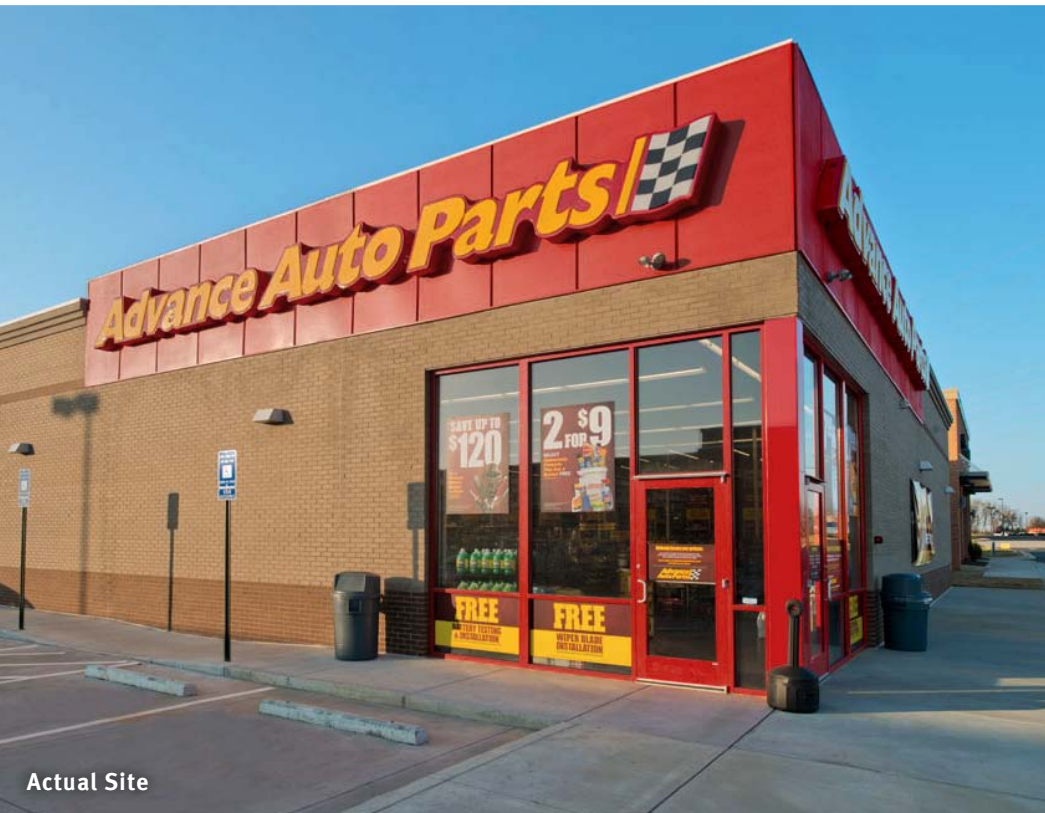


OFFERING MEMORANDUM.



Advance Auto Parts McDonough, GA | Atlanta MSA

The Maffia Team



Actual Site



\$2,016,600
6.00% CAP Rate

- ◆ 15-Year Net Lease
- ◆ 8% Rental Increase in Options
- ◆ Parent is Rated “BBB-” by S&P
- ◆ Average Household Income of \$79,147 within One Mile
- ◆ Directly Across from South Point – 700,000 SF Regional Shopping Center
- ◆ Near the Intersection of Highway 20 and 81
- ◆ Located Just 30 Minutes South of Downtown Atlanta

**Newmark
Cornish & Carey**

This property is listed in conjunction with Georgia-licensed real estate broker Delta Commercial.

www.maffiateam.com



Confidentiality & Disclosure

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.

Michael Yuras, CCIM
Vice President
415.481.0788
myuras@newmarkccarey.com
CA RE License #01823291

Putnam Daily
VP/Transaction Manager
415.445.5107
pdaily@newmarkccarey.com
CA RE License #01750064



Table of Contents

- ◆ Property Information1
- ◆ Tenant Information 2
- ◆ About the Area 3
- ◆ Site Plan 4
- ◆ Aerials 5
- ◆ Location Maps 7
- ◆ Demographics 10



Property Information

Location The property is located at 1515 Highway 20 West in McDonough, Georgia.

Lot Size Approximately 1.03 acres, or 44,867 square feet.

Improvements Construction was completed in 2013 of an approximately 6,964 square foot retail building for **Advance Auto Parts**. There is ample parking on the site.

Lease Leased to **Advance Stores Company Incorporated**, for 15 years from July 18, 2013 to July 31, 2028, at an annual net rent of \$121,001. There are four five-year options to renew the lease, with the rent increasing by 8% at commencement of each options. The lease is net, with the tenant responsible for taxes, insurance, and all maintenance, replacement and repair of the leased premises including the roof, parking lot and HVAC. The Landlord is only responsible for maintaining the foundation and structure of the leased premises.

Net Annual Income	<u>Years</u>	<u>Annual Rent</u>	<u>Return</u>
	1-15	\$121,001	6.00%
	16-20 (Option 1)	\$130,681	6.48%
	21-25 (Option 2)	\$141,135	7.00%
	26-30 (Option 3)	\$152,426	7.56%
	31-35 (Option 4)	\$164,620	8.16%

Price **\$2,016,600 (6.00% Return)**

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



Tenant Information



Advance Stores Company, Inc., the major subsidiary of **Advance Auto Parts, Inc.** (NYSE: “AAP”), is a specialty 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.

As of December 29, 2012, the Company operated 3,576 AAP stores throughout 39 states in the Northeastern, Mid-Atlantic, Southeastern and Midwestern (inclusive of South Central) regions of the United States, Puerto Rico and the Virgin Islands. These stores operated under the Advance Auto Parts trade name as well as Western Auto and Discount Auto Parts. It is also a partner in PartsAmerica.com, an on-line auto parts seller.

For the quarter ended April 19, 2014, **Advance Auto Parts, Inc.** reported revenue of \$2.969 billion. Net income of over \$147.73 million and total stockholders’ equity was \$1.666 billion. The company is rated “BBB-” by Standard & Poor’s.

For additional information, see www.corp.advanceautoparts.com.



About the Area

Site Information

The property is located near the intersection of Highway 20 and 81 just off Interstate 70 and directly across the street from South Point, a 700,000 square foot regional shopping center. South Point, anchored by JCPenney, Academy Sports & Outdoors, Kohl's, Hobby Lobby, Havertys Furniture, TJ Maxx, Party City Superstore, ULTA, Five Below, Toys "R" Us and Babies "R" Us, is the primary retail destination for the surrounding trade area. Additional retailers in and around the area include The Vitamin Shoppe, Sleep Number, Aspen Dental, Rooms To Go, Starbucks, National Tire & Battery, Dunkin' Donuts, Subway, Firehouse Subs, AT&T, Verizon, Tutti Frutti and Wells Fargo.

Just northeast of the property, across Interstate 75, is the 739,200 square foot McDonough Marketplace. The shopping center is anchored by a Walmart Supercenter, Lowe's Home Improvement and Office Depot. Additional retailers in the area include Cracker Barrel, Rent-A-Center, Dollar Tree, Cricket Wireless, Lendmark Financial, H&R Block, KFC, Arby's, Tire Depot, Goodyear Auto, Dollar General, Toyota of McDonough and Sons of Honda dealerships.

The property is located just 20 minutes southeast of Atlanta's Hartsfield-Jackson International Airport and 30 minutes southeast of downtown Atlanta. Additionally the property is located near a 1,900 home residential community, a 400 unit apartment complex, three schools, and two universities.

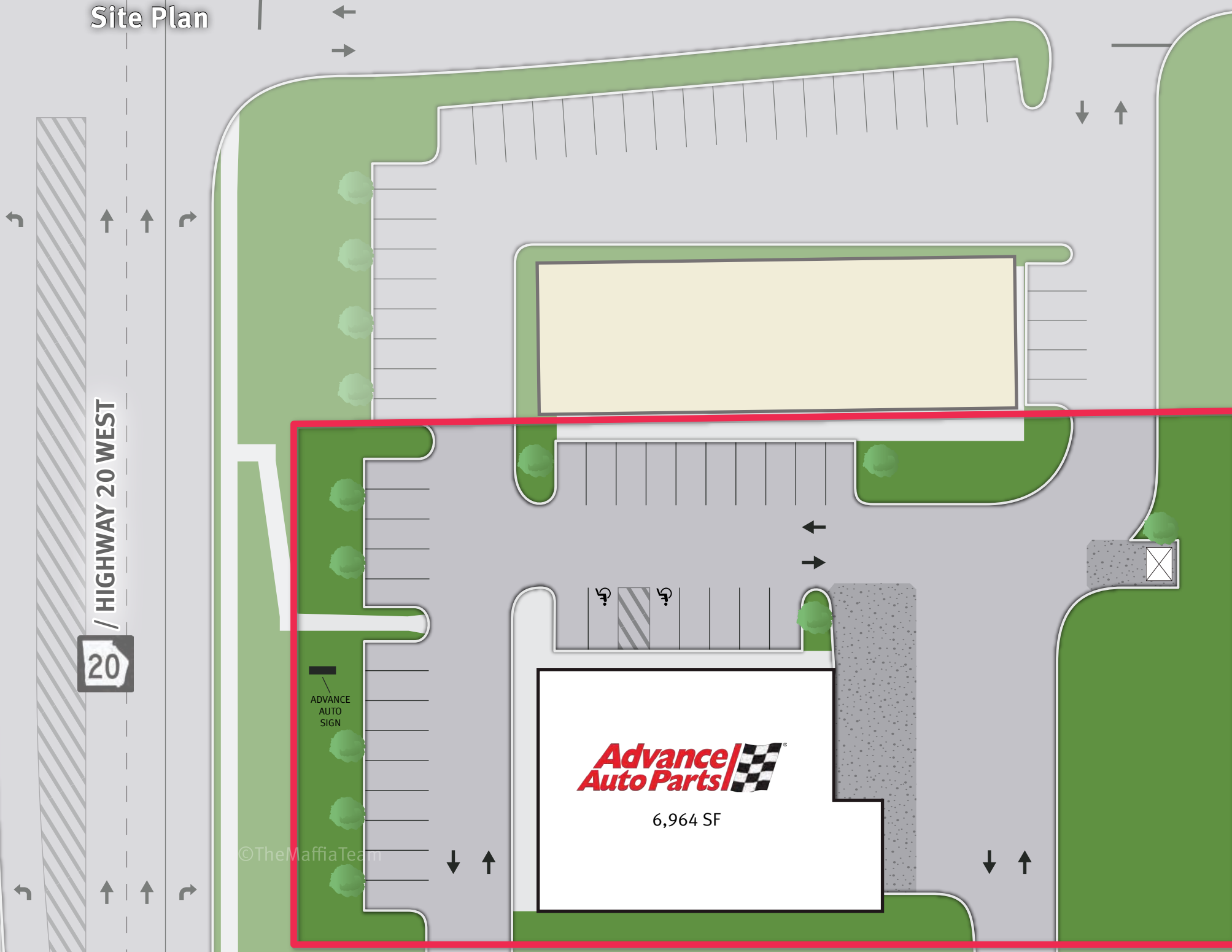
General Overview

McDonough, part of the Atlanta MSA, is located in Henry County, 30 minutes southeast of downtown Atlanta along Interstate 75. McDonough has been designated as a "City of Character" and a "City of Ethics" by the Georgia Municipal Association. The city is the county seat of Henry County, which continues to be home to steady growth, solid infrastructure and above average household incomes.

McDonough residents are well served with two city-owned recreational facilities, the Park on the Square, two county-owned complexes, several neighborhood amenity centers and the sports facilities of area schools. These well-maintained facilities provide for organized sports such as baseball, softball, football, soccer, tennis, volleyball and basketball. There are also numerous playgrounds, swimming pools and walking tracks. Several renowned state and national parks, forests and recreational areas provide swimming, hunting, fishing, horseback riding, and other nature related options within close proximity to McDonough.

Atlanta's Hartsfield-Jackson International Airport is located 20 minutes northwest of McDonough. The Airport is a major connecting hub serving numerous destinations around the globe.

Site Plan



©TheMaffiaTeam

Aerial | Close-Up View

sears
Home Appliance
Showroom
verizon

Advance
Auto Parts

MATTRESS FIRM

FIREHOUSE
SUBS
FOUNDED BY FIREMEN
Tutti Frutti
FROZEN YOGURT
THE ORIGINAL
MATTRESS FACTORY
WELLS FARGO HOME MORTGAGE

Starbucks

NTB
NATIONAL TIRE & BATTERY

20 | (20,470 AADT)

©TheMaffiaTeam

Aerial | Distant View

Walmart Supercenter
Office DEPOT
DOLLAR TREE
Glimpie SUBS & SALADS

LOWE'S Home Improvement Warehouse
Ruby Tuesday
DISCOUNT TIRE
Meat 'n Potatoes
RAC Home & Office
Rockin Barrel Old Country Store

SOUTH POINT
jcpenny
Academy SPORTS+OUTDOORS
HOBBY LOBBY
KOHL'S
TJ-maxx
ULTA BEAUTY
Toys R Us
Party City
BABIES R US
HAVERTYS

HONDA
TOYOTA

Hilton Garden Inn

CITGO

Econo Lodge

Holiday Inn Express

Chick-fil-A

Waffle House

DUNKIN' DONUTS verizon metroPCS

FIREHOUSE SUBS Starbucks Tutti Frutti

RITE AID

McDonald's

Hampton Inn

Applebee's

Best Western

GOLD'S GYM

INTERSTATE 75

I (102,340 AADT)

I (20,470 AADT)

MATTRESS FIRM

Advance Auto Parts

Ford

CVS/pharmacy

Budget Inn & Suites

Starbucks

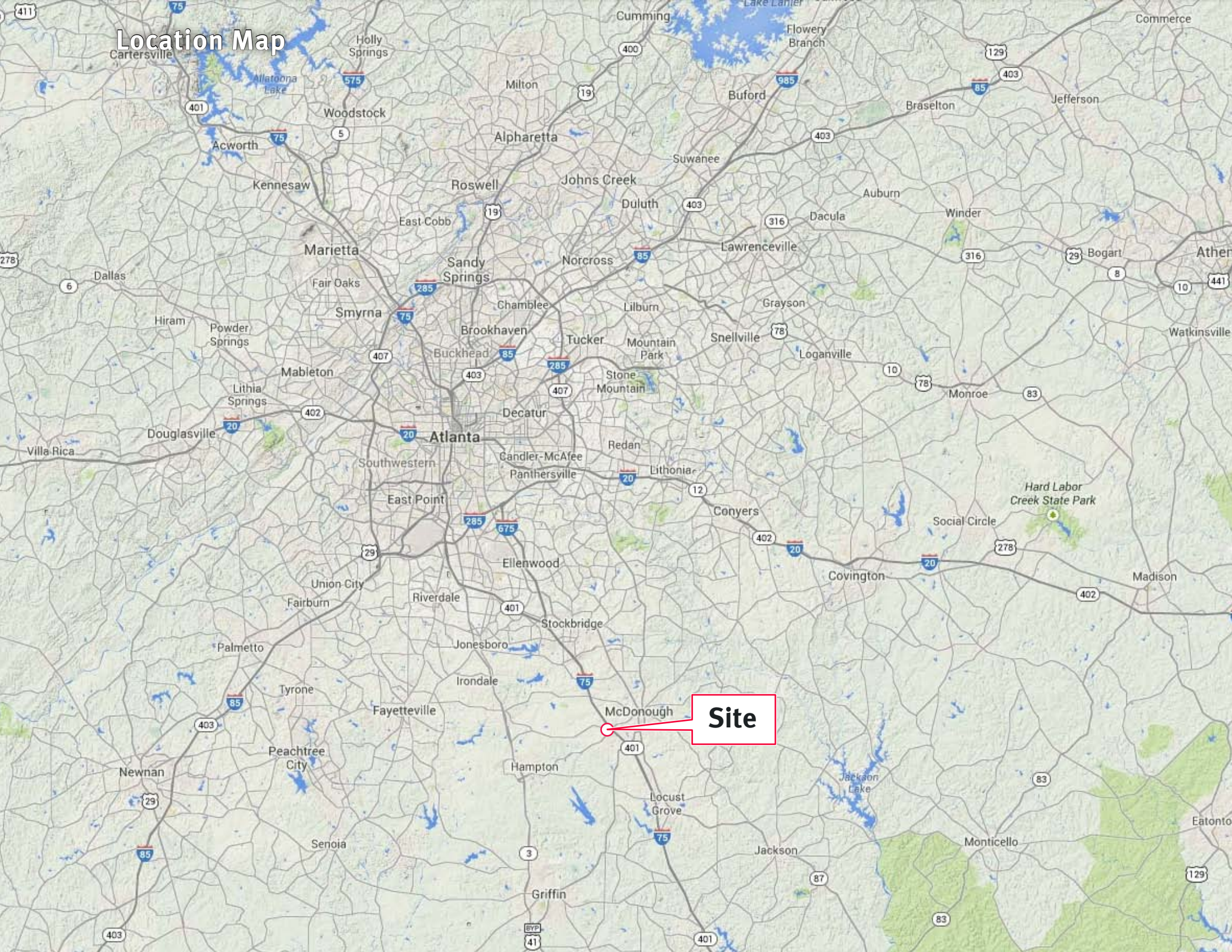
©TheMaffiaTeam

Henry County Middle School

Mercer University

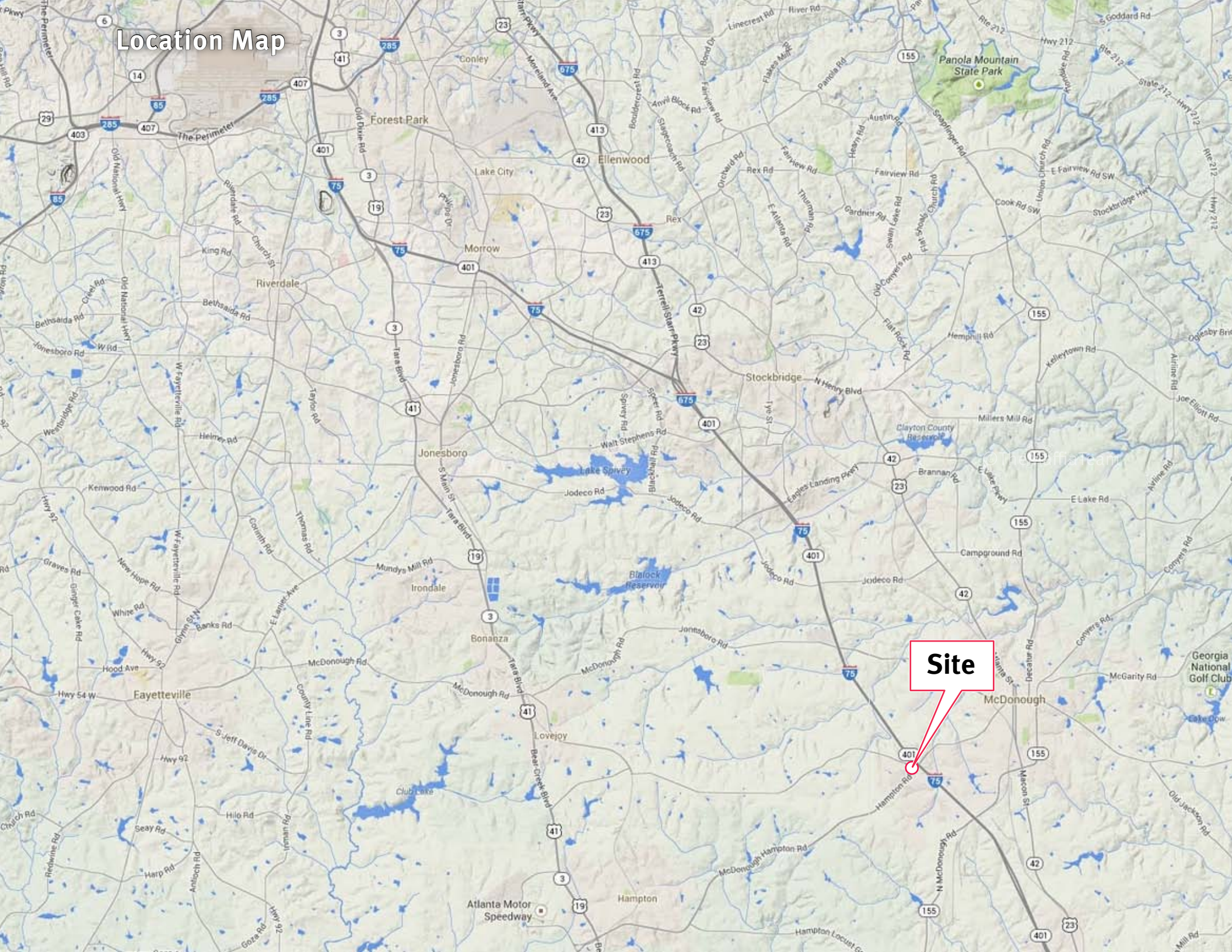
Cotton Fields Golf Club

Location Map

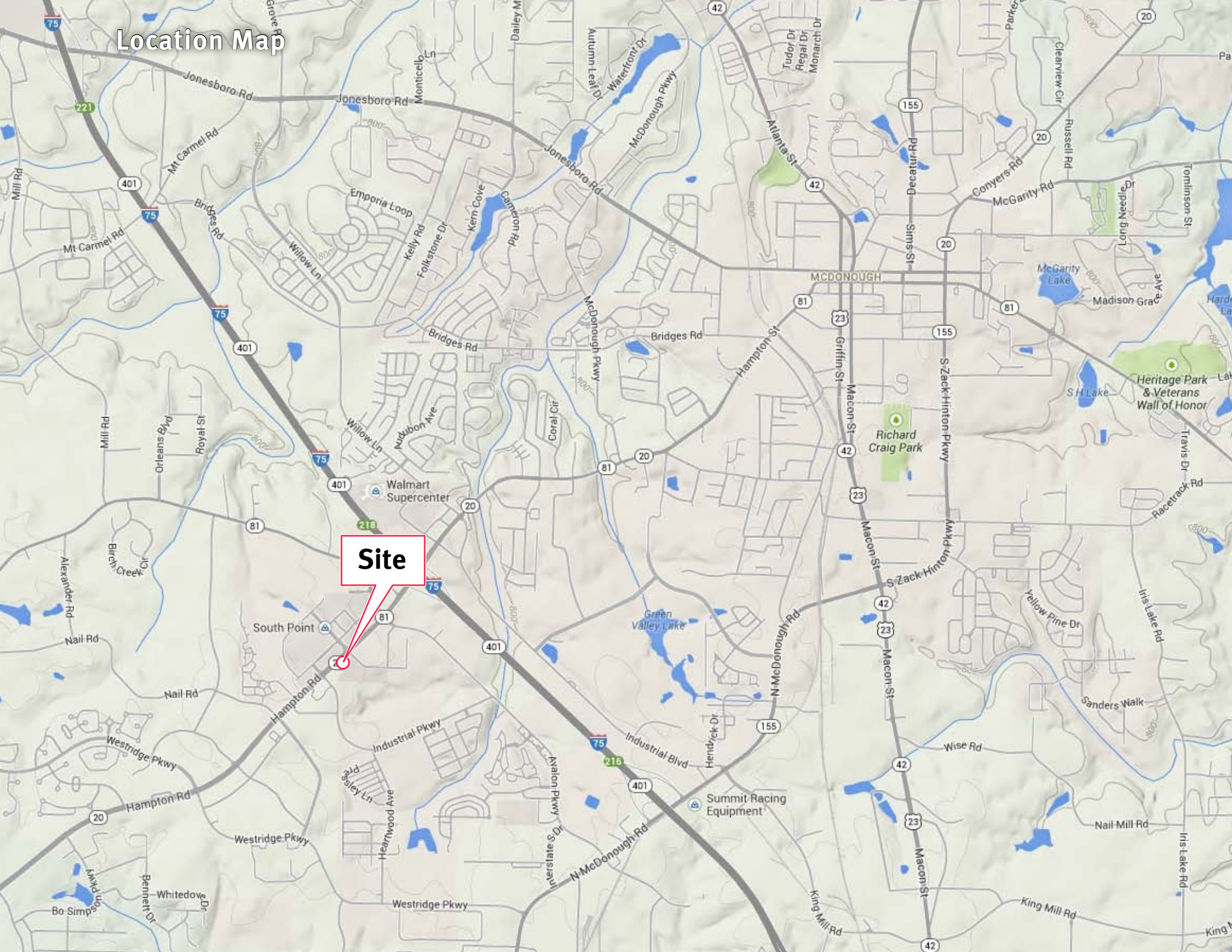


Site

Location Map



Location Map





Demographics

1515 Highway 20 West
McDonough, GA 30253

	1 mile	3 mile	5 mile
Population Summary			
2000 Total Population	871	13,208	30,149
2010 Total Population	2,668	26,313	57,128
2014 Total Population	2,864	27,281	60,360
2014 Group Quarters	8	712	791
2019 Total Population	3,111	29,007	64,729
2014-2019 Annual Rate	1.67%	1.23%	1.41%
Household Summary			
2000 Households	327	4,529	10,433
2000 Average Household Size	2.65	2.82	2.84
2010 Households	1,060	9,091	19,932
2010 Average Household Size	2.51	2.81	2.82
2014 Households	1,142	9,473	21,084
2014 Average Household Size	2.50	2.80	2.83
2019 Households	1,244	10,079	22,591
2019 Average Household Size	2.49	2.81	2.83
2014-2019 Annual Rate	1.73%	1.25%	1.39%
2010 Families	817	6,518	14,912
2010 Average Family Size	2.87	3.33	3.27
2014 Families	876	6,756	15,718
2014 Average Family Size	2.87	3.33	3.28
2019 Families	950	7,164	16,793
2019 Average Family Size	2.87	3.34	3.30
2014-2019 Annual Rate	1.64%	1.18%	1.33%
Housing Unit Summary			
2000 Housing Units	362	4,827	10,924
Owner Occupied Housing Units	82.3%	63.8%	77.0%
Renter Occupied Housing Units	8.0%	30.0%	18.5%
Vacant Housing Units	9.7%	6.2%	4.5%
2010 Housing Units	1,231	10,298	22,131
Owner Occupied Housing Units	60.8%	49.9%	62.1%
Renter Occupied Housing Units	25.3%	38.4%	28.0%
Vacant Housing Units	13.9%	11.7%	9.9%
2014 Housing Units	1,285	10,605	23,209
Owner Occupied Housing Units	59.8%	47.5%	60.2%
Renter Occupied Housing Units	29.0%	41.8%	30.6%
Vacant Housing Units	11.1%	10.7%	9.2%
2019 Housing Units	1,413	11,372	25,080
Owner Occupied Housing Units	59.9%	47.2%	59.8%
Renter Occupied Housing Units	28.2%	41.4%	30.2%
Vacant Housing Units	12.0%	11.4%	9.9%
Median Household Income			
2014	\$71,909	\$54,149	\$59,631
2019	\$78,031	\$60,141	\$69,267
Median Home Value			
2014	\$137,500	\$130,633	\$136,591
2019	\$171,367	\$165,267	\$171,417
Per Capita Income			
2014	\$27,082	\$21,949	\$25,281
2019	\$29,817	\$24,619	\$28,412
Median Age			
2010	33.5	31.6	33.7
2014	34.0	32.1	34.4
2019	33.1	32.4	34.2



Demographics

1515 Highway 20 West
McDonough, GA 30253

	1 mile	3 mile	5 mile
2014 Households by Income			
Household Income Base	1,142	9,473	21,084
<\$15,000	5.4%	10.5%	9.7%
\$15,000 - \$24,999	5.1%	10.9%	8.3%
\$25,000 - \$34,999	4.8%	9.2%	7.9%
\$35,000 - \$49,999	8.1%	13.1%	12.7%
\$50,000 - \$74,999	29.0%	25.5%	23.0%
\$75,000 - \$99,999	24.9%	16.1%	16.1%
\$100,000 - \$149,999	17.9%	11.3%	16.1%
\$150,000 - \$199,999	2.9%	2.0%	3.6%
\$200,000+	1.9%	1.5%	2.5%
Average Household Income	\$79,147	\$62,423	\$72,303
2019 Households by Income			
Household Income Base	1,244	10,079	22,591
<\$15,000	4.7%	9.8%	8.8%
\$15,000 - \$24,999	3.5%	8.0%	5.9%
\$25,000 - \$34,999	3.4%	7.2%	5.9%
\$35,000 - \$49,999	7.1%	12.5%	11.6%
\$50,000 - \$74,999	25.8%	24.4%	21.4%
\$75,000 - \$99,999	30.0%	20.4%	20.1%
\$100,000 - \$149,999	19.6%	13.0%	18.2%
\$150,000 - \$199,999	3.6%	2.7%	4.8%
\$200,000+	2.4%	2.0%	3.3%
Average Household Income	\$86,934	\$70,301	\$81,479
2014 Owner Occupied Housing Units by Value			
Total	769	5,036	13,983
<\$50,000	1.3%	4.3%	2.8%
\$50,000 - \$99,999	11.1%	21.4%	19.4%
\$100,000 - \$149,999	50.2%	39.7%	37.9%
\$150,000 - \$199,999	23.8%	19.9%	21.8%
\$200,000 - \$249,999	10.4%	8.6%	9.0%
\$250,000 - \$299,999	1.8%	2.6%	3.8%
\$300,000 - \$399,999	0.9%	1.7%	3.0%
\$400,000 - \$499,999	0.1%	0.5%	1.0%
\$500,000 - \$749,999	0.3%	0.4%	0.7%
\$750,000 - \$999,999	0.0%	0.1%	0.2%
\$1,000,000 +	0.1%	0.9%	0.4%
Average Home Value	\$148,440	\$150,511	\$157,339
2019 Owner Occupied Housing Units by Value			
Total	846	5,372	15,009
<\$50,000	0.8%	3.3%	2.0%
\$50,000 - \$99,999	5.9%	13.3%	11.7%
\$100,000 - \$149,999	28.7%	25.0%	24.0%
\$150,000 - \$199,999	34.2%	27.6%	28.8%
\$200,000 - \$249,999	23.6%	18.6%	16.9%
\$250,000 - \$299,999	3.8%	4.9%	7.1%
\$300,000 - \$399,999	1.7%	3.4%	5.2%
\$400,000 - \$499,999	0.5%	1.7%	2.1%
\$500,000 - \$749,999	0.7%	1.0%	1.4%
\$750,000 - \$999,999	0.1%	0.3%	0.5%
\$1,000,000 +	0.1%	1.0%	0.4%
Average Home Value	\$178,571	\$186,209	\$192,372



Demographics

1515 Highway 20 West
McDonough, GA 30253

	1 mile	3 mile	5 mile
2010 Population by Age			
Total	2,669	26,311	57,128
0 - 4	7.3%	8.0%	7.3%
5 - 9	8.7%	8.5%	8.3%
10 - 14	8.7%	8.3%	8.7%
15 - 24	14.1%	15.5%	14.3%
25 - 34	13.5%	15.2%	13.2%
35 - 44	17.6%	17.1%	16.9%
45 - 54	13.8%	12.8%	14.0%
55 - 64	9.0%	7.8%	9.1%
65 - 74	4.8%	4.2%	5.0%
75 - 84	2.1%	1.9%	2.5%
85 +	0.4%	0.7%	0.7%
18 +	69.7%	70.0%	70.3%
2014 Population by Age			
Total	2,864	27,280	60,359
0 - 4	7.2%	7.8%	7.1%
5 - 9	7.3%	7.6%	7.4%
10 - 14	8.2%	7.9%	8.1%
15 - 24	15.0%	15.5%	14.8%
25 - 34	13.7%	15.3%	13.4%
35 - 44	16.1%	15.9%	15.3%
45 - 54	14.4%	13.5%	14.6%
55 - 64	9.4%	8.6%	10.0%
65 - 74	6.0%	5.0%	6.0%
75 - 84	2.1%	2.1%	2.6%
85 +	0.6%	0.7%	0.8%
18 +	72.9%	72.2%	72.9%
2019 Population by Age			
Total	3,111	29,007	64,730
0 - 4	7.4%	7.9%	7.2%
5 - 9	7.1%	7.4%	7.2%
10 - 14	7.0%	7.1%	7.3%
15 - 24	13.1%	13.8%	13.3%
25 - 34	18.9%	18.4%	16.2%
35 - 44	13.7%	13.9%	13.5%
45 - 54	12.9%	12.8%	13.7%
55 - 64	10.3%	9.6%	11.0%
65 - 74	6.6%	5.7%	6.8%
75 - 84	2.5%	2.5%	3.0%
85 +	0.7%	0.8%	0.9%
18 +	74.4%	73.5%	74.1%
2010 Population by Sex			
Males	1,283	12,447	27,001
Females	1,385	13,866	30,127
2014 Population by Sex			
Males	1,375	12,887	28,508
Females	1,489	14,394	31,852
2019 Population by Sex			
Males	1,494	13,718	30,580
Females	1,617	15,289	34,149



Demographics

1515 Highway 20 West
McDonough, GA 30253

	1 mile	3 mile	5 mile
2010 Population by Race/Ethnicity			
Total	2,667	26,314	57,128
White Alone	48.9%	39.7%	49.1%
Black Alone	41.9%	51.1%	42.7%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	3.2%	2.3%	2.6%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.1%	3.6%	2.7%
Two or More Races	2.6%	2.9%	2.6%
Hispanic Origin	7.8%	8.3%	6.6%
Diversity Index	64.5	64.5	62.8
2014 Population by Race/Ethnicity			
Total	2,865	27,282	60,361
White Alone	45.5%	37.0%	46.2%
Black Alone	44.1%	52.8%	44.6%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	3.6%	2.6%	3.1%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.6%	4.2%	3.1%
Two or More Races	2.8%	3.0%	2.7%
Hispanic Origin	9.3%	9.8%	7.8%
Diversity Index	66.5	65.7	64.6
2019 Population by Race/Ethnicity			
Total	3,111	29,008	64,730
White Alone	42.2%	34.4%	43.3%
Black Alone	46.1%	54.3%	46.3%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	4.1%	3.0%	3.5%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	4.2%	4.9%	3.6%
Two or More Races	3.0%	3.1%	2.8%
Hispanic Origin	11.1%	11.6%	9.3%
Diversity Index	68.5	67.1	66.5
2010 Population by Relationship and Household Type			
Total	2,668	26,313	57,128
In Households	99.7%	97.0%	98.5%
In Family Households	90.3%	85.1%	87.9%
Householder	26.3%	24.8%	26.0%
Spouse	18.8%	15.1%	17.7%
Child	37.3%	36.9%	36.8%
Other relative	5.5%	5.5%	5.0%
Nonrelative	2.3%	2.7%	2.4%
In Nonfamily Households	9.4%	11.9%	10.6%
In Group Quarters	0.3%	3.0%	1.5%
Institutionalized Population	0.3%	2.9%	1.5%
Noninstitutionalized Population	0.0%	0.1%	0.1%



Demographics

1515 Highway 20 West
McDonough, GA 30253

	1 mile	3 mile	5 mile
2010 Households by Type			
Total	1,060	9,091	19,931
Households with 1 Person	19.3%	23.4%	21.0%
Households with 2+ People	80.7%	76.6%	79.0%
Family Households	77.1%	71.7%	74.8%
Husband-wife Families	55.2%	43.5%	50.8%
With Related Children	31.3%	25.1%	27.8%
Other Family (No Spouse Present)	21.9%	28.2%	24.0%
Other Family with Male Householder	5.4%	5.9%	5.1%
With Related Children	3.5%	3.8%	3.4%
Other Family with Female Householder	16.6%	22.3%	18.9%
With Related Children	12.1%	16.6%	13.9%
Nonfamily Households	3.6%	4.9%	4.2%
All Households with Children	47.2%	45.8%	45.4%
Multigenerational Households	6.5%	6.3%	6.2%
Unmarried Partner Households	5.0%	6.8%	5.7%
Male-female	4.2%	6.1%	5.0%
Same-sex	0.8%	0.7%	0.7%
2010 Households by Size			
Total	1,060	9,091	19,933
1 Person Household	19.3%	23.4%	21.0%
2 Person Household	28.2%	27.4%	28.6%
3 Person Household	19.5%	19.4%	19.4%
4 Person Household	17.9%	15.7%	17.1%
5 Person Household	9.1%	8.1%	8.4%
6 Person Household	3.7%	3.8%	3.5%
7 + Person Household	2.3%	2.2%	2.0%
2010 Households by Tenure and Mortgage Status			
Total	1,060	9,091	19,932
Owner Occupied	70.7%	56.5%	68.9%
Owned with a Mortgage/Loan	61.9%	49.6%	59.5%
Owned Free and Clear	8.8%	7.0%	9.5%
Renter Occupied	29.3%	43.5%	31.1%