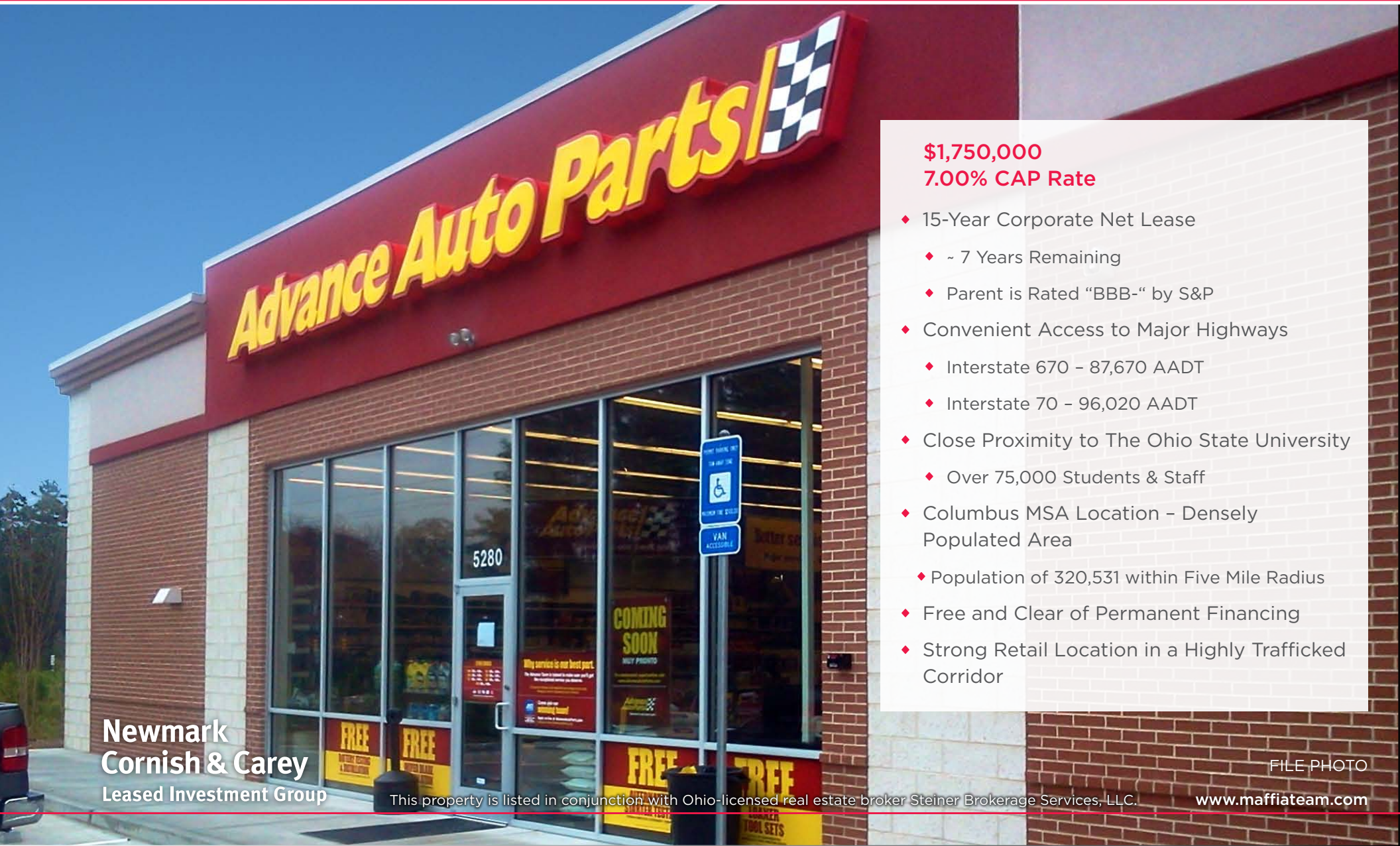


# OFFERING MEMORANDUM.



## Advance Auto Parts Columbus, OH

TheMaffiaTeam



**\$1,750,000**  
**7.00% CAP Rate**

- ◆ 15-Year Corporate Net Lease
  - ◆ ~ 7 Years Remaining
  - ◆ Parent is Rated “BBB-“ by S&P
- ◆ Convenient Access to Major Highways
  - ◆ Interstate 670 - 87,670 AADT
  - ◆ Interstate 70 - 96,020 AADT
- ◆ Close Proximity to The Ohio State University
  - ◆ Over 75,000 Students & Staff
- ◆ Columbus MSA Location - Densely Populated Area
  - ◆ Population of 320,531 within Five Mile Radius
- ◆ Free and Clear of Permanent Financing
- ◆ Strong Retail Location in a Highly Trafficked Corridor

**Newmark  
Cornish & Carey**  
Leased Investment Group

This property is listed in conjunction with Ohio-licensed real estate broker Steiner Brokerage Services, LLC.

FILE PHOTO

[www.maffiateam.com](http://www.maffiateam.com)



# Disclaimer

Newmark Cornish & Carey (“Broker”) has been retained on an exclusive basis to market the property described herein (“Property”). Broker has been authorized by the Seller of the Property (“Seller”) to prepare and distribute the enclosed information (“Material”) for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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# Property Information

## Location

The property is located at 1127 Dublin Road in Columbus, Ohio.

## Lot Size

Approximately 0.787 acre, or 34,282 square feet.

## Improvements

Construction completed in 2007 of an approximately 7,000 square foot retail building for **Advance Auto Parts**. There is ample parking on site.

## Lease

Leased to **Advance Stores Company, Incorporated** for 15 years from November 29, 2007 to November 30, 2022 at an annual net rent of \$122,131. There are three five-year options to renew the lease, with the rent increasing by five percent at the start of each option period. The lease is net, with the tenant responsible for taxes, insurance, and all maintenance, replacement and repair of the lease premises including the roof, parking lot and HVAC. Landlord is responsible for maintaining the slab, foundation, and structure of the leased premises. Landlord is also responsible for carrying commercial general liability insurance.

## Annual Rent

Year	Annual Rent	Return
<b>1-15</b>	<b>\$122,135</b>	<b>7.00%</b>
16-20 (Option 1)	\$128,242	7.33%
21-25 (Option 2)	\$134,654	7.69%
26-30 (Option 3)	\$141,387	8.08%

**Price: \$1,750,000 (7.00% Return)**

## Financing

The property will be delivered free and clear of permanent financing.

## Percentage Rent

Tenant shall pay as additional rent percentage rent an amount by which 6% of gross sales for the lease year or partial lease year exceeds the amount of annual rent due for such lease year or partial lease year.

Year	Breakpoint
<b>1-15</b>	<b>\$4,885,400</b>
16-20 (Option 1)	\$5,129,680
21-25 (Option 2)	\$5,386,160
26-30 (Option 3)	\$5,655,480

\*Notwithstanding the paragraph above, tenant does not currently pay any percentage rent and has not in the past paid any percentage rent.



## Tenant Information



**Advance Stores Company, Inc.**, the major subsidiary of **Advance Auto Parts, Inc.** (NYSE: “AAP”), wholesales and retails automotive parts and maintenance items. In the retail segment, its stores offer a selection of brand name and proprietary automotive products for domestic and imported cars, and light trucks. These stores carry between 16,000 and 21,000 stock keeping units.

**Advance Auto Parts, Inc.** is the largest North American retailer of automotive aftermarket parts, accessories, batteries and maintenance items primarily operating within the United States. Headquartered in Roanoke, VA,

Advance Auto Parts, Inc. serves both the do-it-yourself and professional installer markets.

The company operates over 5,200 stores, over 100 Worldpac branches, and serves approximately 1,300 independently-owned Carquest branded stores in the United States, Puerto Rico, the Virgin Islands and Canada. It employs approximately 74,000 people.

For the recent quarter ended July 18, 2015, Advance Auto Parts, Inc. reported revenue of \$2.370 billion, net income of \$149.998 million and total stockholders' equity of \$2.289 billion. The company is rated “BBB-“ by Standard & Poor's.

*For additional information, see [corp.advanceautoparts.com](http://corp.advanceautoparts.com).*

# Site Plan

33 / DUBLIN ROAD



FAIRVIEW AVE

**Advance  
Auto Parts**

7,000 SF

Aerial | Close Up View



Korda Engineering Inc.

Generations Religious Gifts & Church Supply

The Guild Athletic Club

Dublin Road Auto Care



©The Guild team

Grandview Ave



Dublin Rd (20,428 AADT)



# Aerial | Distant View

Scioto Country Club



The Ohio State University  
57,000 Enrolled  
28,000 Employed

Ohio State University  
Wexner Medical Center



Grandview Heights  
High School



315 / (89,770 AADT)

Nationwide  
Arena

Greater Columbus  
Convention Center

33 / (20,428 AADT)

Dublin Rd (20,428 AADT)



Central City  
Auto Parts

Edison  
Automotive

670 / (87,670 AADT)

DOWNTOWN  
COLUMBUS

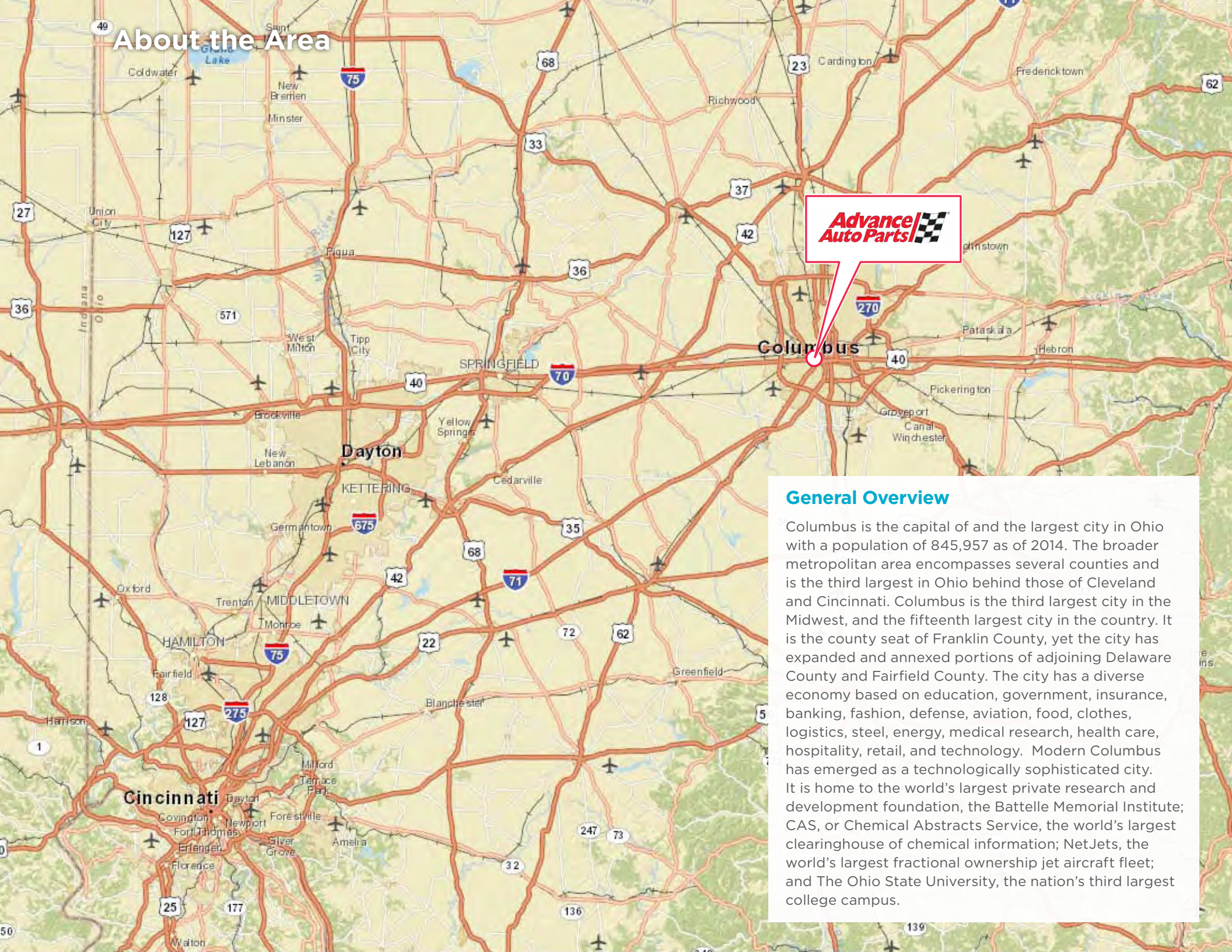
70 / (96,020 AADT)



Mt. Carmel West  
Hospital



# About the Area

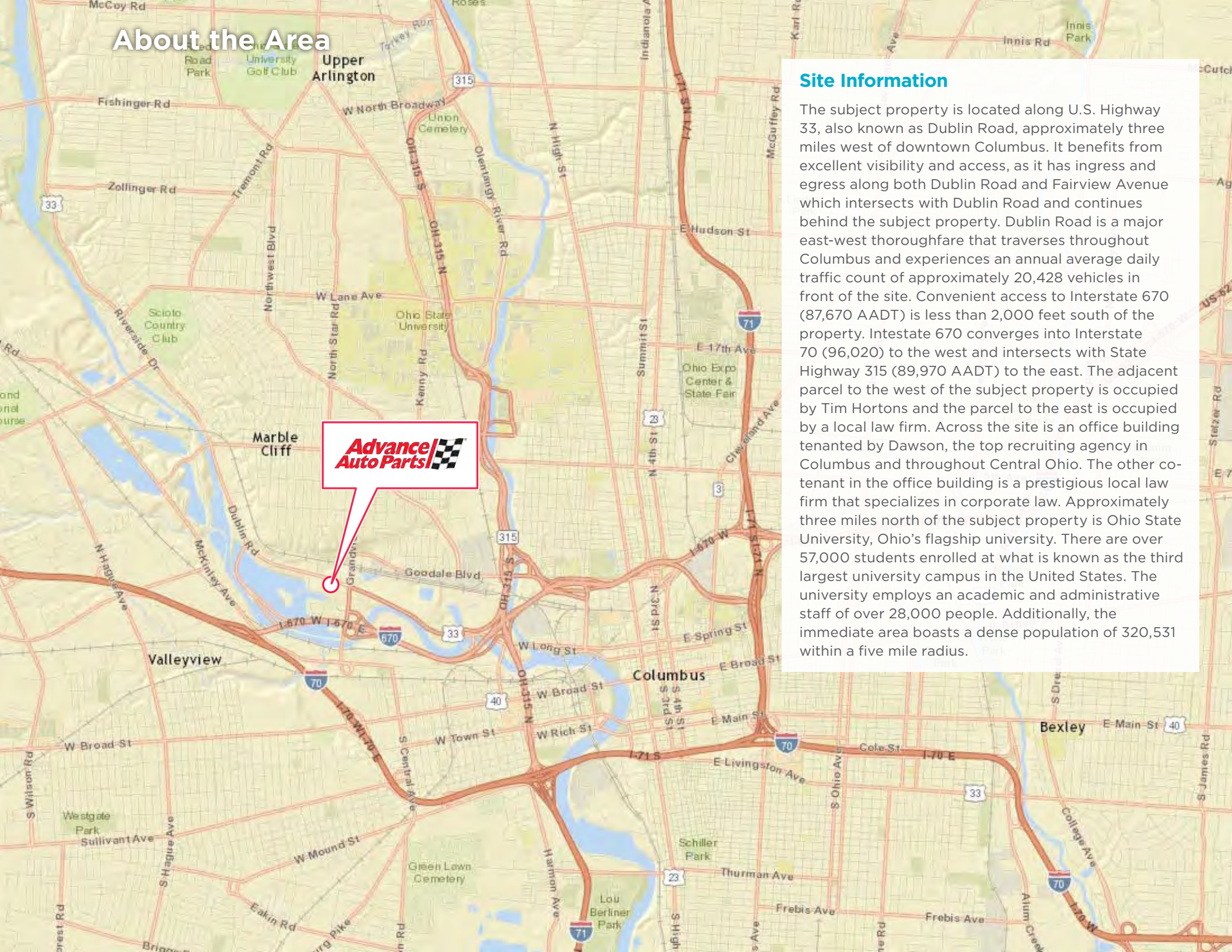


## General Overview

Columbus is the capital of and the largest city in Ohio with a population of 845,957 as of 2014. The broader metropolitan area encompasses several counties and is the third largest in Ohio behind those of Cleveland and Cincinnati. Columbus is the third largest city in the Midwest, and the fifteenth largest city in the country. It is the county seat of Franklin County, yet the city has expanded and annexed portions of adjoining Delaware County and Fairfield County. The city has a diverse economy based on education, government, insurance, banking, fashion, defense, aviation, food, clothes, logistics, steel, energy, medical research, health care, hospitality, retail, and technology. Modern Columbus has emerged as a technologically sophisticated city. It is home to the world's largest private research and development foundation, the Battelle Memorial Institute; CAS, or Chemical Abstracts Service, the world's largest clearinghouse of chemical information; NetJets, the world's largest fractional ownership jet aircraft fleet; and The Ohio State University, the nation's third largest college campus.



# About the Area

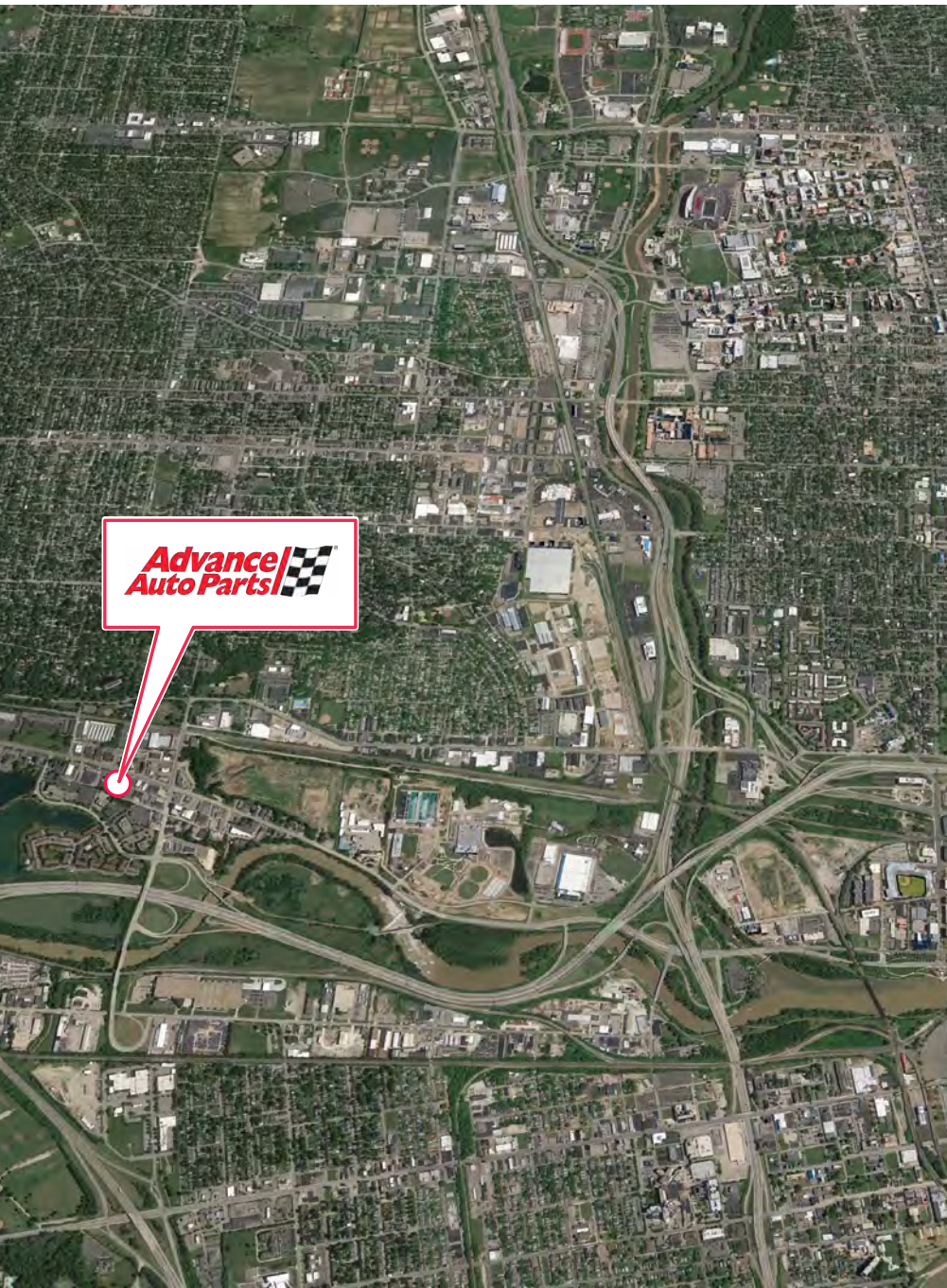


## Site Information

The subject property is located along U.S. Highway 33, also known as Dublin Road, approximately three miles west of downtown Columbus. It benefits from excellent visibility and access, as it has ingress and egress along both Dublin Road and Fairview Avenue which intersects with Dublin Road and continues behind the subject property. Dublin Road is a major east-west thoroughfare that traverses throughout Columbus and experiences an annual average daily traffic count of approximately 20,428 vehicles in front of the site. Convenient access to Interstate 670 (87,670 AADT) is less than 2,000 feet south of the property. Interstate 670 converges into Interstate 70 (96,020) to the west and intersects with State Highway 315 (89,970 AADT) to the east. The adjacent parcel to the west of the subject property is occupied by Tim Hortons and the parcel to the east is occupied by a local law firm. Across the site is an office building tenanted by Dawson, the top recruiting agency in Columbus and throughout Central Ohio. The other co-tenant in the office building is a prestigious local law firm that specializes in corporate law. Approximately three miles north of the subject property is Ohio State University, Ohio's flagship university. There are over 57,000 students enrolled at what is known as the third largest university campus in the United States. The university employs an academic and administrative staff of over 28,000 people. Additionally, the immediate area boasts a dense population of 320,531 within a five mile radius.



# Demographics



1127 Dublin Rd, Columbus, OH 43215

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	8,422	122,635	306,150
2015 Total Population	8,831	128,827	320,531
2020 Total Population	9,416	135,582	337,687
2015-2020 Annual Rate	1.29%	1.03%	1.05%
<b>Average Household Income</b>			
2015	\$73,571	\$59,079	\$57,219
2020	\$84,169	\$68,270	\$65,343
<b>Median Home Value</b>			
2015	\$279,755	\$167,578	\$156,644
2020	\$297,296	\$205,574	\$187,212

Largest Private Employers Columbus MSA	# of Employees
JPMorgan Chase & Co.	20,475
Nationwide Mutual Insurance Company	11,100
Honda of America Manufacturing	10,701
L Brands, Inc.	7,800
Huntington Bancshares Incorporated 5052	5,052
Cardinal Health, Inc.	4,095
American Electric Power	3,365
Alliance Data Retail Systems	3,100
PNC Financial Services Group, Inc.	3,000
Abercrombie & Fitch Co.	2,650



FILE PHOTO

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