



ADVANCE AUTO PARTS

1406 W GRANTHAM ST | GOLDSBORO, NC 27530



TIM FRANZ | 312.676.1874

MATT MCPARLAND | 312.414.0434



Representative Photo

Property Summary



OFFERING SUMMARY

Sale Price:	\$815,000
Cap Rate:	7.7%
NOI:	\$62,580
Lot Size:	1.18 Acres
Year Built:	2001
Building Size:	7,000 SF
Price / SF:	\$116.43

PROPERTY HIGHLIGHTS

- Two years remaining on NN Lease
- Minimal Landlord Responsibilities [Roof & Structure]
- Advanced Auto Parts has Occupied the Building for Over 15 years
- Committed to Early Five Year Extension
- Advance Auto Parts Has Investment Grade Credit: S&P BBB
- Corporate Guarantee Lease
- Strong Sales - 6% Rent to Sales Ratio reported in 2018
- 10% Rental Increases
- Advance Auto Parts is the Largest Automotive Replacement Parts and Accessories Company in the United States

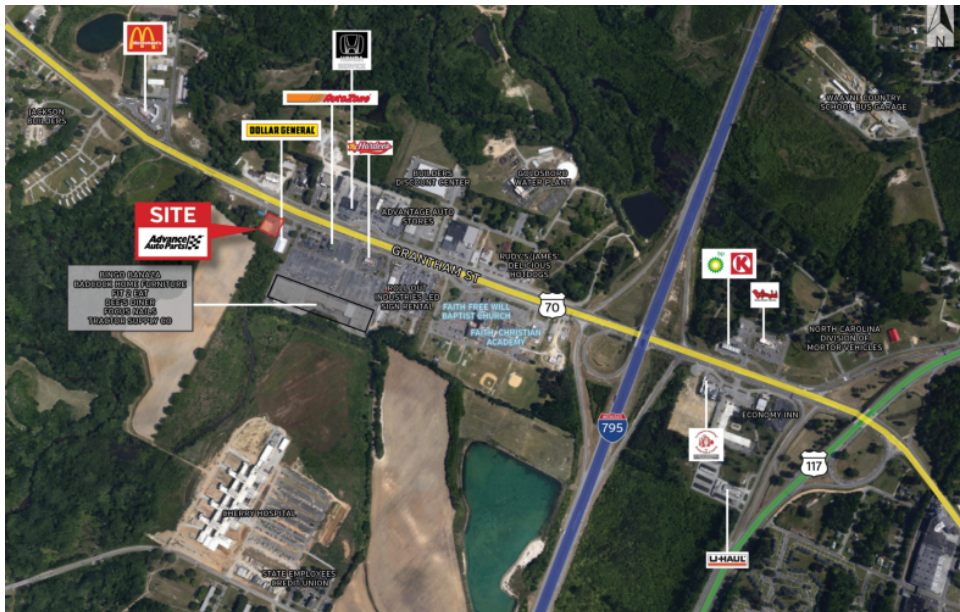
Property Description

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to present the opportunity to acquire a 7,000 square foot free standing Advance Auto Parts [AAP]. The site is an 1.18 acre parcel located at 1406 West Grantham Street in Goldsboro, North Carolina. This investment offers approximately two years remaining on a new five year recent extension at a location that AAP has operated out of since 2001. The lease contains two five year options both with 10% rental increases.

LOCATION OVERVIEW

- Excellent visibility to over 30,000 vehicles per day
- Adjacent to Tractor Supply anchored 120,000-square foot neighborhood shopping center
- Conveniently located on US 70 & Great access [1 Mile] to Interstate 795
- National tenants in the immediate area include: Dollar General, Bojangles, McDonald's, Hardees.



Tenant Profiles



OVERVIEW

Company:	Advance Auto Parts
Credit Rating:	BBB- (S&P)
Total Revenue:	\$9.57 Billion
Net Income:	\$457.68 Million
Symbol:	AAP (NYSE)
Headquarters:	Roanoke, VA
Website:	shop.advanceautoparts.com

TENANT PROFILE

Headquartered in Roanoke, Va., Advance Auto Parts, Inc., the largest automotive aftermarket parts provider in North America, serves both the professional installer and do-it-yourself customers. Advance 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 U.S. Virgin Islands and Canada. Advance employs approximately 74,000 Team Members.

Advance Auto Parts works hard to create an environment of honesty, integrity, mutual trust and dedication. Since our founding by Arthur Taubman in 1932, these values haven't changed.

- Inspire and build the self-confidence and success of every Team Member.
- Serve our customers better than anyone else and help them succeed.
- Grow the business and profitability with integrity

Site Aerial




Rent Roll

Advance Auto Parts 1406 W Grantham Street - Goldsboro, NC

TENANT NAME	Square Feet	% Share	LEASE TERM		RENT			CAM/TAX/ INS	Annual Expense Reimbursements	
			Begins	Ends	PSF	Annual	Monthly		Annual	PSF
Advance Auto Parts (Corporate)	7,000	100.00%	January 1, 2002	December 31, 2021						
			Current	January 1, 2017	December 31, 2021	\$8.94	62,580	5,215		
			<i>Option 1</i>	January 1, 2022	December 31, 2026	\$10.00	69,996	5,833		
			<i>Option 2</i>	January 1, 2027	December 31, 2031	\$11.00	77,000	6,417		
Occupied SF	7,000	100.00%				Total	62,580	5,215	CAM/TAX/INS: NN NN	
Vacant SF	0	0.00%							Total: NN NN	
Total SF	7,000	100.00%								

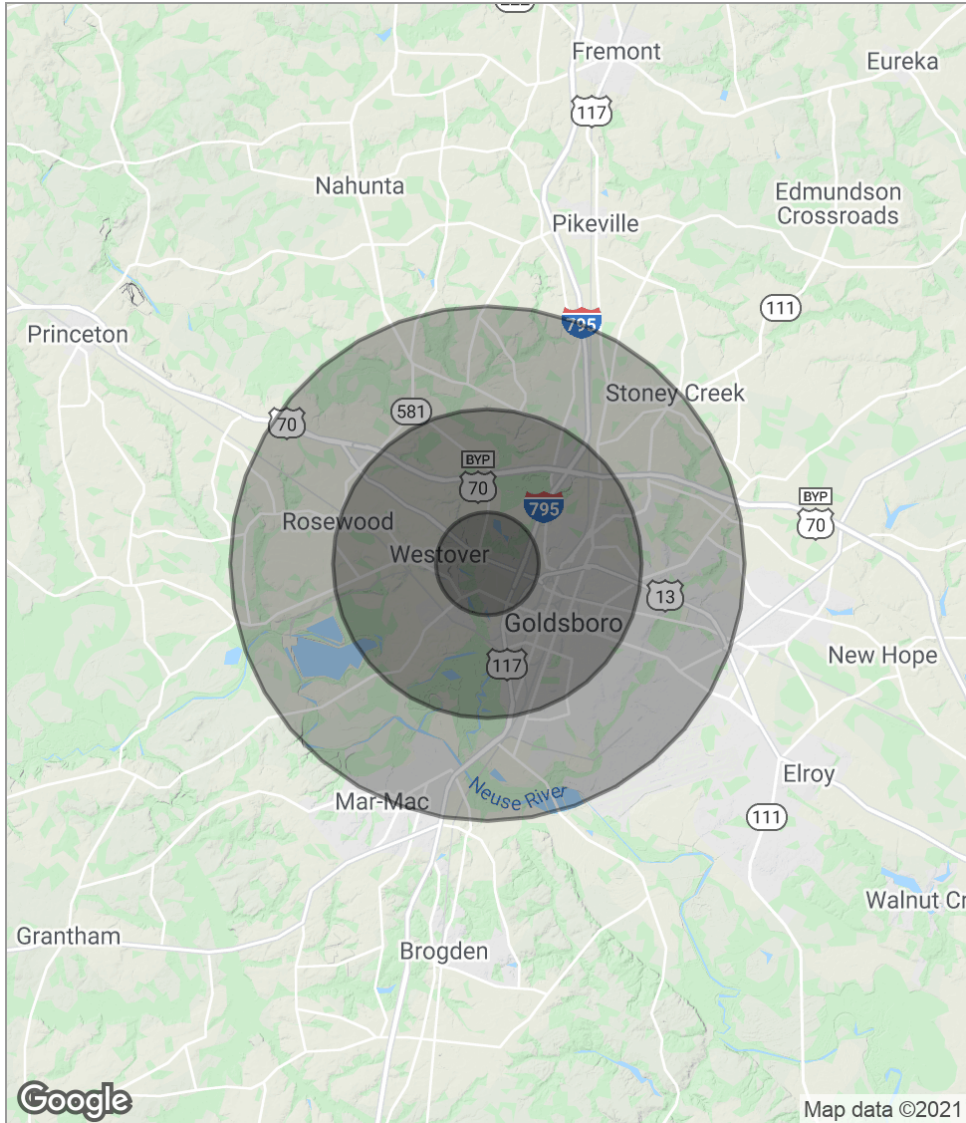
Demographics Report



	1 MILE	3 MILES	5 MILES
Total population	2,030	14,365	43,317
Median age	40.1	40.3	39.5
Median age (male)	38.7	38.4	37.4
Median age (female)	41.4	42.1	41.4
Total households	791	5,541	17,163
Total persons per HH	2.6	2.6	2.5
Average HH income	\$37,840	\$44,677	\$46,885
Average house value		\$150,495	\$144,394

* Demographic data derived from 2010 US Census

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,030	14,365	43,317
Median age	40.1	40.3	39.5
Median age (Male)	38.7	38.4	37.4
Median age (Female)	41.4	42.1	41.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	791	5,541	17,163
# of persons per HH	2.6	2.6	2.5
Average HH income	\$37,840	\$44,677	\$46,885
Average house value		\$150,495	\$144,394

* Demographic data derived from 2010 US Census



940 West Adams Street, Suite 200
Chicago, IL 60607
312.414.0434
svnchicago.com