



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



NAPA Auto Parts
5501 Douglas Avenue
Des Moines, IA 50310

EXCLUSIVELY MARKETED BY:



HARRY ARCHER

Lic. # 388927

770.672.5931 | DIRECT

harry@SIGnnn.com



ANDREW ACKERMAN

Lic. # B67615000

770.626.0445 | DIRECT

andrew@SIGnnn.com

6000 Lake Forrest Drive NW, Suite 260
Atlanta, GA 30328
844.4.SIG.NNN
www.SIGnnn.com

In Cooperation With
Sands Investment Group Iowa, Inc - Lic. # F06091000
BoR: Andrew Ackerman- IA Lic. # B67615000

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 9,000 SF NAPA Auto Parts Located at 5501 Douglas Avenue in Des Moines, Iowa. This Deal Includes a High Quality Tenant That Has Been at This Location Since 2009, Providing For a Secure Income.

OFFERING SUMMARY

PRICE	\$1,051,015
CAP	6.40%
NOI	\$67,307
PRICE PER SF	\$116.78
GUARANTOR	Corporate (Genuine Parts Company)

PROPERTY SUMMARY

ADDRESS	5501 Douglas Avenue Des Moines, IA 50310
COUNTY	Polk
BUILDING AREA	9,000 SF
LAND AREA	1.17 AC
BUILT	1995



HIGHLIGHTS

- Double Net (NN) Lease Allows For a Passive Investment With Minimal Landlord Responsibilities
- Corporate Guarantee From Genuine Parts Company, Which is the Largest Global Auto Parts Network
- Tenant Has a Long-Term History at This Location Operating Since 2009
- Below Market Rents
- 2% Annual Rent Increases
- This is a Rare Location For Genuine Parts Company in That They Operate Both Their Auto Parts Supply and Genuine Paints Business at This Location
- Essential Business - Open and Paying Full Rent Throughout the Pandemic
- NAPA Auto Parts Historically Performs Very Well in Recessionary Environments Due to Increase in Age of Vehicles and DIY Repairs
- Excellent Access and Visibility Along Route 6 Which Sees Over 36,900 Vehicles Per Day
- Near Interstate 95 Which Sees Over 101,200 VPD
- 91,886 Residents Live Within a 3-Mile Radius Making an Average Household Income of \$82,578



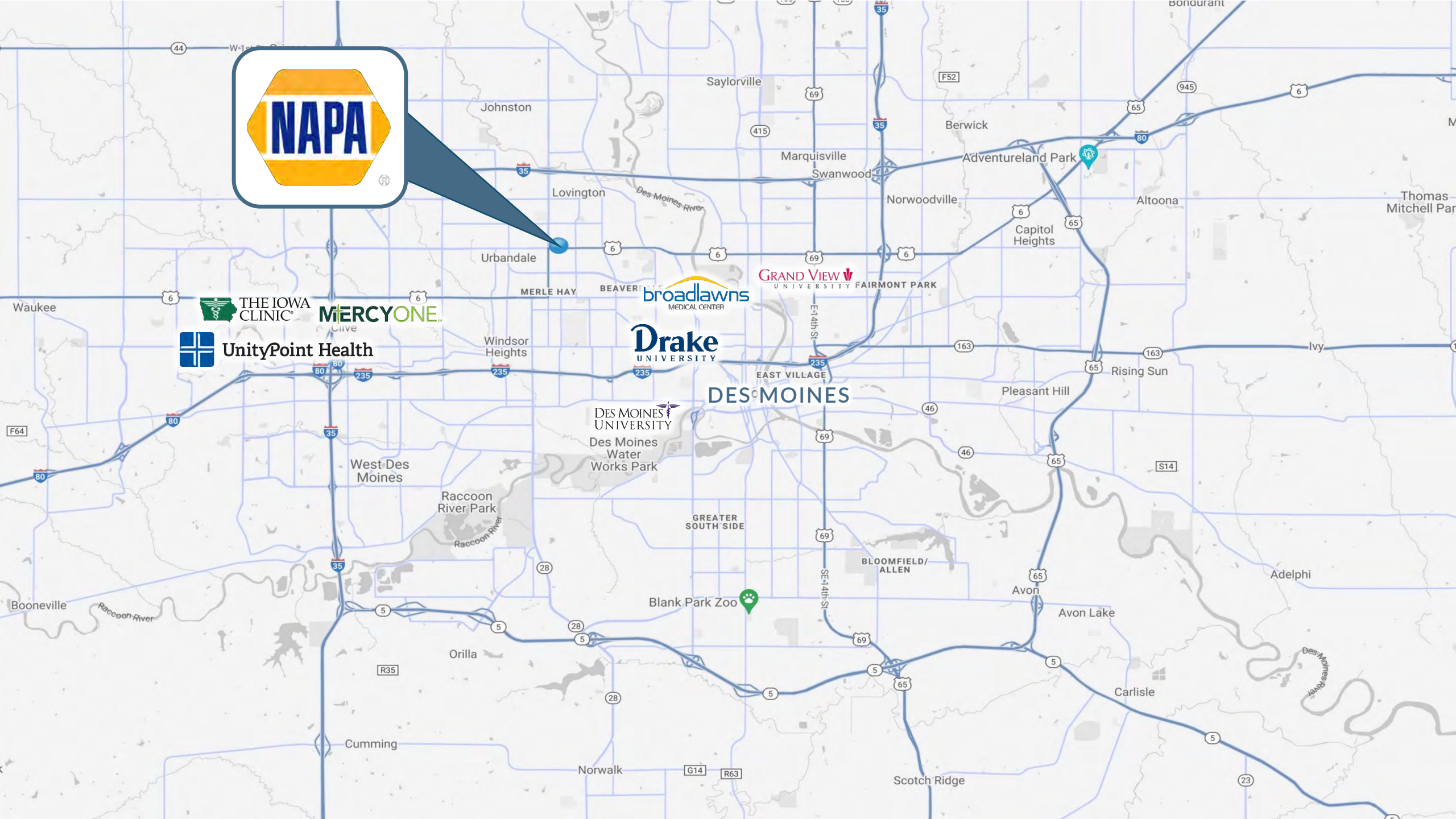
LEASE SUMMARY

TENANT	NAPA Auto Parts
PREMISES	A Building of Approximately 9,000 SF
LEASE COMMENCEMENT	March 31, 2009
LEASE EXPIRATION	May 31, 2024
LEASE TERM	~3 Years Remaining
RENEWAL OPTIONS	1 x 5 Year
RENT INCREASES	2% Annually
LEASE TYPE	Double Net (NN)
PERMITTED USE	Auto Parts and Paint Supplier
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	Landlord's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	None

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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9,000 SF	\$67,307	\$7.48
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Urbandale
High School

St Pius X
Catholic Church

ihop

MERLE HAY
MALL

KOHL'S

MERCYONE

HOBBY LOBBY
Super Savings, Super Selection™

TARGET

OLD NAVY

ULTA
BEAUTY

SHOE
CARNIVAL

ROSS
DRESS FOR LESS

Applebee's
GRILL & BAR

EYEMART
EXPRESS

BankersTrust

GOODYEAR

Starbucks

Timothy Jones
SANDWICHES

SUN TAN CITY

WING STOP

CAR SOUND
Your Remote Start Specialists

Urbandale's
AMERICAN FRESH

Douglas Ave

6

Maria's
Mexican Food

Wasabi Chi

Dinner 4 Two

India Star

Beaver Mower &
Equipment Repair

MIDAS

American
Inn & Suites

verizon

T-Mobile

McALISTER'S
DELI

R&C
MEAT & COUNTRY

CHIPOTLE
MEXICAN BOWL

at&t

McDonald's

Fazoli's

jiffylube

carx
TIRE & AUTO

SUBWAY

NAPA

VA Central Iowa
Health Care System

Walgreens
WELLS
FARGO



Herbert Hoover
High School

Java Joes
CoffeeHouse

Elite Spa

Moore Elementary School



Maria's
Mexican Food



SHERWIN-WILLIAMS

Wasabi Chi

Dinner 4 Two

India Star

Beaver Mower &
Equipment Repair



Douglas Ave

WELLS FARGO planet fitness HyVee DOLLAR TREE ALDI McDonald's usbank BANK OF THE WEST BNP PARIBAS

LONG JOHN SILVER'S A.W. Domino's AutoZone

Firestone HOBBY LOBBY HARBOR FREIGHT TOOLS Popeyes Burlington Famous Footwear Dunkin' Chick-fil-A

usbank Kentucky Fried Chicken DISCOUNT TIRE Jersey Mike's SUBS BUFFALO WILD WINGS

Office DEPOT OfficeMax DOLLAR TREE BIG LOTS! NORTHERN TOOL & EQUIPMENT

claire's Applebee's OLD NAVY Target rue21 five BELOW CVS pharmacy ROSS DRESS FOR LESS KOHL'S ULTA Bath & Body Works TORRID SHOE CARNIVAL

NAPA



O'Reilly's Walgreens Starbucks Kum & Go

CASEY'S GENERAL STORE IHOP U-HAUL PAPA JOHN'S

SHERWIN-WILLIAMS noodles AT&T DQ R&C McDonald's Fazio's jiffy lube JJ's CHIPOTLE SUBWAY carwash taco john's MIDAS T verizon Great Clips SportClips AspenDental AutoZone SUPERCUTS McALISTER'S DELI WINGSTOWN



TIRE PLUS TOTAL CAR CARE DOLLAR GENERAL metro by T-Mobile

LifeStorage BR berkin tobbling SCOOTER'S

CVS pharmacy ACE HyVee Starbucks

ANYTIME FITNESS NATURAL GROCERS Great Clips Panera Bread AMC REGIONS Perkins SUBWAY

Des Moines is the capital and the most populous city in the U.S. state of Iowa. It is also the county seat of Polk County. A small part of the city extends into Warren County. The City of Des Moines, Iowa was incorporated as a town in 1851 and as a city in 1857. Extending over 80 square miles, it is home to an estimated 217,000 people and the central city of a metropolitan area of approximately 645,000. It is a river city, intersected by the Des Moines and Raccoon Rivers. The City is ranked “#3 Best Affordable Place to Live in the U.S.” by U.S. News & World Report and “#8 Best U.S. City for Work-Life Balance” by GO Banking Rates. The city comes in the list of “Top 10 Best State Capital to Live in” by WalletHub.

Des Moines is the industrial, commercial, financial, trade, transportation, and governmental center of Iowa. The City's insurance industry is the third largest in the world after London and Hartford and growing. There are over 200 insurance offices and headquarters located in Iowa employing more than 20,000 people in Des Moines. Insurance activities are part of a strong local economy that is also based in agriculture, manufacturing, technology, education, health care, and other services. While Iowa is an agricultural state, the City's economic diversification insulates it from the farm economy. The major employers of the city are Wells Fargo & Co., UnityPoint Health Partners, Principal, Hy-Vee, Inc., Mercy Hospital Medical Center, Des Moines Public Schools, Nationwide Insurance, John Deere companies, Dupont Pioneer, Wellmark Inc. It is ranked #3 Top Market for Opportunity Employment Share by Site Selection.

Des Moines is a center of Iowa culture and boasts a wide array of museums, arts centers, and performance events. The Des Moines Arts Center has a permanent collection of major 19th, 20th, and 21st century masterpieces in a contemporary building. The Des Moines Arts Center Downtown is an extension of the center and provides exciting new exhibits in an urban-inspired setting. Des Moines is known for Gray's Lake Park, the premier park in Central Iowa. The Meredith Trail connects Gray's Lake to Downtown Des Moines. There is also a boat ramp for both sail boats and electric motorboats. Des Moines has a great deal to offer when the sun goes down. There are comedy clubs like Funny Bone and Starry Night Gourmet Coffee and Cuisine. Dance clubs are very popular, and some of the best include The Big Kahuna, Bugsy's, Coconut Joe's, Club Iguana Jakes, and Canopy Lounge. Karaoke bars are also plentiful, such as Anthony's Lounge, Ellis Island, and Chi Chi's South.



TENANT PROFILE

The National Automotive Parts Association (NAPA), also known as NAPA Auto Parts, founded in 1925, is an American retailers' cooperative distributing automotive replacement parts, accessories and service items in North America. NAPA stores and warehouses, which were owned by a variety of member companies at the time, quickly became the go-to sources for parts. Carlyle Fraser, founder of Genuine Parts Company, served as a key NAPA contributor in its early years. Over the years, Genuine Parts began to acquire the other NAPA member companies, and in 2012 became the last remaining member of NAPA, a brand with a reputation for quality parts, rapid availability, and knowledgeable people.

Today, NAPA-branded stores and AutoCare Centers continue to serve auto service professionals, do-it-yourselfers and everyday drivers with quality parts and supplies to keep cars, trucks, and equipment performing safely and efficiently. The NAPA distribution system has more than 500,000 part numbers which are distributed across 57 distribution centers, 6,000 NAPA Auto Parts stores, and more than 16,000 NAPA AutoCare and AutoCare Collision Centers throughout the United States.



COMPANY TYPE
Subsidiary



FOUNDED
1925



LOCATED IN
16,000+



HEADQUARTERS
Atlanta, GA



WEBSITE
napaonline.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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