



OFFERING MEMORANDUM

ADVANCE AUTO PARTS - CAPITAL OF LOUISIANA - RECENT EXTENSION
12222 FLORIDA BLVD, BATON ROUGE, LA 70815

FORD KILBORN
405.706.6904
ford@trinityreis.com



INVESTMENT SUMMARY

12222 FLORIDA BLVD | BATON ROUGE, LA



BATON ROUGE, LA

\$1,350,380 | 6.0% CAP

- NN Advance Auto Parts With 9.5+ Years Remaining - Recent 9 Year Extension - *AAP can Terminate the Lease if Sales are Less Than \$800,000/Year*
- Located 8.5 Miles From Downtown Baton Rouge, the Capital of Louisiana With an MSA Population of 746K+ Residents
- Strong Reported Sales of \$940,851 in 2019 and \$1,049,410 in 2020*
- Dense Demographics of 67,297 Residents in 3-Mile Radius & 143,749 Residents in 5-Mile Radius
- Situated on Florida Blvd With Impressive Traffic Counts Exceeding 28,000+ VPD Directly in Front of Subject Property
- Located on Dense Retail Corridor With Numerous National Tenants Including McDonald's, Family Dollar, Popeyes, CVS, Dollar Tree & Many More
- Advanced Auto Parts was Founded in 1929 and is Headquartered in Raleigh, NC - the Company Currently Operates 5,300+ Stores in the United States, Puerto Rico, the U.S. Virgin Islands, and Canada

EXCLUSIVELY MARKETING BY:

FORD KILBORN

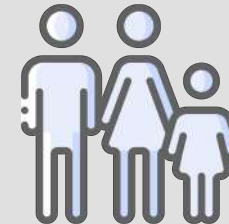
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$81,023
Rent Per SF:	\$11.57
Rent Commencement Date:	10/26/2006
Lease Expiration Date:	5/31/2031
Lease Term Remaining:	9.5+ Years
Lease Type:	NN
Type of Ownership:	Fee Simple



Advance Auto Parts, Inc. (NYSE: AAP) Reports an Average Annual Revenue of \$9.6B+



Headquartered in North Carolina, AAP Serves Both Professional Installers & DIY Customers



As a Fortune 500 Company, Advance Auto Parts has a Market Value of \$6.5M+

PROPERTY DETAILS:

Building Area:	7,000 SF
Land Area:	.77 AC
Year Built:	2007
Guarantor:	Advance Auto Parts, Inc. (NYSE: AAP)
Price Per SF:	\$192.91

LEASE ABSTRACT

12222 FLORIDA BLVD | BATON ROUGE, LA

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Primary Term	10/26/2006 - 5/31/2031	\$81,023	\$11.57	6.00%
Two (2), 5-Year Options 8% Increase	6/1/2031 - 5/31/2036	\$87,505	\$12.50	6.48%
	6/1/2036 - 5/31/2041	\$94,505	\$13.50	7.00%



RESPONSIBILITIES BREAKDOWN

TAXES

REIMBURSED BY TENANT

Tenant shall reimburse Landlord for all "Real Estate taxes"

INSURANCE

PAID BY LANDLORD/TENANT

Tenant shall maintain with respect to the Leased Premises a policy of commercial general liability insurance, which insurance shall stipulate limits of liability of not less than \$2,000,000

Landlord shall maintain with respect to the Leased Premises a policy of commercial general liability insurance, which insurance shall stipulate limits of liability of not less than \$2,000,000

PARKING LOT & HVAC

PAID BY LANDLORD

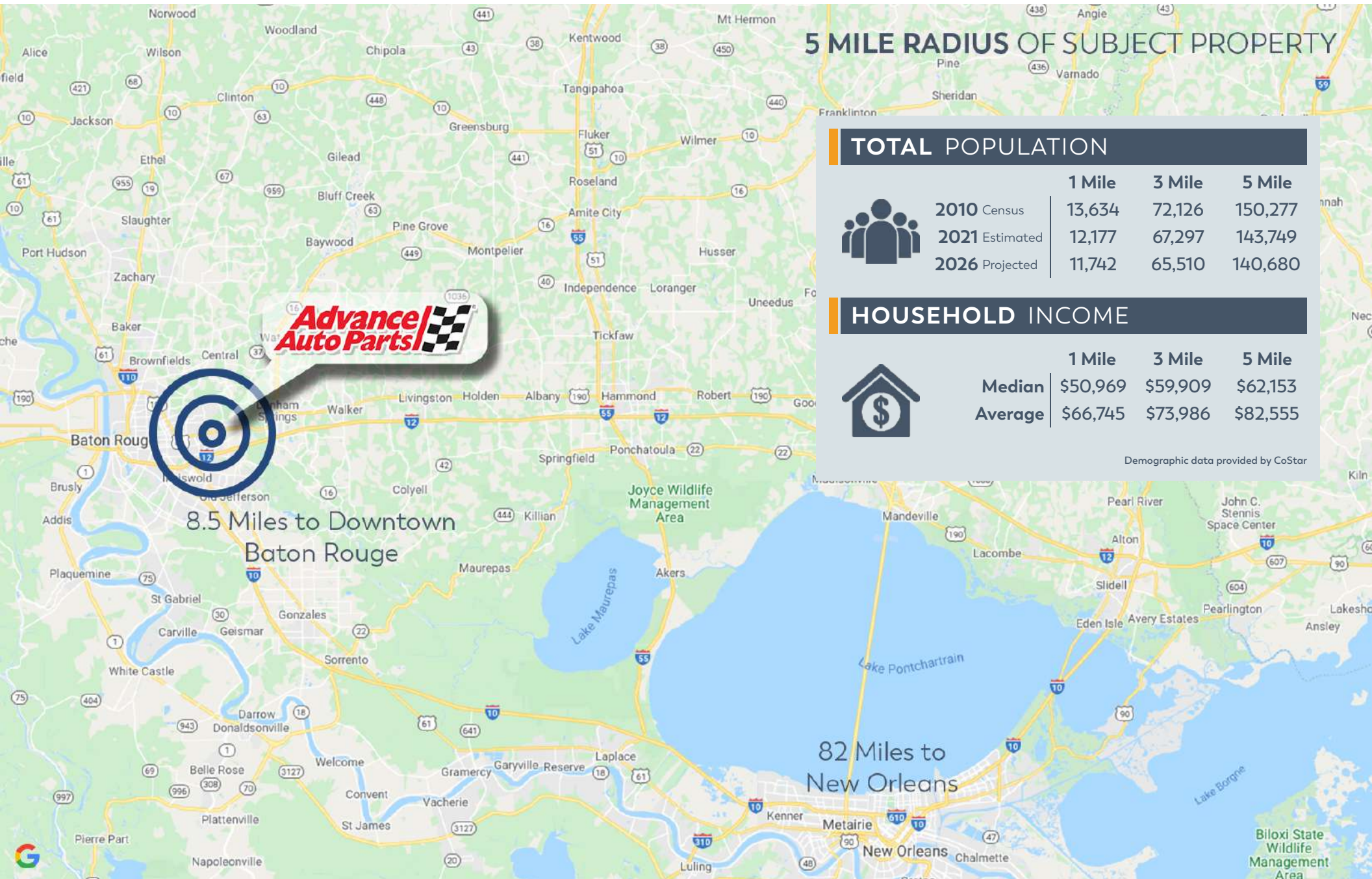
Parking Lot: Any and all maintenance, repairs and/or replacements to the parking area of the Leased Premises

HVAC: Any and all maintenance, repairs and/or replacements to the heating, ventilation and air-conditioning system of the Leased Premises (the "HVAC")

ROOF & STRUCTURE

PAID BY LANDLORD

Any and all maintenance, repairs and/or replacements to the slab, foundation and structure of the Leased Premises. Any and all maintenance, repairs and/or replacements of the roof of the Leased Premises



5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



2010 Census
2021 Estimated
2026 Projected

	1 Mile	3 Mile	5 Mile
2010 Census	13,634	72,126	150,277
2021 Estimated	12,177	67,297	143,749
2026 Projected	11,742	65,510	140,680

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$50,969	\$59,909	\$62,153
Average	\$66,745	\$73,986	\$82,555

Demographic data provided by CoStar

BATON ROUGE

Baton Rouge, otherwise known as the "Red Stick," is the capital and second-largest city in Louisiana. The city serves as a major industrial and petrochemical center of the American South. In addition, Baton Rouge is home to Louisiana State University, which has a total undergraduate enrollment exceeding 27,000 students. With its famous food, unique architecture, and arts and culture scene, Baton Rouge attracts over 11.3 million visitors per year.

\$245K
2020 Median Home Value



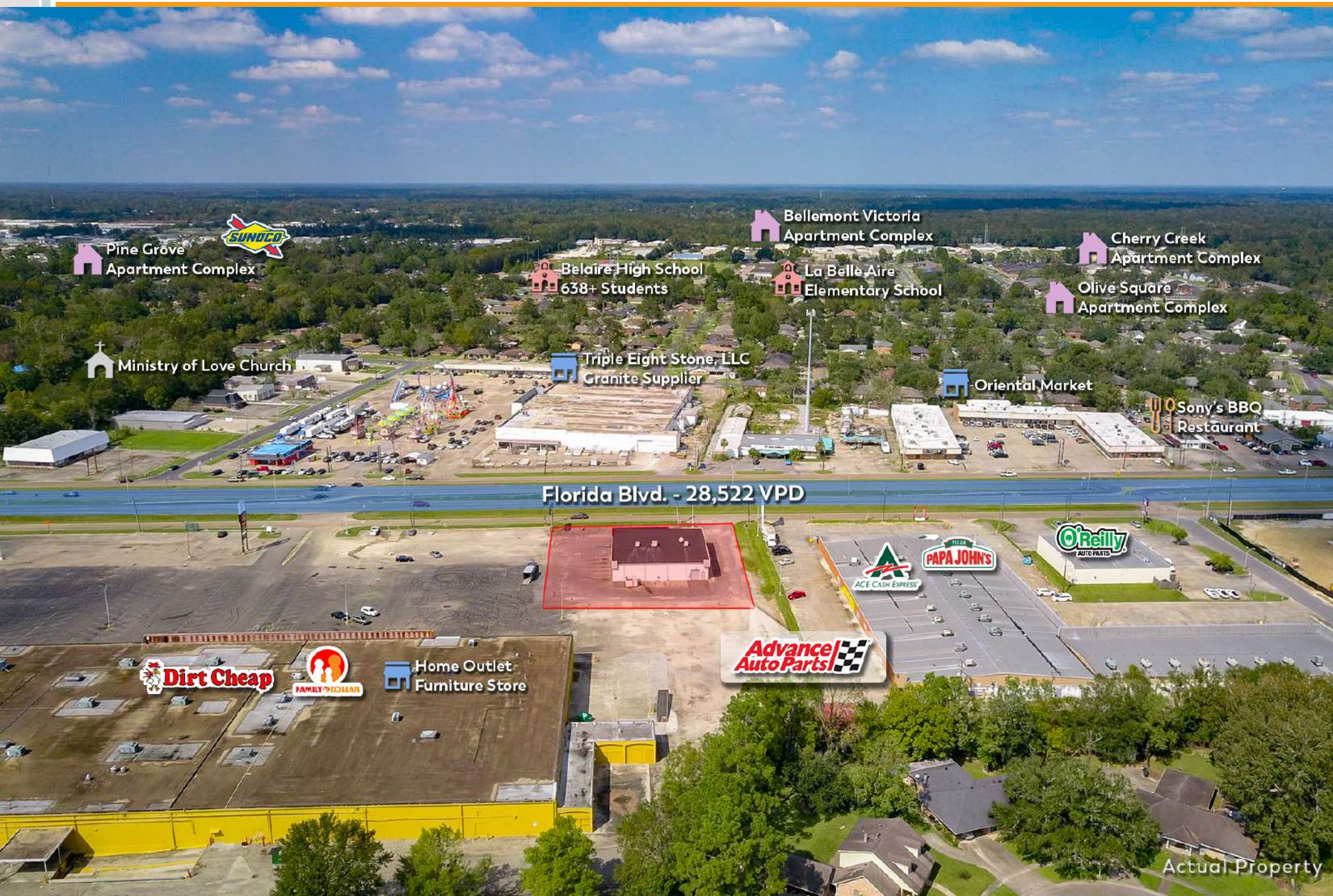
870K+
2020 Total Population



\$70,902
2020 Average Household Income







Key Demographics 2021



Total Population
3 Mile
67,297



Total Population
5 Mile
143,749



Oak View
Auto Auction



Avallon Homes
Apartments



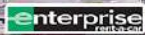
M & P Crossover
Food Mart Store



Sony's BBQ
Restaurant



All Star Automotive
Group Car Dealer



Baton Rouge
Self Storage



Boulevard Motors
Honda Dealer



Faith Rock
Christian Center

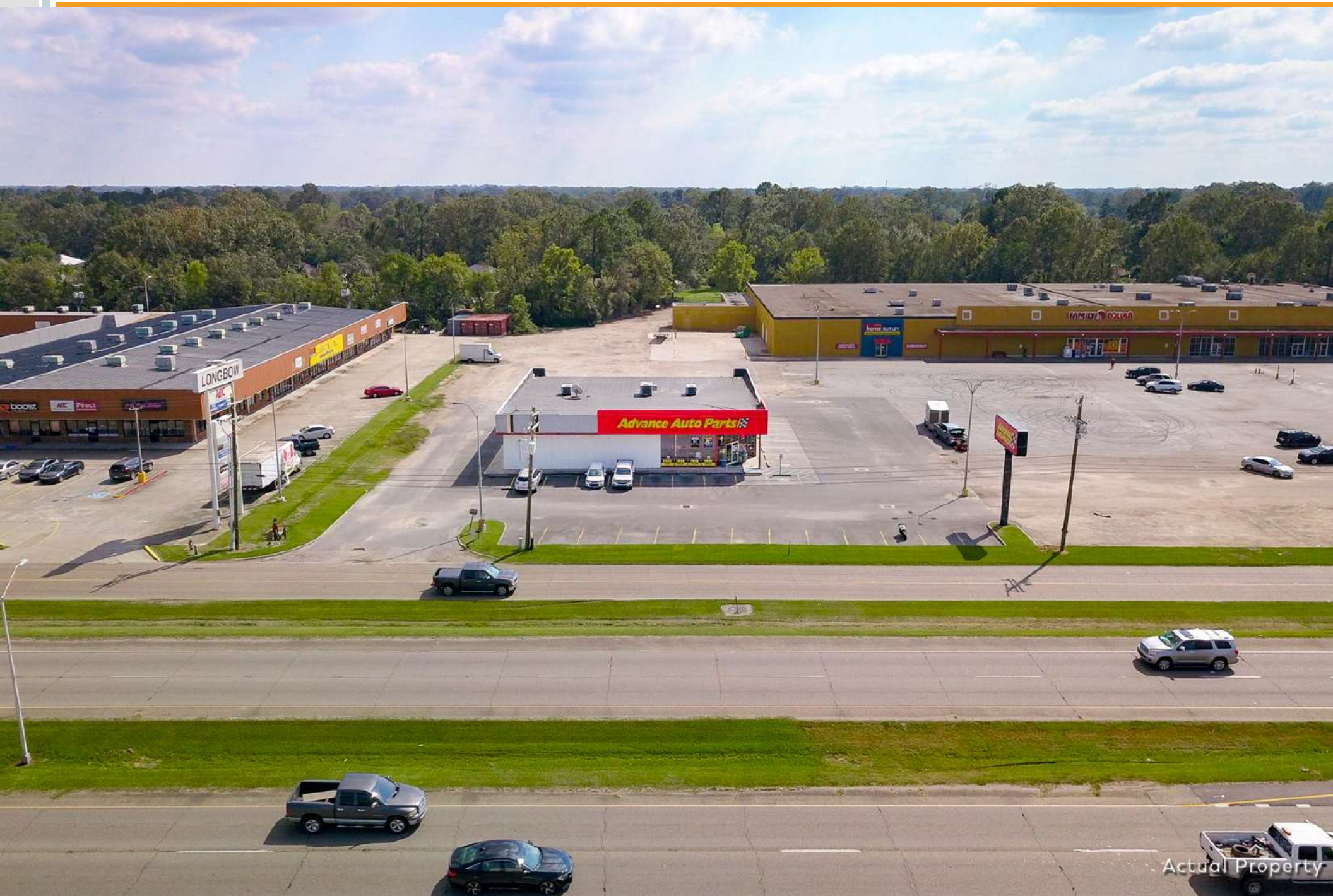
Florida Blvd. - 28,522 VPD



Home Outlet
Furniture Store



Actual Property







**Advance
Auto Parts**



**92 Years
of Success**



**Publicly
Traded Co.**
NYSE: AAP



**BBB-
S&P Rated**



**\$13.03B
Market Cap**



**5,200+
Locations**

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Actual Property



REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY MARKETING BY

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BROKER OF RECORD

BRIAN BROCKMAN

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Actual Property