
- 1 Advance Auto Parts
- 2 O'Reilly Auto Parts
- 3 O'Reilly Auto Parts
- 4 O'Reilly Auto Parts
- 5 AutoZone
- 6 O'Reilly Auto Parts

● SALES COMPARABLES

COMPARABLES MAP



SALES COMPARABLES SALES COMPS AVG



SALES COMPARABLES

ADVANCE AUTO PARTS #7543

612 Lincoln Ave, Cadiz, OH, 43907



SUBJECT PROPERTY

Asking Price	\$1,558,869
Price/SF	\$226.09
CAP Rate	6.1%
GLA	6,895 SF
Lot Size	1.05 acre(s)
Year Built	2013
Lease Term Remaining	8.0 Years

ADVANCE AUTO PARTS

6459 Zebulon Rd, Macon, GA, 31220



Close Of Escrow	12/31/2020
Sales Price	\$1,606,000
Price/SF	\$229.43
CAP Rate	6.86%
GLA	7,000 SF
Lot Size	1.14 acre(s)
Year Built	2007
Lease Term Remaining	6 Years

NOTES

Listed and Sold by Marcus & Millichap. Triple-Net 'NNN' Lease Property. NOI=\$110,127. Six Years Seven Months Remaining Term at Sale.

O'REILLY AUTO PARTS

455 W State Rd 436, Altamonte Springs, FL, 32714



Close Of Escrow	12/23/2020
Sales Price	\$2,196,140
Price/SF	\$241.44
CAP Rate	5.56%
GLA	9,096 SF
Lot Size	0.89 acre(s)
Year Built	1988
Lease Term Remaining	6 Years

NOTES

Listed and Sold by Marcus & Millichap. Double-Net 'NN' Lease Property. NOI=\$122,061. Six Years Ten Months Remaining Term at Sale.

SALES COMPARABLES

O'REILLY AUTO PARTS

11274 S Fortuna Rd, Yuma, AZ, 85367



Close Of Escrow	10/20/2020
Sales Price	\$1,300,000
Price/SF	\$185.71
CAP Rate	6.46%
GLA	7,000 SF
Lot Size	1.11 acre(s)
Year Built	2003
Lease Term Remaining	8 Years

NOTES

Listed and Sold by Marcus & Millichap. Double-Net 'NN' Lease Property.
NOI=\$84,000. 8 Years Remaining Term at Sale

O'REILLY AUTO PARTS

932 North Germanton Parkway, Cordova, TN, 38018



Close Of Escrow	9/28/2020
Sales Price	\$1,818,634
Price/SF	\$199.72
CAP Rate	6.15%
GLA	9,106 SF
Lot Size	0.86 acre(s)
Year Built	1993
Lease Term Remaining	9 Years

NOTES

Listed and Sold by Marcus & Millichap. Double-Net 'NN' Lease Property.
NOI=\$111,846. Nine Years Seven Months Remaining Term at Sale.

AUTOZONE

11530 Chapman Hwy, Seymour, TN, 37865



Close Of Escrow	8/10/2020
Sales Price	\$1,578,000
Price/SF	\$214.11
CAP Rate	6.39%
GLA	7,370 SF
Lot Size	0.69 acre(s)
Year Built	2008
Lease Term Remaining	7 Years

NOTES

Listed and Sold by Marcus & Millichap. Triple-Net 'NNN' Lease Property.
NOI=\$100,800. Seven Years Seven Months Remaining Term at Sale.

SALES COMPARABLES

O'REILLY AUTO PARTS

3201 Capital Cir N.E. , Tallahassee, FL, 32308

6



Close Of Escrow	6/30/2020
Sales Price	\$2,018,666
Price/SF	\$244.95
CAP Rate	6%
GLA	8,241 SF
Lot Size	1.11 acre(s)
Year Built	1985
Lease Term Remaining	9 Years

NOTES

Listed and Sold by Marcus & Millichap. Double-Net 'NN' Lease Property.
 NOI=\$121,120. Nine Years Three Months Remaining Lease Term at Sale.

Created on January 2021

POPULATION	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Population	1,733	3,457	4,205
■ 2020 Estimate			
Total Population	1,797	3,572	4,330
■ 2010 Census			
Total Population	1,897	3,765	4,540
■ 2000 Census			
Total Population	1,940	3,746	4,568
■ Current Daytime Population			
2020 Estimate	1,551	3,517	3,940
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Households	736	1,442	1,772
■ 2020 Estimate			
Total Households	761	1,486	1,818
Average (Mean) Household Size	2.34	2.35	2.35
■ 2010 Census			
Total Households	810	1,579	1,917
■ 2000 Census			
Total Households	815	1,554	1,894
■ Occupied Units			
2025 Projection	736	1,442	1,772
2020 Estimate	893	1,746	2,168
HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2020 Estimate			
\$150,000 or More	5.41%	6.69%	6.81%
\$100,000 - \$149,000	7.42%	8.28%	8.32%
\$75,000 - \$99,999	18.93%	16.53%	15.99%
\$50,000 - \$74,999	18.96%	18.07%	18.75%
\$35,000 - \$49,999	15.67%	15.32%	15.47%
Under \$35,000	33.61%	35.10%	34.67%
Average Household Income	\$63,649	\$68,636	\$67,941
Median Household Income	\$51,027	\$49,387	\$49,822
Per Capita Income	\$27,216	\$28,817	\$28,786

HOUSEHOLDS BY EXPENDITURE	1 Miles	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$66,187	\$65,658	\$65,736
■ Consumer Expenditure Top 10 Categories			
Housing	\$17,176	\$16,920	\$16,926
Transportation	\$10,623	\$10,592	\$10,541
Shelter	\$9,530	\$9,380	\$9,365
Food	\$7,098	\$7,018	\$7,047
Personal Insurance and Pensions	\$6,846	\$6,629	\$6,676
Health Care	\$5,177	\$5,160	\$5,179
Utilities	\$3,881	\$3,841	\$3,855
Entertainment	\$3,089	\$3,063	\$3,079
Cash Contributions	\$1,760	\$1,781	\$1,769
Household Furnishings and Equipment	\$1,698	\$1,672	\$1,680
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2020 Estimate Total Population	1,797	3,572	4,330
Under 20	23.84%	23.53%	23.26%
20 to 34 Years	17.25%	16.48%	16.45%
35 to 39 Years	5.36%	5.37%	5.31%
40 to 49 Years	10.30%	10.40%	10.70%
50 to 64 Years	21.65%	22.24%	22.61%
Age 65+	21.61%	21.97%	21.67%
Median Age	43.68	44.74	45.03
■ Population 25+ by Education Level			
2020 Estimate Population Age 25+	1,267	2,538	3,089
Elementary (0-8)	3.57%	3.23%	3.07%
Some High School (9-11)	8.75%	9.11%	9.61%
High School Graduate (12)	42.18%	43.29%	45.04%
Some College (13-15)	20.36%	18.97%	18.49%
Associate Degree Only	9.81%	10.90%	10.39%
Bachelors Degree Only	7.11%	6.02%	5.95%
Graduate Degree	7.21%	7.19%	6.33%

Source: © 2020 Experian



Population

In 2020, the population in your selected geography is 3,572. The population has changed by -4.64% since 2000. It is estimated that the population in your area will be 3,457.00 five years from now, which represents a change of -3.22% from the current year. The current population is 47.84% male and 52.16% female. The median age of the population in your area is 44.74, compare this to the US average which is 38.21. The population density in your area is 126.14 people per square mile.



Households

There are currently 1,486 households in your selected geography. The number of households has changed by -4.38% since 2000. It is estimated that the number of households in your area will be 1,442 five years from now, which represents a change of -2.96% from the current year. The average household size in your area is 2.35 persons.



Income

In 2020, the median household income for your selected geography is \$49,387, compare this to the US average which is currently \$62,990. The median household income for your area has changed by 67.76% since 2000. It is estimated that the median household income in your area will be \$60,278 five years from now, which represents a change of 22.05% from the current year.

The current year per capita income in your area is \$28,817, compare this to the US average, which is \$34,935. The current year average household income in your area is \$68,636, compare this to the US average which is \$90,941.



Race and Ethnicity

The current year racial makeup of your selected area is as follows: 87.67% White, 7.87% Black, 0.00% Native American and 0.46% Asian/Pacific Islander. Compare these to US averages which are: 69.84% White, 12.88% Black, 0.20% Native American and 5.75% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 1.79% of the current year population in your selected area. Compare this to the US average of 18.38%.



Housing

The median housing value in your area was \$92,012 in 2020, compare this to the US average of \$221,068. In 2000, there were 1,059 owner occupied housing units in your area and there were 496 renter occupied housing units in your area. The median rent at the time was \$285.



Employment

In 2020, there are 1,163 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 44.90% of employees are employed in white-collar occupations in this geography, and 55.28% are employed in blue-collar occupations. In 2020, unemployment in this area is 4.42%. In 2000, the average time traveled to work was 28.00 minutes.

Presented By

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