

OFFERING MEMORANDUM

863 4TH STREET | BELOIT, WI

PRICE: \$1,350,000 | CAP: 6.67%



CLICK FOR DRONE FOOTAGE



ACTUAL SITE | PHOTOS TAKEN MARCH 2021

EXECUTIVE SUMMARY

PRICE

\$1,350,000

CAP

6.67%

NOI

\$90,020

LOCATION

863 4TH STREET
BELOIT, WISCONSIN (ROCKFORD)

LEASE TYPE

NN - ROOF AND STRUCTURE

LEASE EXPIRATION

DECEMBER 31ST, 2023

LESSEE

ADVANCE AUTO PARTS

GUARANTOR

CORPORATE (NYSE: AAP)

OPTIONS

(3) 5-YEAR OPTIONS TO EXTEND

INCREASES

10% EVERY 5 YEARS INCLUDING OPTIONS

LAND SIZE

±32,616 SQUARE FEET

BUILDING SIZE

±6,746 SQUARE FEET

ROFR

YES



ACTUAL SITE | PHOTOS TAKEN MARCH 2021

**RETAIL INVESTMENT GROUP IS
PLEASED TO BE THE EXCLUSIVE
LISTING BROKERAGE FOR ADVANCE
AUTO PARTS IN BELOIT, WISCONSIN.**

This Advance Auto Parts property has a Corporately Guaranteed NN Lease and the Landlord is responsible for Roof and Structure. The lease expires on December 31st, 2023. This property offers 10% every 5 years and there are (3) 5-Year Options to Extend. This offering is backed by a corporate guarantee. The building is $\pm 6,746$ square feet and sits on $\pm 32,616$ square feet of land, and was built in 2003. Nearby retailers include AutoZone Auto Parts, CVS, Taco Johns, Pizza Hut, Family Dollar, NAPA Auto Parts, Enterprise Rent-A-Car and Many Others.



ACTUAL SITE | PHOTOS TAKEN MARCH 2021

4TH ST: ±11,057 VDP

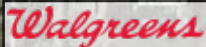
PORTLAND AVE: ±18,165 VDP



ADVANCE AUTO PARTS | BELOIT, WI

PROPERTY OVERVIEW

- Corporately Guaranteed Lease
- Hard Corner Location with more than ±29,000 VPD
- Low Price Point Opportunity
- NN Lease - Landlord's Only Responsibilities are Roof and Structure
- Nearby Retailers Include CVS, Taco Johns, Pizza Hut, Family Dollar, Enterprise Rent-A-Car and Many Others.
- 10% Increases Every 5 Years Including the 3x5 Year Options to Extend
- Ideal Demographics Supporting Self Car Maintenance



ROCK RIVER



VELVET BUFFALO MODERN ITALIAN
LUCY'S #7 BURGER BAR
BRYDEN CHRYSLER JEEP DODGE RAM
MERRILL & HOUSTON'S STEAK JOINT
TRUK'T | STREET TACOS & TEQUILAS
THE 615 CLUB
HORACE WHITE PARK
PIG IRON PUB AND GRUB

MR. B'S COFFEE & SNACK
BELOIT ART CENTER
WRIGHT MUSEUM OF ART
LOGAN MUSEUM OF ANTHROPOLOGY
BK2 AUTO SALES
CAROM ROOM
ATRIUM APARTMENT HOMES
BELOIT ART CENTER

ABC Supply Co., Inc. is a major, private American roofing supply company based in Beloit, Wisconsin. It also sells windows, gutters, and siding for residential and commercial buildings and is the largest roofing and vinyl siding wholesale distributor in the United States.
±12,000 Employees at this Location

**THE CITY OF BELOIT HAS THE BEST OF BOTH
WORLDS: IT'S SMALL ENOUGH TO FEEL LIKE A PLACE
YOU WILL CALL HOME, YET BIG ENOUGH TO
TRANSPORT YOU AND YOUR FRIENDS BETWEEN THE
MIDWEST'S LARGER CITIES FOR A LONG WEEKEND..**

ADVANCE AUTO PARTS | BELOIT, WI

The city of Beloit, on the southern border of Wisconsin above northern Illinois, is not just the site of Beloit College's campus. With nearly 40,000 residents, it's a vibrant community that has changed and redefined itself as much as the college has. Now, Beloit is home to an engaged community that, by its very nature, gives students in-person, and highly relevant experiences living and working here. And there's no shortage of opportunities. Beloit is home to hundreds of businesses of every size, from global companies like ABC Supply, a roofing company across the mighty Rock River from campus, to Bushel & Peck's, a locally-sourced restaurant and market in the heart of downtown.

Beloit is living history, the legacy of the blue collar workers of the past and present. Some residents can trace their family line back to Fairbanks Morse's first African American workers during the Great Migration, while others immigrated here as recently as the last decade. Beloiters connect with this beautiful place, its hardworking people, and maybe even its snowy Midwestern winters.

ADDITIONAL
PHOTOS



ACTUAL SITE | PHOTOS TAKEN MARCH 2021



THERE ARE MORE THAN 4,912
ADVANCE AUTO PART STORES
WORLDWIDE.

Advance Auto Parts is the leading automotive aftermarket parts provider that serves both professional installers and do-it-yourself customers. The company is the largest automotive aftermarket retailer in the United States based on sales and store count and has been on the Fortune 500 list since 2003. Advance operated 5,185 stores and over 143 Worldpac branches in the United States, Canada, Puerto Rico, and the U.S. Virgin Islands, and an additional 1,250 independently owned CARQUEST branded stores. AAP employs approximately 74,000 Team Members while instilling their core values: honesty, integrity, mutual trust, and dedication, which have remained the same since Advance Auto Parts was founded in 1929. AAP operates stores that offer auto parts such as alternators, batteries, belts & hoses, chassis parts, clutches, engines, and engine parts.



CONFIDENTIALITY DISCLAIMER

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 Retail Investment Group and it should not be made available to any other person or entity without the written consent of Retail Investment Group. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Retail Investment Group. This offering memorandum has been prepared to provide summary, unverified financial and physical 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. Retail Investment Group has not made any 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 of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors. The information contained in this offering memorandum has been obtained from sources we believe reliable; however,

Retail Investment Group has not verified, and will not verify, any of the information contained herein, nor has Retail 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. If you have no interest in the Property, please return this Offering Memorandum to Retail Investment Group, LLC.





Retail Investment Group

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