



Offering Memorandum
For Sale | Investment Opportunity

Advance Auto Parts

WHISKEY ROAD & CITADEL DRIVE
AIKEN, SC 29803

Advance Auto Parts



PRESENTED BY:

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Investment Summary

› Proposed value:	\$1,375,000- \$1,275,000
› Current NOI:	\$108,084
› Proposed cap rate:	7.86% 8.5%
› Year built:	2006
› Building size:	±7,000 SF
› Price/SF:	\$196.00
› Land size:	±1.01 Acres

Lease Summary

› Lease type:	NNN (modified)
› Taxes/Insurance/CAM/Roof/Parking:	Tenant
› Commercial General Liability Insurance:	Landlord
› Structure:	Landlord
› Term remaining:	4 years
› Original lease term:	15 years
› Rent commencement date:	12/7/2006
› Current term expiration:	12/31/2021
› Options:	(3) 5-year
› Increases:	10% increases at renewals

Investment/Location Highlights

- › Original 15-year corp. lease with 4 years remaining
- › Investment grade S&P “BBB” - corporate guarantee
- › (3) 5-year options with 10% increases at each option
- › Located on busy retail corridor; 22,800 vehicles per day on SC-Highway 19 (Whiskey Road)
- › Positioned at the signalized intersection of Whiskey Road & Citadel Drive
- › Population exceeds 20,413 in 3-mile radius
- › \$89,385 average household income in 5-mile radius
- › Nearby retailers include: Wal-mart, Target, Lowe’s Home Improvement, Home Depot, Hobby Lobby, Publix and more

Tenant Summary

Advance Auto Parts is now the largest retailer of automotive replacement parts and accessories in the United States by store count after acquiring General Parts Incorporated in October 2013.

› Type:	Public
› Traded as:	NASDAQ: AAP
› Industry:	Auto part supplies
› Founded:	1932
› Headquarters:	Roanoke, VA / Raleigh, NC
› Number of locations:	6,500
› Revenue:	\$9.35 Billion (2017)
› Market capitalization:	\$3.2 Billion (10/17/17)
› Website:	www.advanceautoparts.com

Local Area Overview

Photos: City of Aiken Tourism Division



Aiken is a thriving community on the western side of South Carolina. The Aiken-Augusta area is rich in history with deep roots in the world of golf with the nearby Augusta National Golf Course, home of the Masters Golf Tournament. Aiken is also known for its thriving equestrian industry. It has become a popular retirement area due to the high quality of life.

Highway 19, locally-known as Whiskey Road, is Aiken's primary retail corridor with retailers such as Lowe's Home Improvement, Target, Dillard's Department Store, Home Depot, Wal-Mart, Talbots and many others. Advance Auto Parts is on the south side of this area and is well-situated to capture the high traffic count and growth of the Whiskey Road corridor.

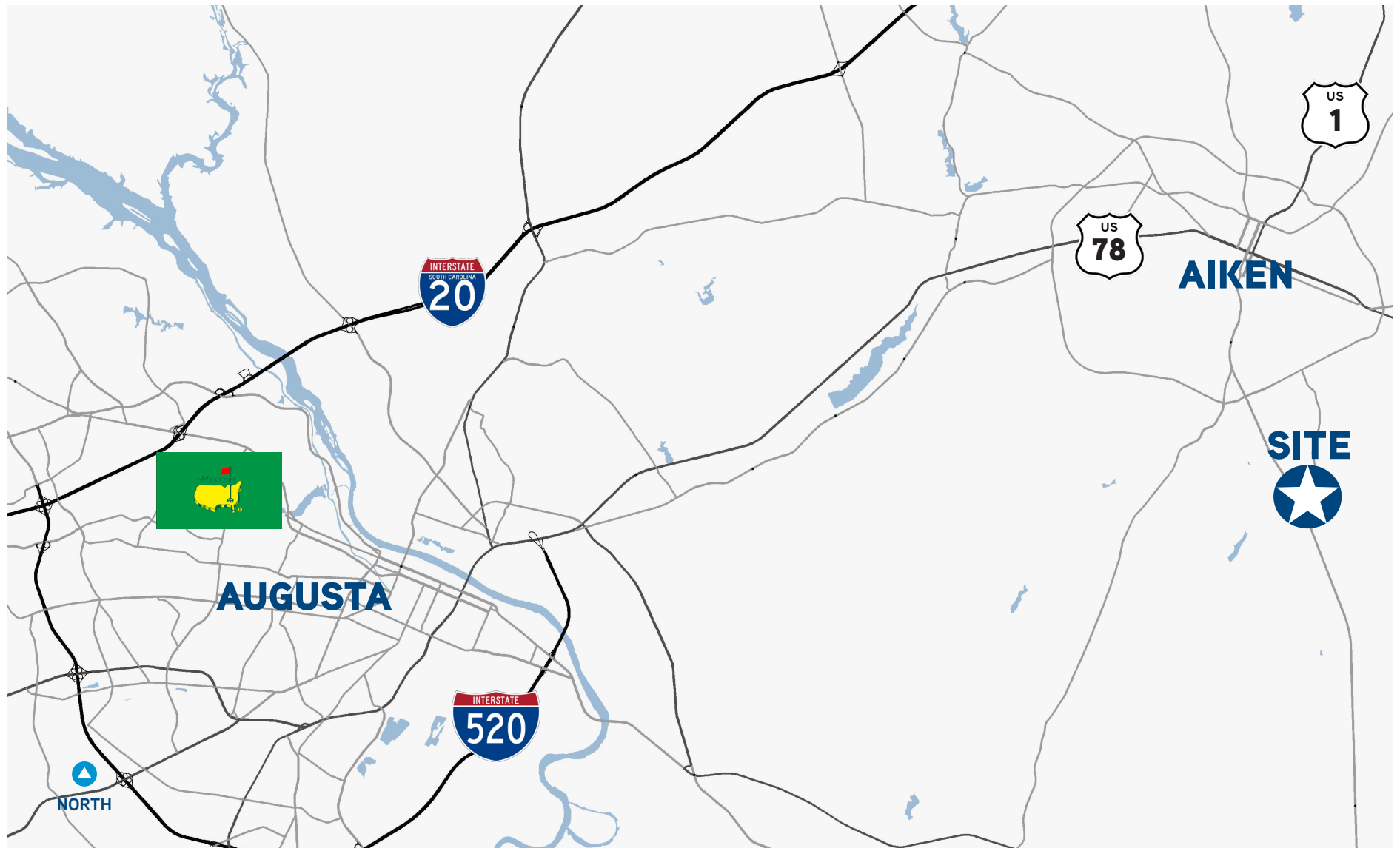
Aiken is home to many large employers, the largest is which is Westinghouse Savannah River Company, employing approximately 10,000 people. Other large employers include:

- Kimberly-Clark
- Bridgestone-Firestone
- Urban Outfitters
- UPS
- Glaxo-Smith Klein
- Milliken & Company

Property Aerial



Area Map



Demographics

Photo: City of Aiken Tourism Division



Population	1 Mile	3 Miles	5 Miles
2010 Census:	2,005	19,090	38,337
2017 Population:	2,017	20,413	40,750
2022 Estimate:	2,041	21,446	42,545
2017-2022 Projected Annual Growth:	0.24%	0.99%	0.87%
2017 Median Age:	40.8	46.4	48.7
Households	1 Mile	3 Miles	5 Miles
2010 Census:	823	19,090	38,337
2017 Population:	828	8,892	17,728
2022 Estimate:	837	9,326	18,496
2017-2022 Projected Annual Growth:	0.22%	0.96%	0.85%
2017 Owner-Occupied Housing Units:	687	6,763	13,227
2017 Renter-Occupied Housing Units:	141	2,129	4,501
2017 Average Household Income:	\$86,143	\$92,636	\$89,385
2017 Households by Income	1 Mile	3 Miles	5 Miles
<\$15,000:	51	721	1,789
\$15,000-\$24,999	51	662	1,515
\$25,000-\$34,999	60	731	1,450
\$35,000-\$49,999	101	1,094	2,068
\$50,000-\$74,999	183	1,630	3,000
\$75,000-\$99,999	131	1,181	2,247
\$100,000-\$149,999	167	1,650	3,230
\$150,000-\$199,999	47	570	1,254
\$200,000+	38	653	1,176

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Colliers International has had a presence in South Carolina for over 100 years and is the largest commercial real estate firm in the state. Colliers has offices in the three major cities: Charleston, Columbia and Greenville.

Colliers' statewide presence and unique service offerings have resulted in unprecedented growth in recent years. 2016 brokerage transaction volume exceeded \$634 million in over 659 sale and lease transactions while the property management portfolio expanded to 14.5 million square feet of office, retail, healthcare and industrial properties. Project management services are provided through Colliers' affiliate LCK, which has completed in excess of \$20 million in projects for its clients in 2016.

But our resources extend far beyond South Carolina. Through Colliers International, our professionals have access to unparalleled regional, national and global resources.

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6 continents

- \$2.6 billion in annual revenue
- 2 billion square feet under management
- Over 15,000 professionals
- 72,000 lease/sale transactions
- \$105 billion total transaction value

South Carolina

- 3 offices across the state
- Over 156 staff members
- \$634 million total transaction value: \$284 million lease and \$350 million sales
- Over 659 lease/sale transactions
- 64 real estate professionals
- 14.5 million square feet under management: 4.7 million office, 1.25 million retail and 7.9 million industrial
- 16 property managers, 23 maintenance and operations specialist, 12 support/administrative personnel and 6 property accountants
- \$20 million value of projects completed by LCK in 2016
- 5 project managers
- Over 53 professional designations

* All statistics from fiscal year 2016



Accelerating success.



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