

Advance Auto Parts

SALE Advance Auto Parts

4910 CENTRAL AVENUE SE

Albuquerque, NM 87108

PRESENTED BY:

KEVIN D. CHIN, CCIM

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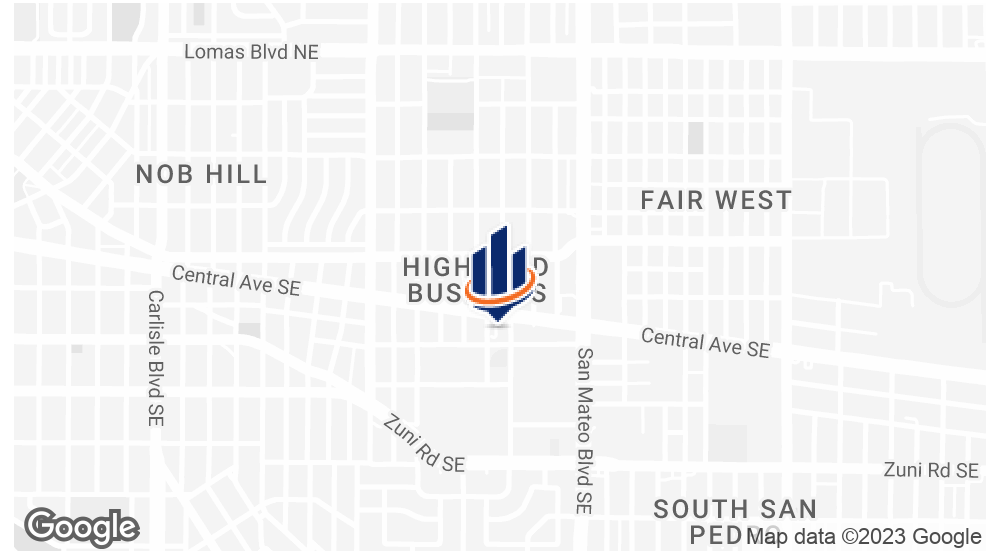
WALT ARNOLD, CCIM, SIOR

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NM #9117

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,472,000
BUILDING SIZE:	8,292 SF
LOT SIZE:	1.08 Acres
PRICE / SF:	\$298.12
CAP RATE:	5.5%
NOI:	\$135,960
RENOVATED:	2015

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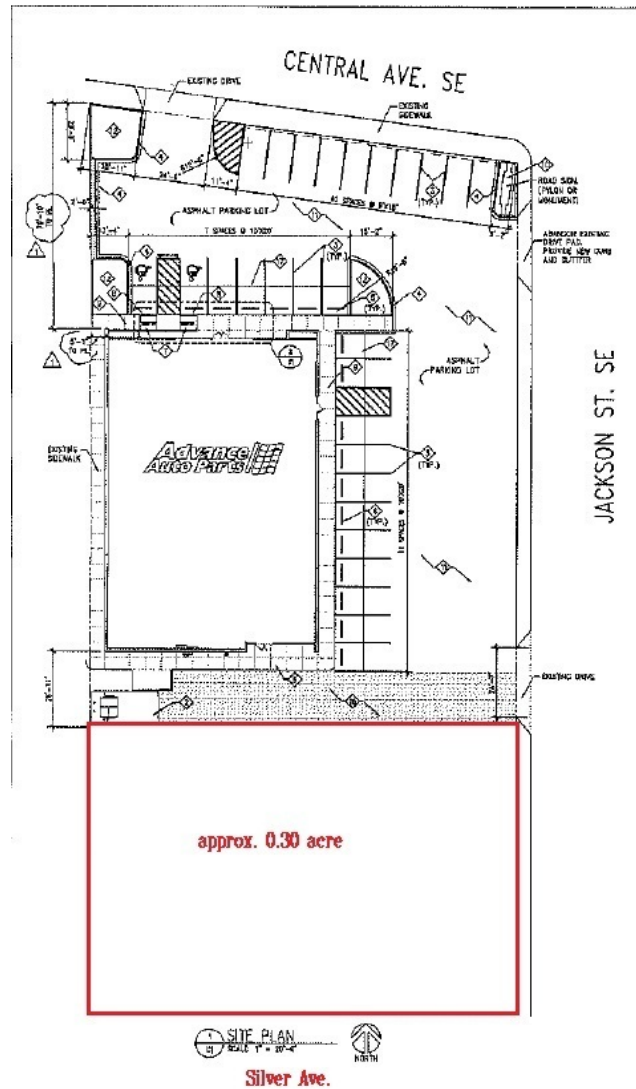
PROPERTY OVERVIEW

NNN leased to Advance Auto Parts. 8+ years remaining on the initial lease term with 3-5 year options. 10% rent increases in each option period. Advance Auto Parts operates over 4,700 stores with sales approaching 11 billion dollars and has an investment grade credit rating (BBB-). Landlord only responsible for maintaining roof and structure. Roof under warranty. Additional "Add Value" play by developing or subdividing approx. .30 acre excess land.

PROPERTY HIGHLIGHTS

- Rare Passive Income with Add Value Potential
- Located on Historic Route 66
- Near University of New Mexico
- Firm Lease Term until 10/31/2031
- Investment Grade Credit Tenant

ADDITIONAL PHOTOS



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FINANCIAL SUMMARY

INVESTMENT OVERVIEW	CURRENT
PRICE	\$2,472,000
PRICE PER SF	\$298
PRICE PER UNIT	\$2,472,000
GRM	18.07
CAP RATE	5.50%
CASH-ON-CASH RETURN (YR 1)	5.50%
TOTAL RETURN (YR 1)	\$135,960

OPERATING DATA	CURRENT
GROSS SCHEDULED INCOME	\$136,824
TOTAL SCHEDULED INCOME	\$136,824
GROSS INCOME	\$136,824
OPERATING EXPENSES	\$864
NET OPERATING INCOME	\$135,960
PRE-TAX CASH FLOW	\$135,960

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INCOME & EXPENSES

EXPENSES SUMMARY

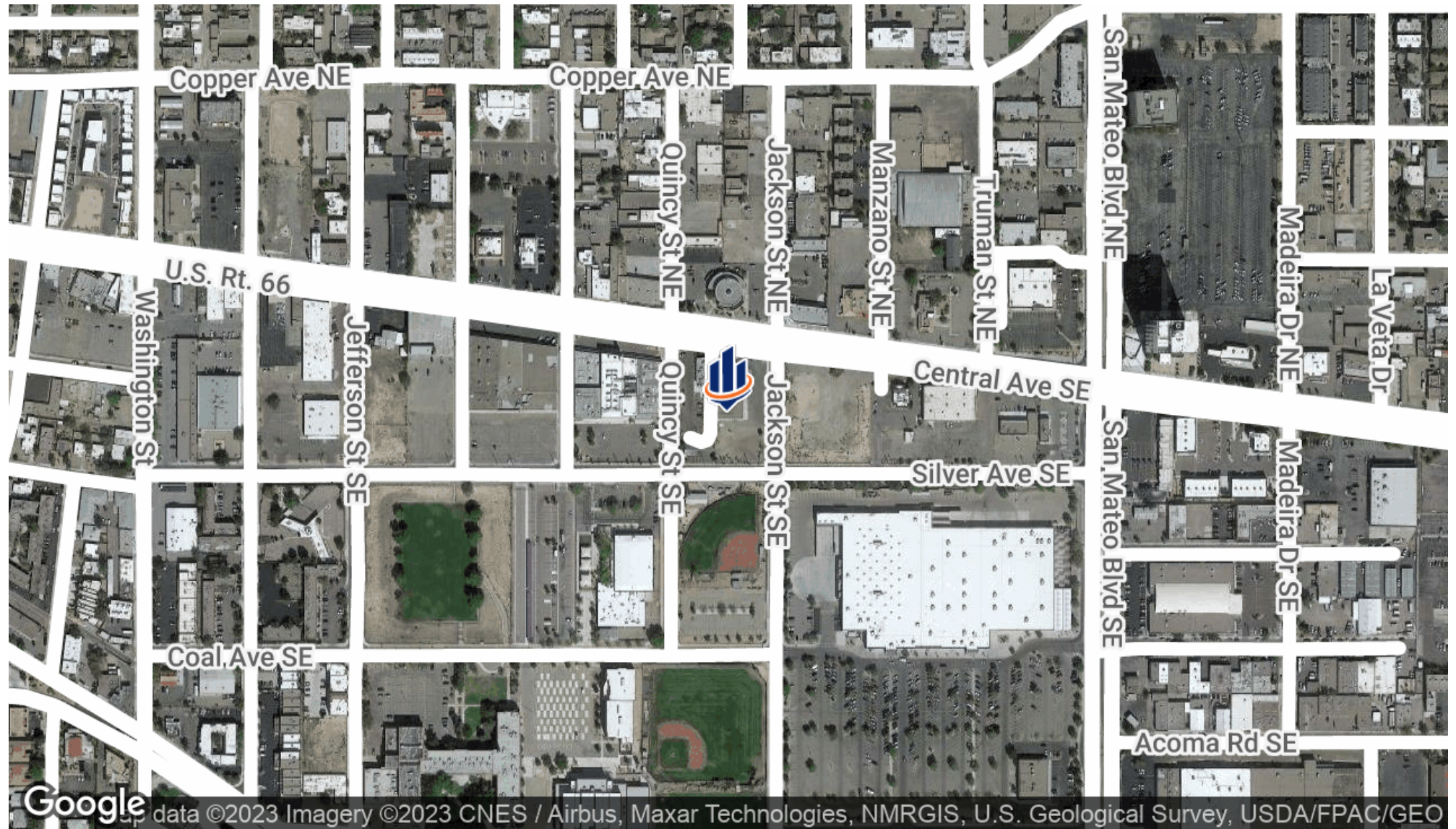
CURRENT

OWNER'S INSURANCE	\$864
OPERATING EXPENSES	\$864
NET OPERATING INCOME	\$135,960

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LOCATION MAP



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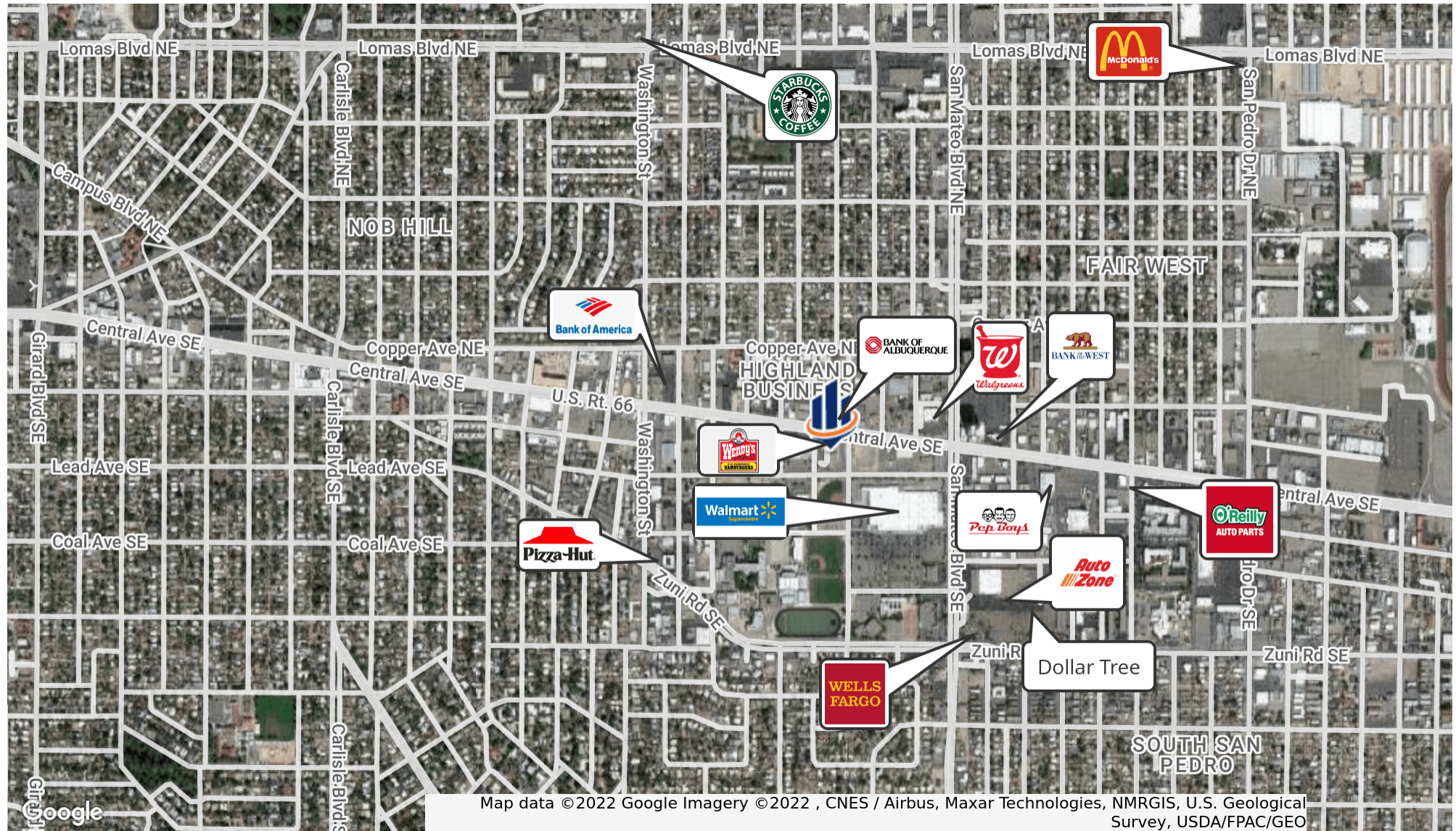
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RETAILER MAP



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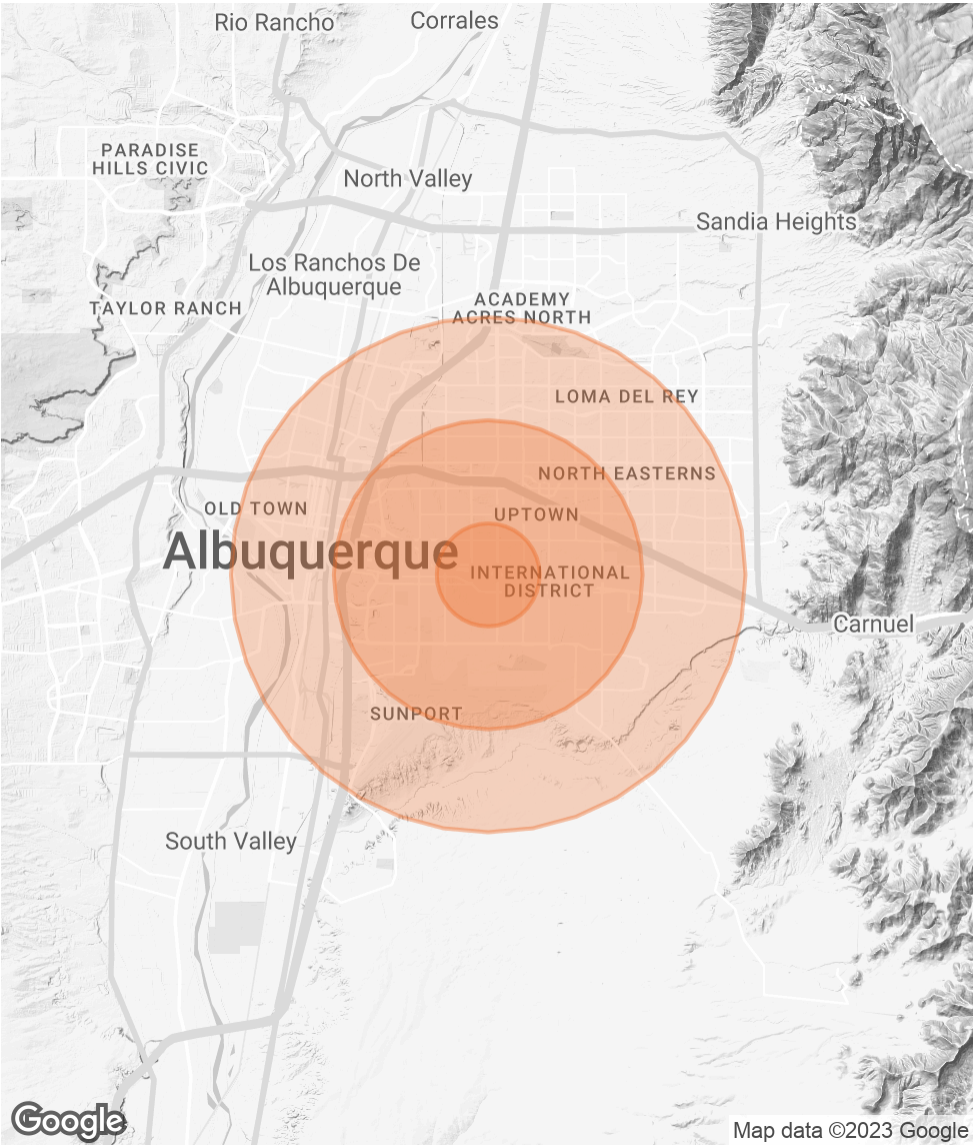
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,168	104,619	232,367
AVERAGE AGE	41.2	36.1	36.2
AVERAGE AGE (MALE)	40.1	35.4	34.8
AVERAGE AGE (FEMALE)	42.8	36.9	37.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,914	47,765	102,419
# OF PERSONS PER HH	1.9	2.2	2.3
AVERAGE HH INCOME	\$50,999	\$48,190	\$49,532
AVERAGE HOUSE VALUE	\$194,504	\$182,375	\$184,903

* Demographic data derived from 2020 ACS - US Census



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