



ADVANCE AUTO PARTS (SUBLEASED)

5201 AVENUE H, ROSENBERG, TX 77471

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ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FNL makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FNL does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

EXCLUSIVELY LISTED BY:

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STATE BROKER OF RECORD:

BRIAN BROCKMAN

BANG REALTY
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CINCINNATI , OH 45241
513.898.1551

INVESTMENT SUMMARY

List Price:	\$1,263,381
Current NOI:	\$138,972.00
Initial Cap Rate:	11.00%
Land Acreage:	1.386
Year Built	2008
Building Size:	6,000 SF
Price PSF:	\$210.56
Lease Type:	NNN
Lease Term:	15

INVESTMENT OFFERING

Fortis Net Lease presents the opportunity to acquire this Advance Auto Parts building (Being Subleased) with 2 Years remaining on initial lease term. AAP has already subleased and is paying for the remaining term. The city is currently adding a new 4 way signalized intersection and lane drive at the hard corner of this site significantly increasing the value and tenant type that could back fill this location, projected to be finished in 2023. This opportunity will present a buyer the ability to make a double digit CAP rate for 2 years while identifying the next tenant or use of the property. This AAP sits on a 1.386 acre site with a 6000 SF retail building; Easy to retrofit or re-develop. This building is located on Major Retail Corridor with national brand retail tenants including Planet Fitness, Burger King, Pizza Hut, T-Mobile, Dollar Tree, Family Dollar, Walgreens, Jack in the Box, Dollar General, Subway, CiCi's Pizza, Anytime Fitness, and more. The location also benefits from many residential apartments and medical centers in the immediate area including OakBend Medical Center and 24 hour Emergency room is just north of the site. Sitting on a strong retail corridor and next to the city's hospital allows many possible national tenants to back fill and/or a future Medical use to supplement the Hospital. The current lease is a Net (NNN) Lease where Landlord is responsible for structure only.



PRICE \$1,263,381



CAP RATE 11.00%



LEASE TYPE NNN



TERM REMAINING 2 Years

INVESTMENT HIGHLIGHTS

- 2 Years remaining on initial lease term ending 9/30/2023
- NEW 4 WAY SIGNALIZED INTERSECTION BEING ADDED AT SITE ENTRY
- AAP has already subleased and is paying remaining term
- 1.386 ACRES of property with 6000 SF retail building; Easy to retrofit or re-develop
- 11% return on investment for 2 years guaranteed by AAP Corporate
- Strong retail corridor allows many possible national tenants to backfill, new intersection makes site ideal for convenience/station
- NNN Lease where LL only has structural responsibilities

FINANCIAL SUMMARY

PROPERTY SUMMARY

Year Built:	2008
Lot Size:	1.386 Acres
Building Size:	6,000 SF +/-
Traffic Count:	22,000
Roof Type:	Rubber
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
HVAC	Roof Mounted

LEASE SUMMARY

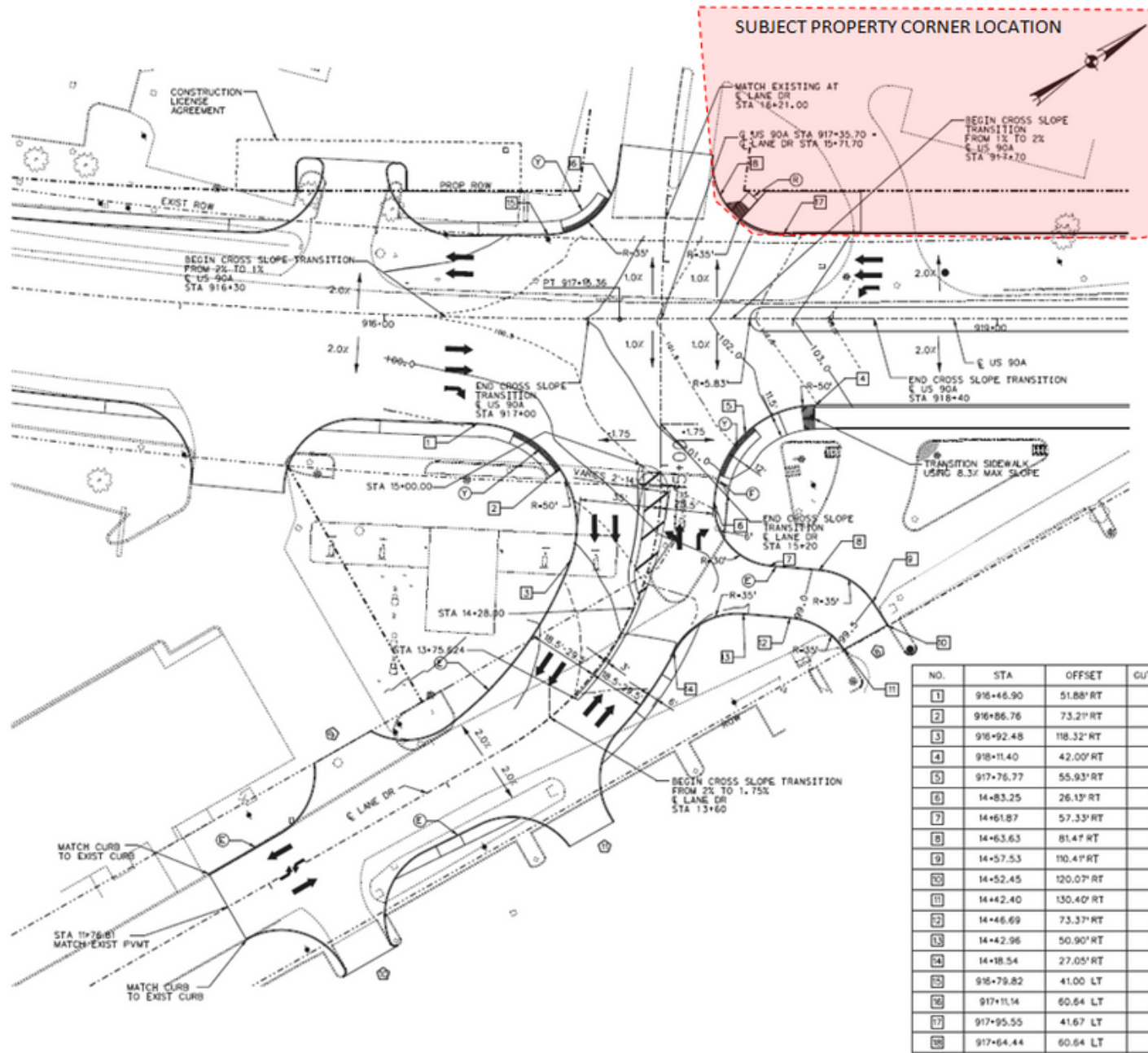
Tenant:	Advance Auto Parts
Lease Type:	NNN
Primary Lease Term:	15
Annual Rent:	\$138,972
Landlord Responsibilities:	Structure Only
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, HVAC, & Parking:	Tenant Responsibility
Lease Start Date:	10/1/2008
Lease Expiration Date:	9/30/2023
Lease Term Remaining:	2 Years
Rent Bumps:	N/A
Renewal Options:	N/A
Lease Guarantor:	Advance Auto Parts
Lease Guarantor Strength:	Corporate Guarantee
Tenant Website:	shop.advanceautoparts.com



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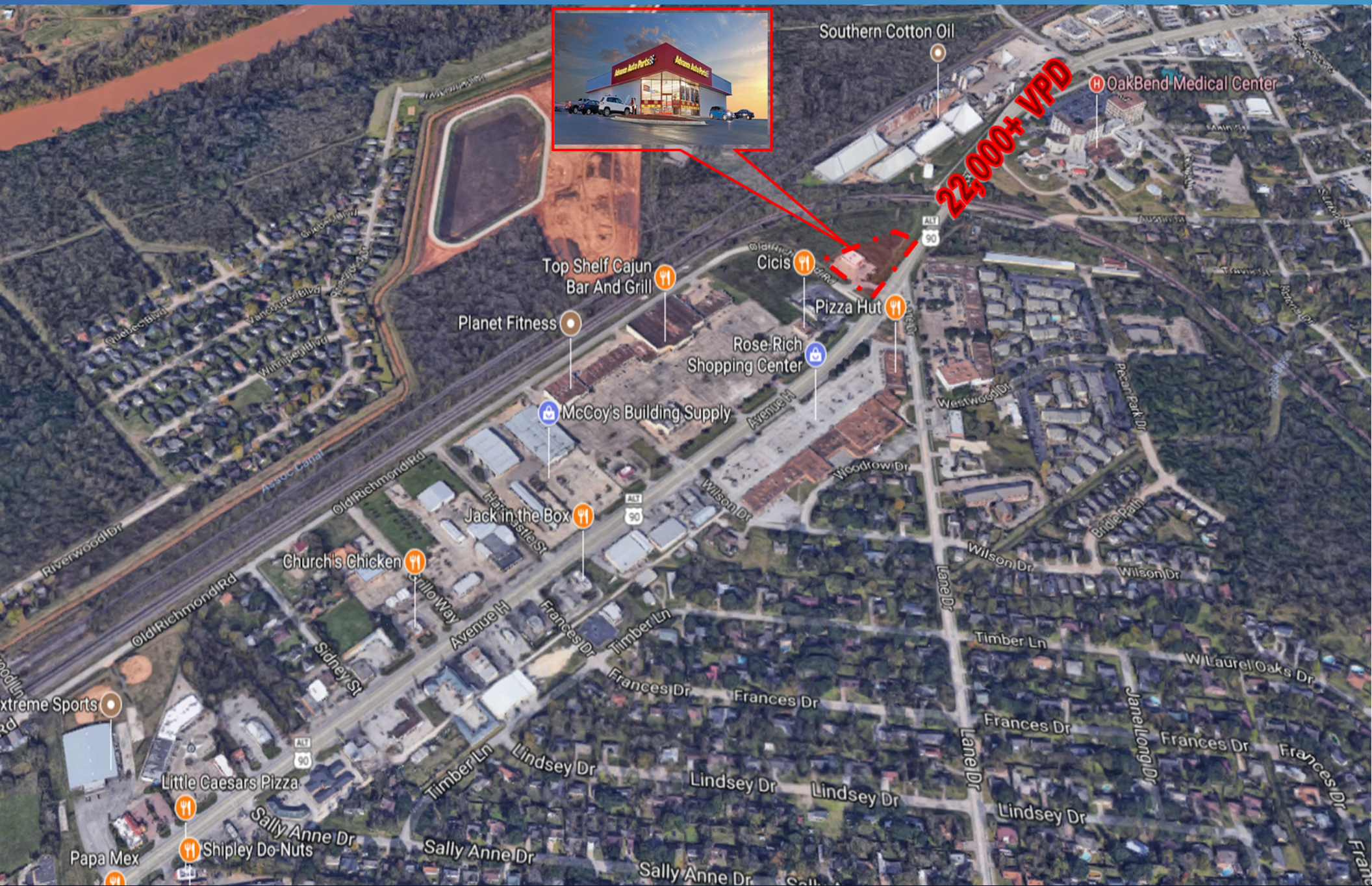


City Plan Sheet for New Lane Dr. Intersection Layout



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 FORTIS NET LEASE™



CURRENTLY BEING SUBLEASED BY CES - City Electric Supply

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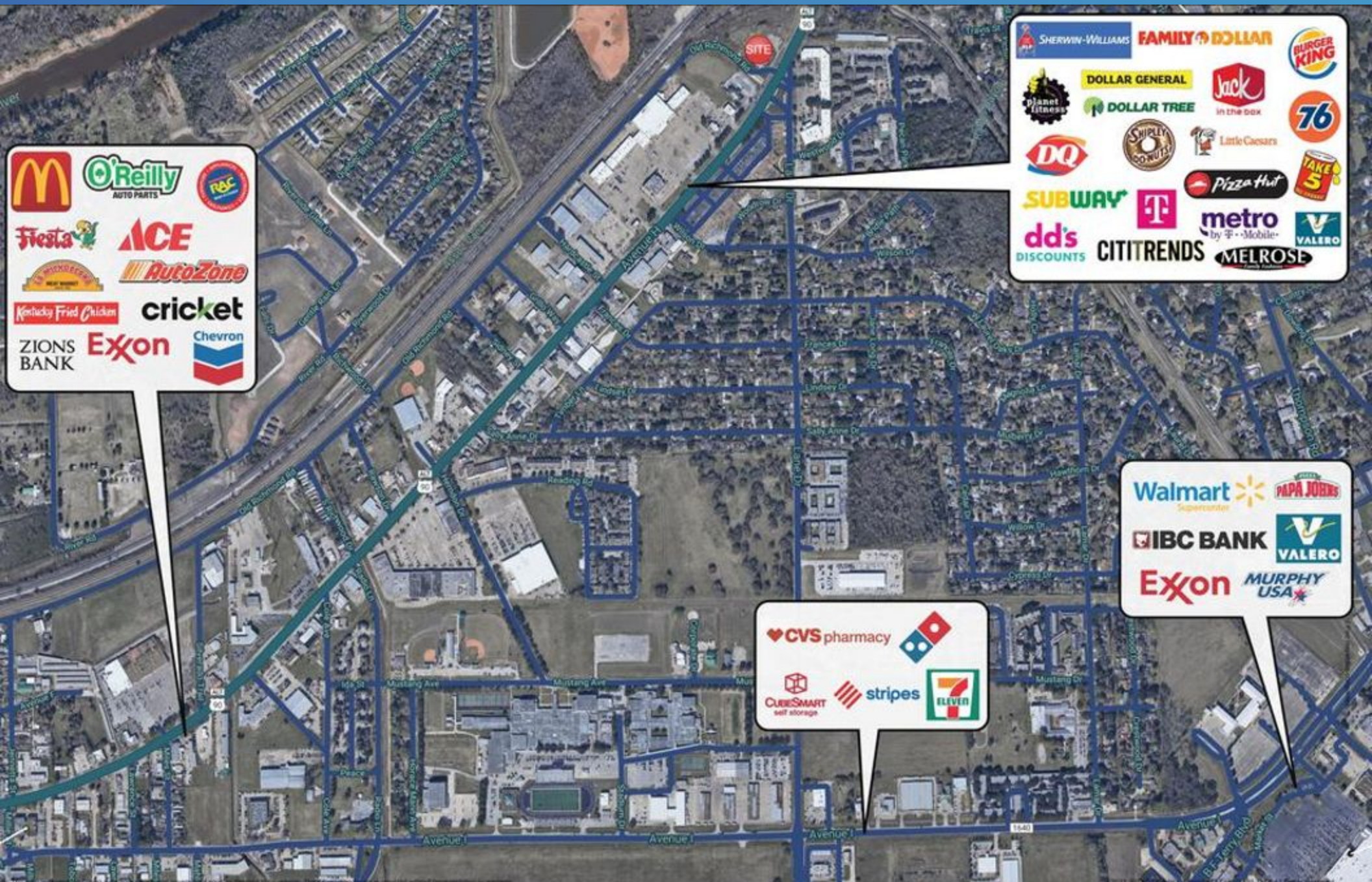
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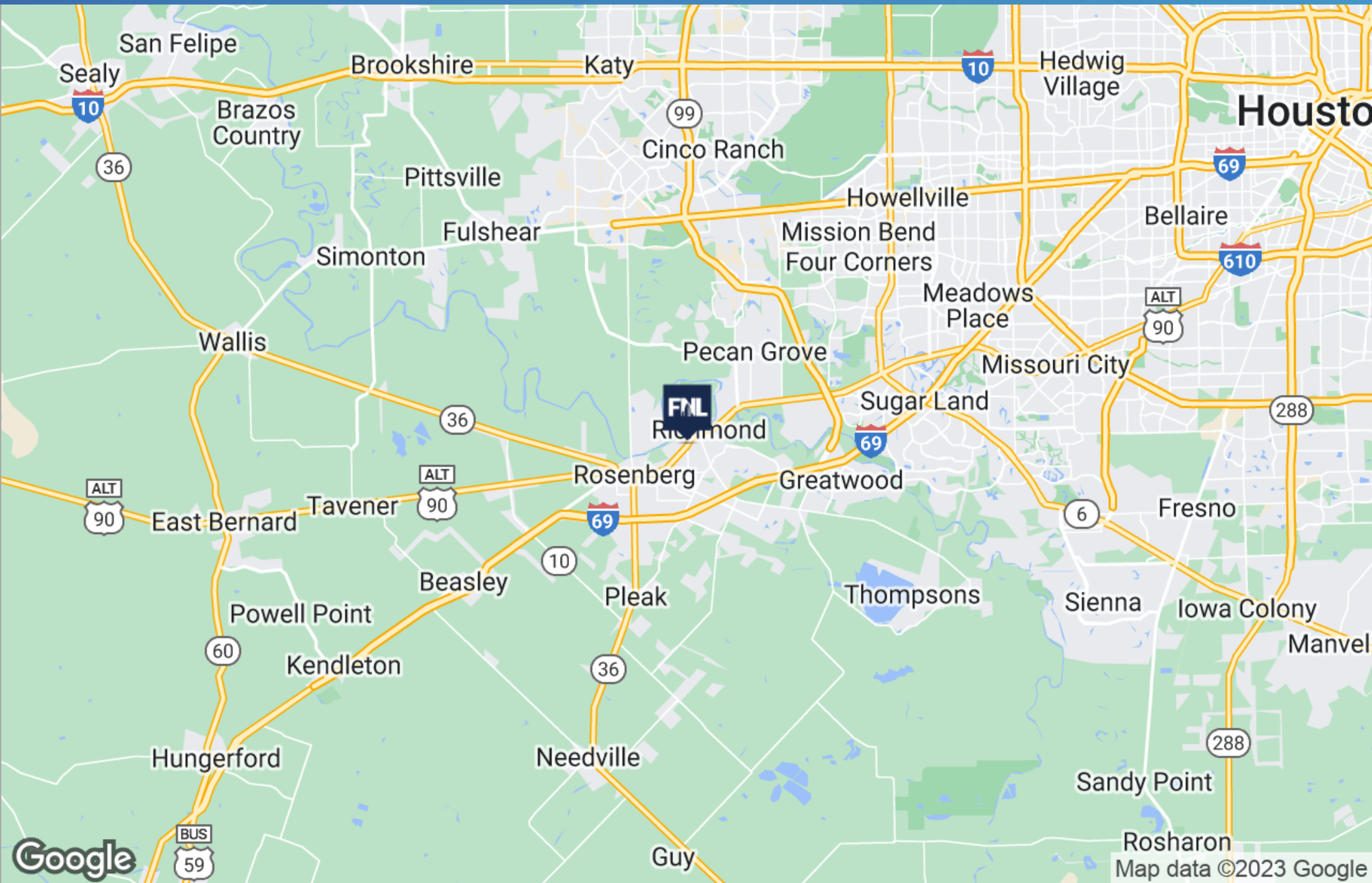
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Advance Auto Parts

Google, on Area Council, Landsat / Copernicus, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA/FPAC/GEO



OVERVIEW

Company:	Advance Auto Parts, Inc.
Founded:	1932
2017 Sales:	\$9.37 Billion
Headquarters:	Raleigh, NC
Website:	www.AdvanceAutoParts.com

TENANT HIGHLIGHTS

- 5,200 Locations with 1,300+ Independently-Owned Stores
- Number of Employees: 70,000+
- Advance Auto Parts Operates in the U.S., the Virgin Islands, Puerto Rico, and Canada.

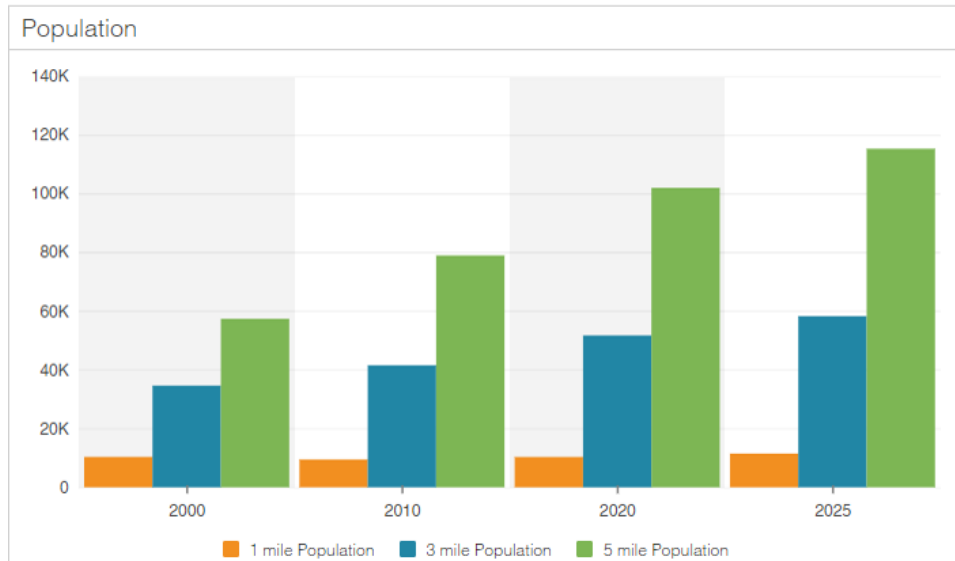
RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
Year 1-15	\$138,972	\$11,581.05	-

TENANT INFO

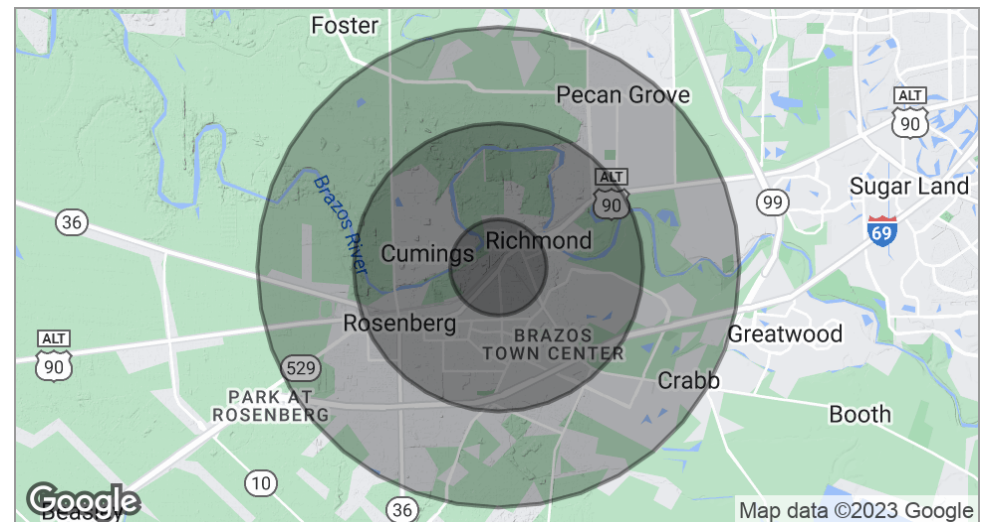
Advance Auto Parts, Inc. (NYSE: AAP), the second-largest sector retailer, operates within the automotive aftermarket industry, which includes replacement parts (excluding tires), accessories, maintenance items, batteries and automotive chemicals for cars and light trucks. Advance Auto operates as a specialty retailer of automotive parts to do-it-yourself (DIY) and do-it-for-me (DIFM) or commercial customers in the United States, giving customers access to thousands of parts that are available on a same-day or overnight basis at low prices.

Advance Auto Advance Auto Parts is committed to growing and improving the company through sale productivity, operating margins, free cash flow, and return on capital. Advance Auto also continues to develop and acquire new sites that meet their real estate requirements and business strategy.



POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2020	10,312	51,656	101,888
Total Population 2025	11,467	58,220	115,188
Annual Growth Rate 20'-25'	2.2%	2.5%	2.6%
Median Age	33.7	34.4	35.5
# Of Persons Per HH	3.1	3.2	3.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,412	16,869	32,919
Average HH Income	\$58,543	\$76,115	\$95,774
Median House Value	\$137,735	\$5212,607	\$250,331
Consumer Spending	\$67.1M	\$405.6M	\$916.6M

Rosenberg is a city in the U.S. State of Texas within the Houston- The Woodlands - Sugar Land Metropolitan area and Fort Bend County. The subject property is located on a Heavily Traveled Avenue H, 22,000+ VPD. Average Household Income Exceeds \$95,000 Within 5 Miles and Median Home Value Within 5 Miles Exceeds \$250,000. The area has benefited from consistent annual growth in population and great demographics. Rosenberg has seen the job market increase by 3.2% over the last year. Future job growth over the next ten years is predicted to be 38.8%, which is higher than the US average of 33.5%.





TOTAL SALES VOLUME

\$8.5B

PROPERTIES SOLD

3,750+

BROKER & BUYER REACH

345K

STATES SOLD IN

44

Click to Meet Team Fortis

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EXCLUSIVELY LISTED BY:

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent cannot represent the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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