

Marcus & Millichap

TAYLOR MCMINN
RETAIL GROUP



SUBJECT PROPERTY



OFFERING MEMORANDUM

ADVANCE AUTO PARTS

Bonifay, FL

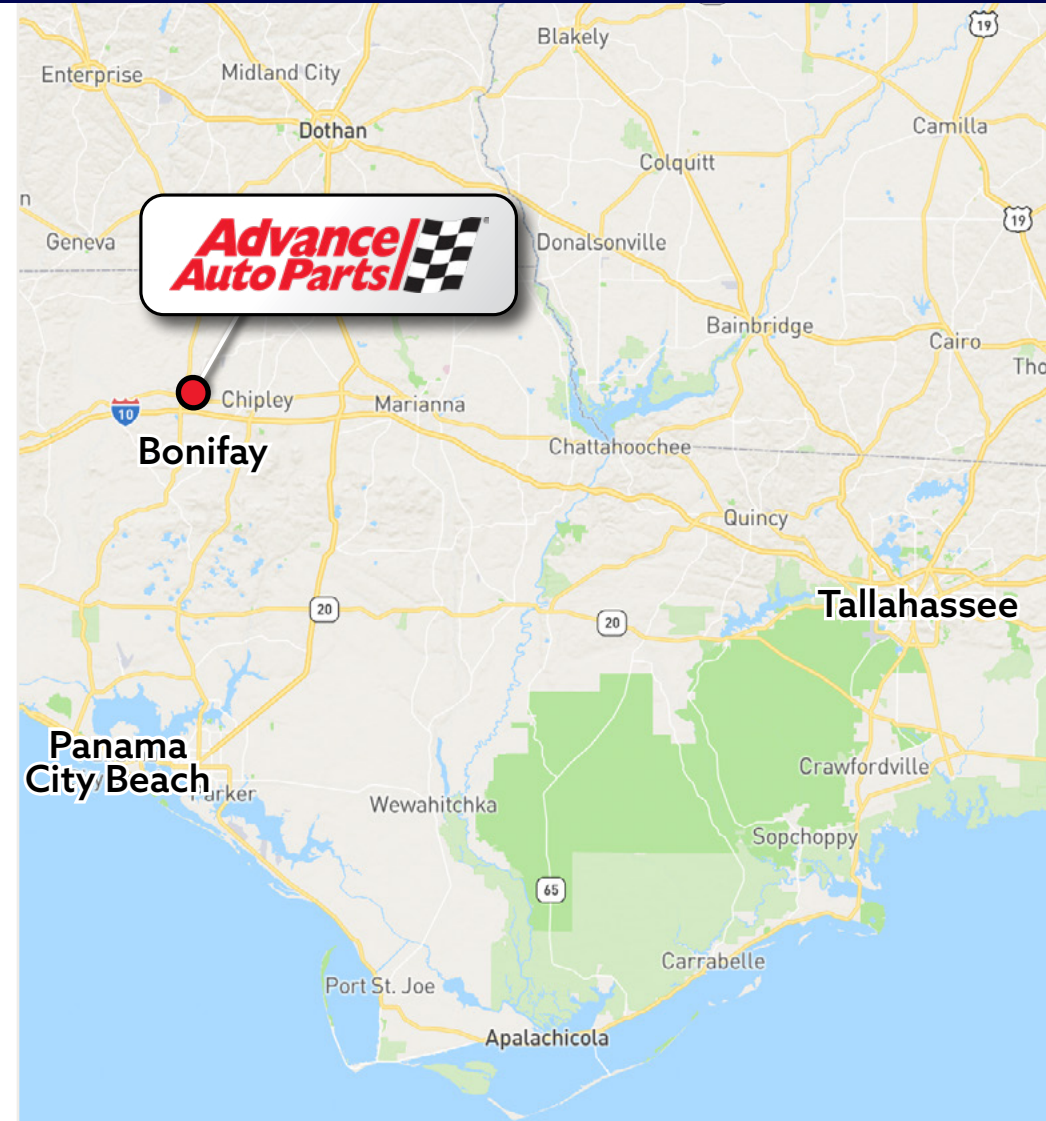
Marcus & Millichap

OFFERING SUMMARY



811 N Waukesha St, Bonifay, FL 32425

PRICE	\$510,000		
CAP Rate	6.00%		
NOI	\$30,620		
RENTABLE SQ FT.	6,732		
YEAR BUILT	1987		
LOT SIZE	0.48 AC		
TENANT TRADE NAME	Advance Auto Parts		
LEASE GUARANTOR	Corporate		
LEASE TYPE	NN		
ROOF & STRUCTURE	Landlord		
RENT COMMENCEMENT DATE	December 2002		
LEASE EXPIRATION DATE	December 2027		
TERM REMAINING ON LEASE	5+ Years		
INCREASES	10% Increases During Options		
OPTIONS	One, 5-Year Option		
BASE RENT	Years 2012-2022	\$33,660	
	Years 2023-2027	\$37,020	
OPTION RENT	Years 2028-2032	(Option 1)	\$40,392
TENANT RESPONSIBILITIES	Taxes, Utilities, Parking Lot, HVAC (Repairs Less than \$250)		
LANDLORD RESPONSIBILITIES	Roof & Structure, Insurance, HVAC (Repairs over \$250 split 50/50 with Tenant)		



DEMOGRAPHIC SUMMARY	5-Mile	7-Mile	10-Mile
POPULATION	7,209	10,046	20,453
AVG. HOUSEHOLD INCOME	\$52,243	\$53,723	\$55,069

INVESTMENT HIGHLIGHTS

ATTRACTIVE LOW RENT & PRICE POINT

- The Tenant is paying a low \$5.50/SF (\$37,020/Year) in rent at this location which equates to a low price point and offers upside if the tenant leaves.
- With only 1 option period remaining, the Landlord will have potential leverage to resign a new lease with higher rent in 2032.

EARLY 5 YEAR LEASE EXTENSION

- Advance Auto Parts exercised a 5 year lease extension early through December 2027 & increased the rent 10%.
- The early extension speaks to the tenants dedication and confidence in this market.
- The tenant has been operating successfully at this location for 20 Years.
- There is 1, 5-year option remaining with a 10% rent increase.
- Tenant is responsible for Parking Lot, Taxes, Utilities, and HVAC repairs less than \$250.
- Landlord is responsible for Roof & Structure & Insurance. HVAC repairs over \$250 are split 50/50 between the landlord and the tenant.
- The property is priced with the \$4,400 insurance cost and a \$2,000 maintenance reserve deducted from the NOI.

INTERSTATE LOCATION (21,500 VPD)

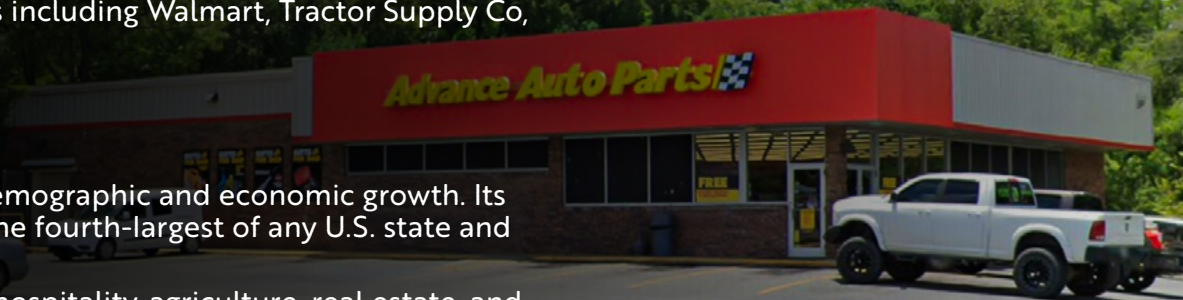
- The subject property is located on Hwy 79 (11,500 VPD) only 3 miles off Interstate 10 (21,500 VPD).
- This Advance Auto has two entry points and is positioned directly next to a Piggly Wiggly Center.
- Located 10 minutes west of Chipley, FL with national retailers including Walmart, Tractor Supply Co, McDonalds, CVS and more.

NO STATE INCOME TAX IN FL

- Florida is one of 9 US States that has no state income tax.
- Since the mid-20th century, Florida has experienced rapid demographic and economic growth. Its economy, with a gross state product (GSP) of \$1.0 trillion, is the fourth-largest of any U.S. state and the 16th-largest in the world
- Florida's economy is driven by the main sectors are tourism, hospitality, agriculture, real estate, and transportation
- Florida is world-renowned for its beach resorts, amusement parks, warm and sunny climate, and nautical recreation; attractions such as Walt Disney World, the Kennedy Space Center, and Miami Beach draw tens of millions of visitors annually

INVESTMENT GRADE TENANT

- Advance Auto Parts is a publicly traded (NYSE:AAP) Fortune 500 company with an investment grade credit rating of BBB-.
- They currently have over 6,290 stores in the U.S., Puerto Rico, Virgin Islands, and Canada.
- Advance Auto Parts has been in business for 88 years and has a current net worth of \$3.7 Billion.



Advance Auto Parts 



REPRESENTATIVE

AAP:NYSE

PUBLICALLY
TRADED

\$392 B

NET
WORTH

90

YEARS IN
BUSINESS

6,290+

STORES IN
47 STATES

RALEIGH, NC

HEADQUARTERS
LOCATION

Headquartered in Raleigh, NC., **Advance Auto Parts, Inc.**, the largest automotive aftermarket parts provider in North America, serves both the professional installer and do-it-yourself customers. Advance Auto Parts operates over 5,200 stores, over 127 Worldpac branches and serves approximately 1,250 independently owned CARQUEST branded stores in the United States, Puerto Rico, the U.S. Virgin Islands, and Canada. Employing approximately 74,000 Team Members, the company works hard to create an environment of honesty, integrity, mutual trust, and dedication. These values have remained the same since Advance Auto Parts founding in 1929. Advance Auto Parts operates stores that primarily offer auto parts such as alternators, batteries, belts and hoses, chassis parts, clutches, engines, and engine parts.

Chipley Florida



PANAMA CITY
FLORIDA

Walmart TSC TRACTOR SUPPLY CO

HIBBETT SPORTS DOLLAR TREE Badcock HOME FURNITURE & more CVS pharmacy O'Reilly AUTO PARTS

piggly wiggly SHOE DEPT. ENCORE SONIC KFC Wendy's

Arby's Taco Bell Popeyes Waffle House Dunkin'

Florida Panhandle
TECHNICAL COLLEGE

194 students

I-10
21,500 VPD

Econfina Creek
Water Management Area

H G Harders
Recreation Complex

Advance
Auto Parts

N Waukesha St
11,500 VPD

Walmart TARGET JCPenney TJ-maxx

verizon Publix Dillard's JOANN

DOLLAR TREE THE HOME DEPOT LOWE'S Office DEPOT BIG LOTS! ROSS DRESS FOR LESS

U.S. AIR FORCE

FLORIDA STATE UNIVERSITY
PANAMA CITY

33,486 students

piggly wiggly Grocery Outlet DG FAMILY DOLLAR ROSES

REGIONS FIRST FEDERAL BANK SUBWAY JOHNSONS PHARMACY

O'Reilly AUTO PARTS Ford TACO BELL OUTDOOR RECREATION WORLD

ZOO WORLD

GULF COAST
STATE COLLEGE

SINCE 1957

4,797 students

Northwest Florida Beaches
International Airport

Holiday Golf Club

Choctawhatchee and
Holmes Creek Water
Management Area

Pleasure Park NORTH

five BELOW Great Clips PETSMART WORLD MARKET

bealls ASPENCENT ULTA MATTRESS FIRM

U.S. ARMY

Publix Advance Auto Parts

O'Reilly AUTO PARTS SHERWIN WILLIAMS DG TACO BELL

Waffle House baskin BR Robbins

Windswept Dunes
Golf Club



Eagle Springs Golf
and Recreation Park

Gulf Of Mexico

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BROKER OF RECORD | JOEL DEIS| LIC #: 25469

Marcus & Millichap

TAYLOR MCMINN

RETAIL GROUP

Dated:

Don McMinn
Marcus & Millichap
1100 Abernathy Road, NE, Suite 600
Atlanta, GA 30328

Phone: (678) 808-2762
Fax: (815) 550-1286
don.mcminn@marcusmillichap.com

Re: 811 N Waukesha St. – Bonifay, FL 32425 (Advance Auto Parts)

Dear Don:

Please accept this offer to purchase the above referenced Property. This letter expresses Purchaser's interest in purchasing the Property under the following terms and conditions:

Purchaser _____

**Purchaser's
Address** _____

**Purchaser's
Phone/Fax** _____

**Purchaser's
Email Address** _____

Offer Price _____

Earnest Money \$15,000 earnest money deposit due within forty-eight (48) hours of the Effective Date of the Contract with an additional \$15,000 deposited at the expiration of the Inspection Period (\$30,000 Total). The Earnest Money shall become non-refundable barring any other listed contingencies at the expiration of the Inspection Period.

Inspection Period 21 Calendar Days from the Effective Date, which shall mean the date on which the latter of the parties executes a Contract. All available Due Diligence Documents ("Documents") will be forwarded immediately upon the Effective Date of the Contract.

Purchaser's Initials _____ Seller's Initials _____

Financing Period
(Please Check One)

☐ **All Cash** (No Financing Period)

☐ **Financing:** Purchaser shall have ten (10) days from the Effective Date of the Contract to apply for and obtain a financing commitment. In addition, Purchaser shall have 30 days from the effective date of the contract to complete loan processing. Purchaser shall use its best efforts to secure and obtain a new first mortgage loan in the amount of \$_____ on terms which are acceptable to Purchaser.

Closing Date

Existing Property Within 10 Calendar Days after the expiration of the Inspection Period (or Financing Period if applicable).

Closing Costs

Seller shall pay for the transfer tax. Buyer shall pay for Title. Purchaser and Seller shall each bear its own attorneys expenses. All other Closing Costs shall be split 50-50 between Buyer and Seller.

Property Condition

Property is being sold "AS IS" with Seller making representations or warranties concerning the property.

Contract within 10 days:

Within Ten (10) Calendar Days of the Effective Date of this Letter of Intent, Purchaser and Seller shall enter into a binding Contract (the "Contract"). Seller will Draft the Contract and Failure to reach an agreement will allow the Seller to consider this agreement void and accept offers from other parties.

Broker Commission

Purchaser acknowledges that Purchaser has employed _____, ("Purchaser's Brokers") to represent them in this transaction. Any commissions due the Purchaser's broker (if applicable) shall be paid by the Seller directly.

1031 Exchange

Purchaser ☐ is / ☐ is not (check one) completing an IRS 1031 Tax Deferred Exchange, to which the Seller agrees to cooperate providing there is no cost or expense to Seller. Purchaser has \$_____ in an exchange account from a transaction which closed escrow on _____. Purchaser will provide Seller, upon request, proof of such funds.

Confidentiality

Purchaser and Purchaser's agents and representatives hereby covenant with Seller that Purchaser and Purchaser's agents and representatives shall not, without the prior written consent of Seller (which consent may be withheld in Seller's sole and absolute discretion), disclose to any other person (other than Purchaser's accountants and attorneys) or entity by any means whatsoever: (i) any information pertaining to the Documents; (ii) any information pertaining to the Contract; or (iii) any information or documentation

Purchaser's Initials _____ Seller's Initials _____

(written or oral) provided by Seller or Seller's agents and representatives concerning Seller, Seller's business, Tenant, Tenant's business or the Property.

This Letter of Intent is contingent upon the prospective Purchaser's willingness to execute Seller's standard Purchase Agreement as well as review and approval of the details of the transaction proposed above by the appropriate principal parties of the Seller.

It is understood and agreed that the foregoing constitutes a *Letter of Intent* setting forth the major business points from our discussions. It is further understood that neither party intends to create any contractual rights or obligations as a result of entering into this *Letter of Intent*. No binding agreement or rights or obligations shall arise as the result of executing this letter or with respect to the proposed transactions, unless and until we execute definitive documentation incorporating the above provisions and other appropriate terms.

If the foregoing accurately reflects our discussions, please acknowledge same by returning a signed copy of this letter. Execution of this Letter of Intent by the undersigned agent in no way binds or obligates the Seller or any of its principals.

Agreed and Accepted | Purchaser

By: _____

Printed: _____

Dated: _____

Agreed and Accepted | Seller

By: _____

Printed: _____

Dated: _____