

SINGLE TENANT NET LEASE INVESTMENT

Investment Grade Credit Tenant (Moody's Rated Baa2)

240 E Highland Dr. Jonesboro, AR 72401



Colliers



INVESTMENT SUMMARY

List Price	\$1,691,666
CAP Rate	6.00%
Annual Rent	\$101,500
Taxes	NNN
Insurance	NNN
CAM	NN

PROPERTY OVERVIEW

We are pleased to present an opportunity to purchase a STNL Advance Auto Parts with approximately 4 years remaining and 3, 5 year options. Located in Arkansas, the asset is located on a primary retail corridor and signalized intersection. This store has a long successful operating history since 2005 which speaks to the strength of the retail location and provides solid income from an investment grade credit tenant. This is an excellent opportunity to acquire a single tenant net lease asset leased to one of the leading automotive parts & accessories retailer in the U.S., with favorable in-place rent, and minimal landlord responsibilities.



LEASE ABSTRACT	
Tenant Trade Name	Advance Auto Parts
Lease Start	June 30, 2005
Lease Expiration	June 30, 2025
Term Remaining On Lease	3.9 Years
Base Rent	\$101,500
Rental Adjustments	None
Option Periods	3 - 5 Year Options
Lease Type	NN Lease
Roof & Structure	Landlord Responsible*
*Landlord is responsible for the roof, structure, slab/foundation, parking lot and HVAC	

PARCEL DETAILS	
APN	01-144191-49000
Building Size	6,912 SF
Land Size	0.62 Acres

INVESTMENT HIGHLIGHTS

- **STNL Advance Auto Parts Portfolio** – Investment Grade Credit Tenant (Moody’s Rated “Baa2”, Outlook: Stable)
- **Approximately 4 Lease Years Remaining** – 3, 5 Year Options
- Fee simple acquisition
- Located at signalized intersection
- **AAP’s Long Term Commitment to the Site**, since 2005, Speaks to the Strength of the Location
- **Jonesboro, AR** – 1.07 Acres of Land – 7,006 SF Building
- **Net Leased Investment** – Minimal Landlord Responsibilities
- **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





One of the Nation's Top Automotive Replacement Part & Accessories Retailer



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 April 24, 2021, Advance operated 4793 stores and 178 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.



"At Advance, focusing on our customers means putting customers first in every decision we make. It means delivering with care and speed, because getting the right parts quickly is critically important to enable both professional and do-it-yourself customers to complete their jobs."

— Tom Greco, President and Chief Executive Officer



\$9.7 BILLION
TOTAL NET SALES IN 2019



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.

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



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.**

* AS OF DECEMBER 28, 2019 AND INCLUDES 1,263 INDEPENDENTLY OWNED CARQUEST STORES.

CITY OF JONESBORO

ABOUT JONESBORO

As the hub of northeast Arkansas, Jonesboro is a thriving city with a population close to 70,000. Known as the metro area for Craighead and Poinsett counties, Jonesboro’s economy is changing rapidly and expected to continue to evolve. With a record low unemployment rate, the largest employers — health care, education and manufacturing — are looking for and expecting a more skilled workforce.

Northeast Arkansas, about 50 miles northwest of Memphis, Tennessee. Jonesboro, home to Arkansas State University, is a fairly nondescript town with a few college-town amenities and a large agricultural and agricultural processing base. Crops grown nearby include cotton and rice in addition to standards like corn and soybeans. “A State” is the state “ag” school bringing in 16,500 students and a modern college town presence superimposed on this rather typical Southern small town. According to EMSI, an Idaho-based labor market research firm, Jonesboro is the No. 1 metro area for skilled job growth in the state, and the third highest city among the metro areas in seven surrounding states.

Jonesboro is also rich in educational opportunities that focus on workforce development through the collaboration of industry and educators.

In 2018, Jonesboro, AR had a population of 74.7k people with a median age of 32.6 and a median household income of \$44,780. Between 2017 and 2018 the population of Jonesboro grew from 73,581 to 74,710, a 1.53% increase and its median household income grew from \$44,171 to \$44,780, a 1.38% increase.



CITY OF JONESBORO

ECONOMY

Jonesboro has five target industries: health care, manufacturing, professional services, logistics and agriculture. With these strong areas of commerce and industry in place, tax collections continue to rise, and the population will continue to climb at almost twice the national rate. In 2018, the median property value in Jonesboro was \$152,200, and the homeownership rate was 52%.

Jonesboro has an unemployment rate of 4.1%. The US average is 6.0%. Jonesboro has seen the job market increase by 0.7% over the last year. Future job growth over the next ten years is predicted to be 40.6%, which is higher than the US average of 33.5%.

Forbes ranked Jonesboro as the fifteenth lowest of 185 U.S. small metro areas for the cost of doing business. The cost of living in Jonesboro is lower than many of the cities. Electric rates are 48 percent below the national average.



MARKET OVERVIEW (5-MILE RADIUS)



77,883
POPULATION



33.7
MEDIAN AGE



46,056
LABOR FORCE

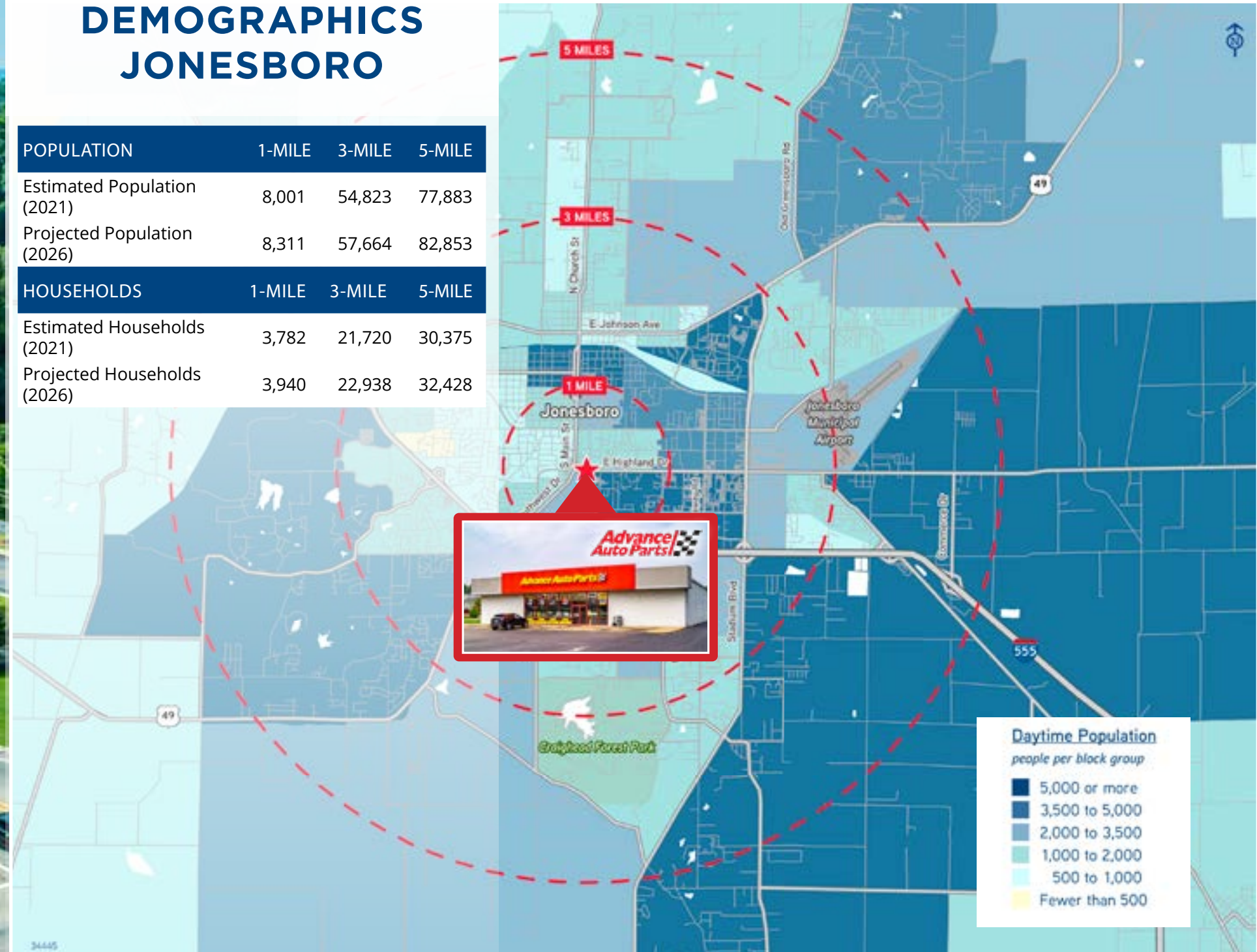


\$42,807
MEDIAN HOUSEHOLD
INCOME

\$175,761
MEDIAN PROPERTY
VALUE

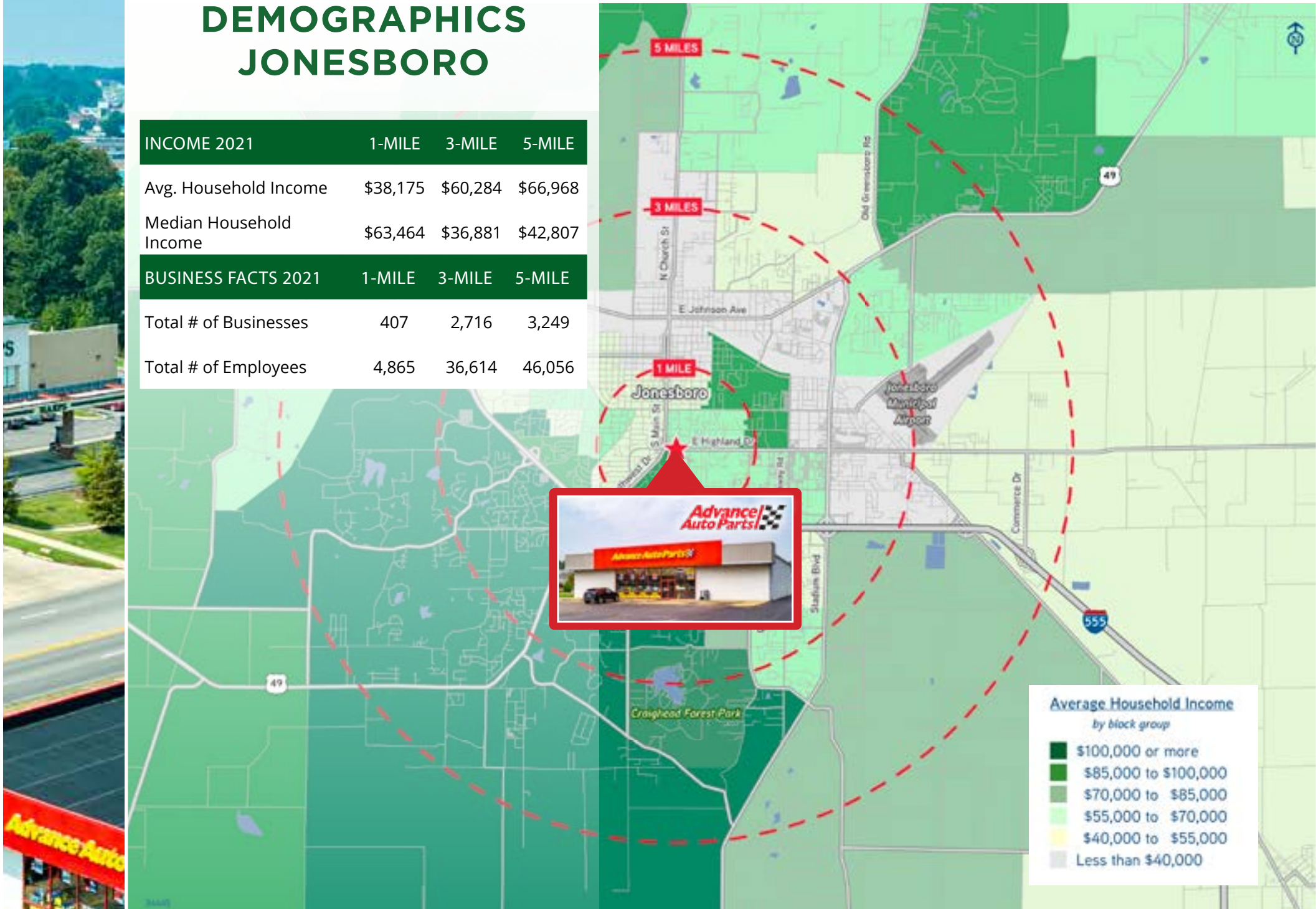
DEMOGRAPHICS
JONESBORO

POPULATION	1-MILE	3-MILE	5-MILE
Estimated Population (2021)	8,001	54,823	77,883
Projected Population (2026)	8,311	57,664	82,853
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Estimated Households (2021)	3,782	21,720	30,375
Projected Households (2026)	3,940	22,938	32,428



DEMOGRAPHICS
JONESBORO

INCOME 2021	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$38,175	\$60,284	\$66,968
Median Household Income	\$63,464	\$36,881	\$42,807
BUSINESS FACTS 2021	1-MILE	3-MILE	5-MILE
Total # of Businesses	407	2,716	3,249
Total # of Employees	4,865	36,614	46,056



This Offering Memorandum contains select information pertaining to the business and affairs of Advance Auto Parts - Jonesboro, AR. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness or this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

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- 2. You will hold it and treat it in the strictest of confidence; and
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Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of Advance Auto Parts - Jonesboro, AR or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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