



Two Property Portfolio - Investment Grade Credit

10+ Net Lease Years Remaining on Both Locations

LUDINGTON, MI & NEW BALTIMORE, MI



LUDINGTON, MI



NEW BALTIMORE, MI

Colliers

Accelerating success.

ADVANCE AUTO PARTS PORTFOLIO

INVESTMENT GRADE CREDIT TENANT

INVESTMENT OVERVIEW

We are pleased to present an opportunity to purchase a portfolio of two (2) STNL Advance Auto Parts assets (can be purchased separately) with over 10 lease years remaining and 2, 5 year options. Located in Michigan, both assets just received early lease extensions taking the leases out through 12/31/2031 which speaks to the strength of these retail locations and provides secure long term income from an investment grade credit tenant. This is an excellent opportunity to acquire two (2) single tenant net lease assets leased to one of the leading automotive parts & accessories retailer in the U.S., with long term leases, low in-place in rent, and minimal landlord responsibilities.

INVESTMENT HIGHLIGHTS

- Two (2) Single Net Lease Advance Auto Parts Locations Available Together or Individually
- STNL Advance Auto Parts Portfolio – Investment Grade Credit Tenant (Moody's Rated "Baa2", Outlook: Stable)
- 10+ Lease Years Remaining on Both Locations – 2, 5 Year Options
- Both Locations Just Received Early Lease Extensions through 12/31/2031
- Below Market Rents – Low Price Point - Low Downside Risk
- AAP's Long Term Commitment to the Site Speaks to the Strength of the Locations
- New Baltimore, MI – 0.92 Acres of Land – ~7,000 SF Building
- Ludington, MI – 0.63 Acres of Land - ~7,000 SF Building
- Net Leased Investment – Minimal Landlord Responsibilities (Roof & Structure Only)
- Ideal 1031 Exchange Assets – In-Place Market Rents – Low Downside Risks
- NYSE: AAP – Total Revenue of \$10.1B (2020) – Net Income of \$493M (2020)
- One of the Nation's Top Automotive Replacement Part & Accessories Retailer

Financial Summary

Portfolio Price

\$2,192,000



CAP Rate

5.75%



Combined NOI

\$126,000



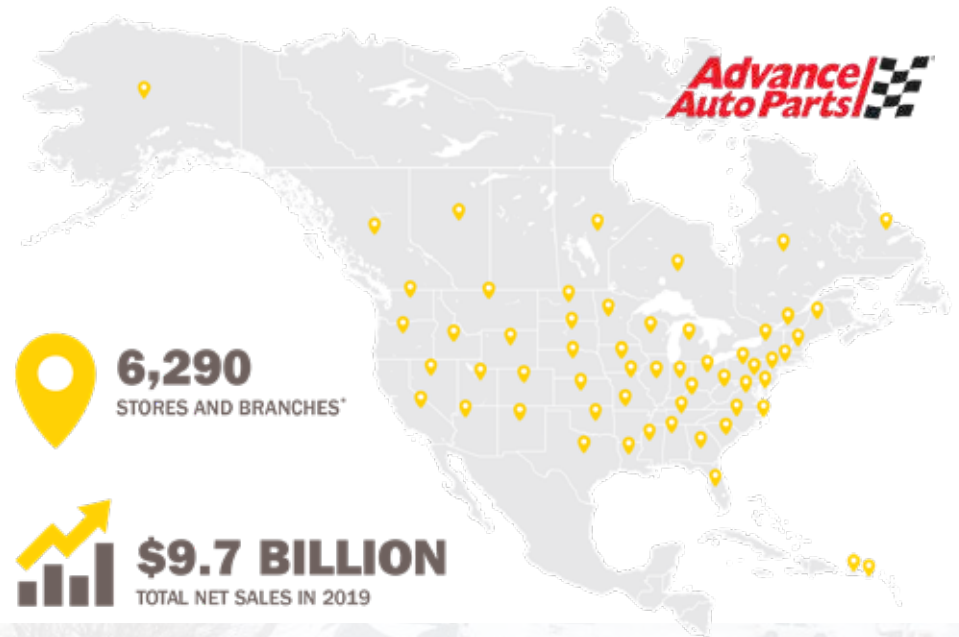
Tenant	Advance Auto Parts
Lease Type	NN
Total Building Square Footage	14,000 SF
Lease Start	2000/2001
Lease Expiration	12/31/2031
Current Rent	\$126,000
Annual Rent PSF	\$9/SF
Rental Adjustment	None
Option Periods	2 - 5 Year Options
Landlord Responsibilities	Roof & Structure

ADVANCE AUTO PARTS PORTFOLIO

TENANT PROFILE

ADVANCE AUTO PARTS, INC. (NYSE: AAP)

Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider that serves both professional installer and do-it-yourself customers. As of January 2, 2021, Advance operated 4,806 stores and 170 Worldpac branches in the United States, Canada, Puerto Rico and the U.S. Virgin Islands. The Company also serves 1,277 independently owned Carquest branded stores across these locations in addition to Mexico, the Bahamas, Turks and Caicos and British Virgin Islands. Advance Auto Parts is the largest automotive aftermarket retailer in the United States based on sales and store count.



DieHard
POWER AHEAD™

In the fourth quarter, we acquired the **DieHard**® brand, the most trusted brand in the automotive battery category. This will continue to differentiate us and enable us to be a leader in the category.

* AS OF DECEMBER 28, 2019 AND INCLUDES 1,253 INDEPENDENTLY OWNED CARQUEST STORES.

During 2019, we invested approximately **\$270 million** in capital expenditures, focusing on supply chain, information technology and eCommerce to improve our customer value proposition.



American Heart Association
life is why™

In 2019, we continued our support of the American Heart Association, becoming the number one participating company in the country and raising over **\$1 million**.

ADVANCE AUTO PARTS PORTFOLIO

5243 US 10, Ludington, MI 49431

LEASE ABSTRACT

Tenant	Advance Auto Parts
Lease Start	April 12, 2001
Lease Expiration	December 31, 2031
Term Remaining On Lease	10.5 Years
Base Rent	\$63,000
Rental Adjustments None	None
Option Periods	2 - 5 Year Options 19.44% Increase Option 1 1/1/2032: \$72,250 7% Increase Option 2 1/1/2037: \$80,500

PROPERTY OVERVIEW

We are pleased to present an opportunity to purchase an investment grade single tenant net leased asset occupied by Advance Auto Parts corporate (NYSE: AAP) with over 10.5 years remaining on the base term and 2, 5 year options. The subject property is located along the main retail corridor of Ludington, MI with major retailers; Walmart, ALDI, Harbor Freight, McDonald's, Goodwill, and a brand new Culver's all in close proximity. This is an excellent opportunity to purchase a low price point investment grade credit tenant (rated "Baa2" by Moody's), with over 10.5 lease years remaining, positioned on one of the city's main thoroughfares in the heart of the retail trade area with minimal landlord responsibilities.

Demographics	3-Mile	5-Mile	10-Mile
Population 2020	12,679	16,172	23,668
Households	5,436	6,892	9,902
Families	3,243	4,265	6,431
Average Household Size	2.26	2.29	2.35
Median Age	44.3	45.9	46.6

Demographics	3-Mile	5-Mile	10-Mile
Average HH Income	\$62,343	\$46,004	\$63,728
Median HH Income	\$43,792	\$63,849	\$47,399
Per Capita Income	\$26,867	\$27,368	\$26,757



ADVANCE AUTO PARTS PORTFOLIO

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ADVANCE AUTO PARTS PORTFOLIO

35157 23 Mile Rd, New Baltimore, MI 48047



LEASE ABSTRACT

Tenant	Advance Auto Parts
Lease Start	May 15, 2000
Lease Expiration	December 31, 2031
Term Remaining On Lease	10.5 Years
Base Rent	\$63,000
Rental Adjustments None	None
Option Periods	2 - 5 Year Options 21.7% Increase Option 1 1/1/2032: \$76,650 4.56% Increase Option 2 1/1/2037: \$80,149.92

PROPERTY OVERVIEW

We are pleased to present an opportunity to purchase an investment grade single tenant net leased asset occupied by Advance Auto Parts corporate (NYSE: AAP) with over 10.5 years remaining on the base term and 2, 5 year options. The subject property is located along the main retail corridor of New Baltimore, MI with major retailers; Kroger, CVS, Taco Bell, and AutoZone all in close proximity. This is an excellent opportunity to purchase a low price point investment grade credit tenant (rated "Baa2" by Moody's), with over 10.5 lease years remaining, positioned on one of the city's main thoroughfares in the heart of the retail trade area with minimal landlord responsibilities.

Demographics	3-Mile	5-Mile	10-Mile
Population 2020	35,272	66,448	210,599
Households	12,989	24,315	80,365
Families	9,182	17,165	54,950
Average Household Size	2.70	2.67	2.58
Median Age	39.2	38.9	40

Demographics	3-Mile	5-Mile	10-Mile
Average HH Income	\$94,288	\$89,530	\$90,528
Median HH Income	\$79,040	\$76,272	\$74,586
Per Capita Income	\$35,333	\$32,795	\$34,602



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Investment Opportunity | Offering Memorandum

Advance Auto Parts Portfolio



Accelerating success.

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