



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Advance Auto Parts
3133 E Michigan Avenue
Jackson, MI 49202

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 7,000 SF Advance Auto Parts Located at 3133 E Michigan Avenue in Jackson, Michigan. Just Under 8 Years Remain on this Corporate Guaranteed Lease With Minimal Landlord Responsibilities, Providing For a Secure Investment.

OFFERING SUMMARY

| | |
|--------------|-------------|
| PRICE | \$1,479,675 |
| CAP | 6.15% |
| NOI | \$91,000 |
| PRICE PER SF | \$211.38 |
| GUARANTOR | Corporate |

PROPERTY SUMMARY

| | |
|---------------|---|
| ADDRESS | 3133 E Michigan Avenue Jackson, MI 49202 |
| COUNTY | Jackson |
| BUILDING AREA | 7,000 SF |
| LAND AREA | 1.70 AC |
| YEAR BUILT | 1998 |



HIGHLIGHTS

- Just Under 8 Years Remain on this Corporate Guaranteed Lease
- Double Net (NN) Lease With Minimal Landlord Responsibilities
- Tenant Has Been at This Location Since 1998 and Recently Extended Their Lease By 9 Years, Showing Commitment to the Site
- Strategically Located Off of U.S. Highway 127 Which Sees Over 29,841 VPD
- Advance Auto Parts is an Investment Grade Tenant (BBB) and Operates Over 4,811 Stores in the U.S., Canada, Puerto Rico and Virgin Islands
- 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
- Excellent Demographics With a Population of Over 79,528 Residents Making an Average Household Income of \$53,072 Within a 5-Mile Radius
- Nearby Tenants Include: Meijer, Tractor Supply Co., Harbor Freight Tools, Dollar General, Family Dollar, McDonald’s, Wendy’s, Taco Bell and Many More



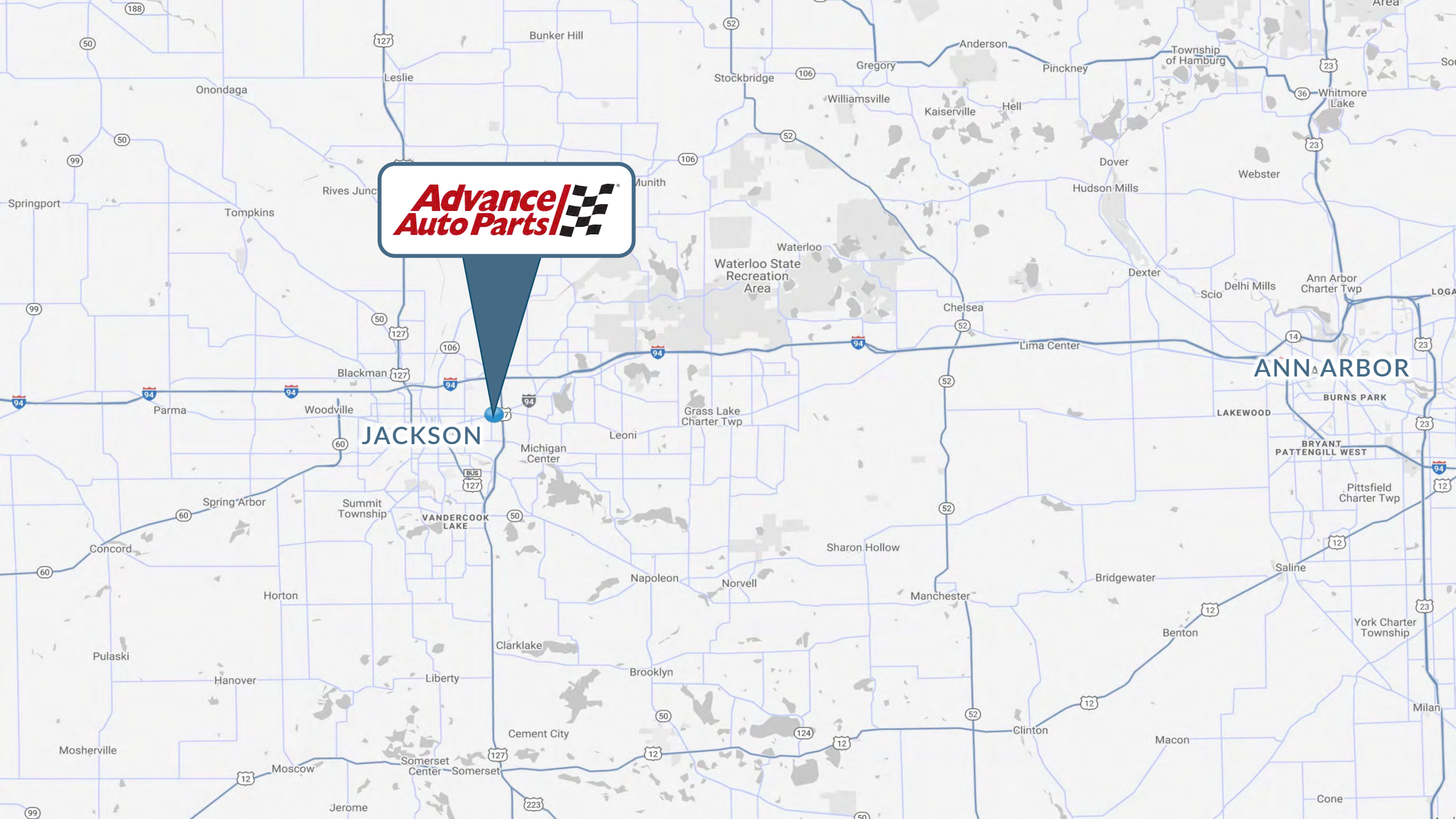
ACTUAL PROPERTY IMAGE

LEASE SUMMARY

| | |
|------------------------|--------------------------------------|
| TENANT | Advance Auto Parts |
| PREMISES | A Building of Approximately 7,000 SF |
| LEASE COMMENCEMENT | October 28, 1998 |
| LEASE EXPIRATION | December 31, 2028 |
| LEASE TERM | ~8 Years Remaining |
| RENEWAL OPTIONS | 3 x 5 Years |
| RENT INCREASES | 7.14% Increases Every 5 Years |
| LEASE TYPE | Double Net (NN) |
| PERMITTED USE | Automotive |
| PROPERTY TAXES | Tenant's Responsibility |
| INSURANCE | Tenant's Responsibility |
| COMMON AREA | Tenant's Responsibility |
| ROOF & STRUCTURE | Landlord's Responsibility |
| REPAIRS & MAINTENANCE | Tenant's Responsibility |
| HVAC | Tenant's Responsibility |
| UTILITIES | Tenant's Responsibility |
| RIGHT OF FIRST REFUSAL | None |

| SQUARE FOOTAGE | ANNUAL BASE RENT | RENT PER SF |
|----------------|------------------|-------------|
| 7,000 SF | \$91,000 | \$13.00 |







FedEx

SUBURBAN FINES CO

East Jackson High School

early impressions
preschool & childcare center

Right Way
Automotive Care

Mr. Quicks

MEA

TSC TRACTOR SUPPLY CO

Speedway

verizon

Bob Evans

Wendy's

McDonald's

Great Clips

at&t

Valvoline

127

meijer

U-STO^{RE}

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

DOLLAR TREE

metro
by T-Mobile

RITE AID

94

Jackson District Library - Eastern Branch

Advance Auto Parts

Arby's

MECHANIX AUTOMOTIVE
Service Center Inc

LOOK FOR THE CAR ON THE ROOF

N Dettman Road

**MILLER
TRUCK &
STORAGE co.**

Consumers Energy

CMS ENERGY

**Henry Ford
HEALTH SYSTEM**

Jackson County
Airport

SUBWAY
Andy's Pizza

Little Caesars

DOLLAR GENERAL

AutoZone

U-HAUL

RBC
BANK OF AMERICA

Comerica Bank

Advance America

TACO BELL

**Promise
JEWELLERS**

S Dettman Road

**BIGGBY
COFFEE**

SALLY BEAUTY

KFC

O'Reilly AUTO PARTS
FOR PERSONAL PLATE PEOPLE

Walgreens

**Flagstar
Bank**

State Farm

Jackson District Library
- Eastern Branch

Arby's

E Michigan Avenue

**Advance
Auto Parts**

RITE AID

metro
by T-Mobile

DOLLAR TREE

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

Valvoline

**BUSINESS
94**



DOLLAR GENERAL



E Michigan Ave

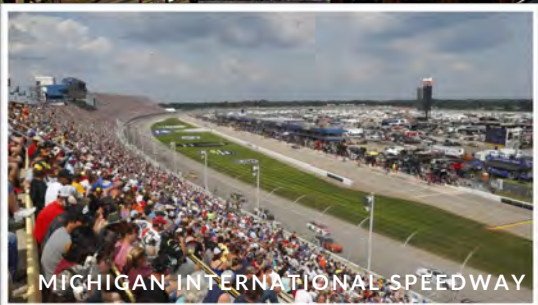


JACKSON | JACKSON COUNTY | MICHIGAN

Jackson is situated in the south-central portion of Michigan in Jackson County. It was established in 1829 and was named in tribute to President Andrew Jackson. The City currently has a land area of approximately 11 square miles. The region features hundreds of lakes and is well known for its numerous, quality golf courses. Golf Digest rated Jackson as one of the best values for golfing. The City of Jackson had a population of 32,648 as of July 1, 2020.

The City is an industrial and commercial oriented community serving as a principal business, marketing, and cultural center for the surrounding suburban and agricultural territory. Because of its central location, Jackson provides access to employment opportunities in Lansing, Battle Creek and Ann Arbor. Major industries with headquarters or divisions located within the City include a statewide gas and electric utility, aerospace, automobile and industrial component manufacturers, retail sales and several financial institutions. Principal Employer of the City are Henry Ford Allegiance Health System, Consumers Energy, Great Lakes Home Health/Hospice, Local Government, Jackson Public Schools, Eaton Corporation, Alro Steel Corporation, Anesthesia Business Consultants, Center for Family Health and Way Bakeries.

The nearby Michigan International Speedway hosts several NASCAR races. The Pioneer wine making area is popular with tourists. Its scenic landscape consists of rolling hills and numerous lakes. The Michigan Theatre features Spanish Renaissance architecture and is recognized as one of the superb theaters in Michigan. The George E. Potter Center is a prominent venue for a wide variety of cultural events such as Broadway shows, quality national and international shows and well-known entertainers. The city is home to the Jackson Symphony Orchestra, the Croswell Opera House and the Michigan Shakespeare Festival. Jackson is a major location for golf enthusiasts. It features numerous beautiful courses. Waterloo State Recreation Area is a large acreage and includes the popular Portage Lake Campground.





E Michigan Ave (18,411 VPD)

N Dettman's Rd (5,945 VPD)

(29,841 VPD)
127

| | 3 MILES | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| POPULATION | 36,083 | 79,528 | 120,988 |
| AVERAGE HH INCOME | \$42,508 | \$53,072 | \$63,191 |

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 revenue of approximately \$9.7 billion. Advance operates over 4,811 Advance Stores, 168 Worldpac branches and serves 1,269 independently owned Carquest branded stores, as of October 2020, in the United States, Puerto Rico, the U.S. Virgin Islands and Canada.

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 160 locations in 14 states. 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
4,811+



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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