



Offering Memorandum

ADVANCE AUTO PARTS |
7.65% CAP RATE



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

TABLE OF CONTENTS

DISCLAIMER & LIMITING CONDITIONS	3
EXECUTIVE SUMMARY	4
FINANCIAL OVERVIEW	5
AREA MAP	6
RETAILER MAP	7
PARCEL MAP	8
TENANT OVERVIEW	9
BROKER PROFILE	10

Jared Daley
V.P. Automotive Group
JDaley@BullRealty.com
404-876-1640 x111

50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

DISCLAIMER & LIMITING CONDITIONS

ADVANCE AUTO PARTS | 7.65% CAP RATE

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.



Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.



EXECUTIVE SUMMARY

ADVANCE AUTO PARTS | 7.65% CAP RATE

OFFER HIGHLIGHTS

This Advance Auto Parts net lease investment property is located on the main commercial thoroughfare in Hartwell, GA, near the Georgia/South Carolina border. The initial 15 year term expires December 31, 2020. There are four five-year renewal options each with a 5% rent increase. Landlord is responsible for roof, structure, HVAC and their own commercial general liability insurance policy.

- NN corporate lease expires 12/31/2020 with four five year renewal options
- 5% rent bumps in options
- Landlord responsible for roof, structure, HVAC and a general liability insurance policy
- Located on a corner site that is approximately 1.5 acres
- Located 56 miles southwest of Greenville, SC and 110 miles northeast of Atlanta, GA

DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
Total Households:	124	3,103	11,358
Total Population:	326	8,064	29,700
Average HH Income:	\$45,024	\$46,526	\$49,573

AREA OVERVIEW - ACTUAL LOCATION

Hartwell is home of Lake Hartwell and located in Northeast Georgia on the Georgia/South Carolina border an hour and a half north of the Atlanta, GA area and an hour south of Greenville, SC off I-85.



Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.



FINANCIAL OVERVIEW

ADVANCE AUTO PARTS | 7.65% CAP RATE

PROPERTY & LEASE INFORMATION

Subject Property	Advance Auto Parts
Property Location:	580 East Franklin Street Hartwell, GA 30643
County:	Hart
Price:	\$1,395,000.00
Rentable SF:	7,000 SF
Price/SF:	\$199.29
Cap Rate:	7.65%
Rent/SF/YR:	\$15.25
Year Built:	2006
Site Size:	1.5 Acres
Building Size:	7,000 SF
Type Of Ownership:	Fee Simple

LEASE SUMMARY

Tenant Name:	Advance Auto Parts
Guarantor:	Corporate
Lease Type:	NN
Rent Commencement:	6/29/2005
Lease Expiration:	12/31/2030
Renewal Options:	Four
Rent Increases:	5% in options

RENT SCHEDULE

Term	Dates	Monthly Rent	Annual Rent	Increase %
Initial Term (Yr 11-15)	1/1/16-12/31/20	\$8,894.78	\$106,737.36	-
Option 1	1/1/21 - 12/31/25	\$9,339.52	\$112,074.23	5%
Option 2	1/1/26 - 12/31/30	\$9,806.50	\$117,677.94	5%
Option 3	1/1/31 - 12/31/35	\$10,296.82	\$123,561.84	5%
Option 4	1/1/36 - 12/31/40	\$10,811.66	\$129,739.93	5%

REPRESENTATIVE PHOTO

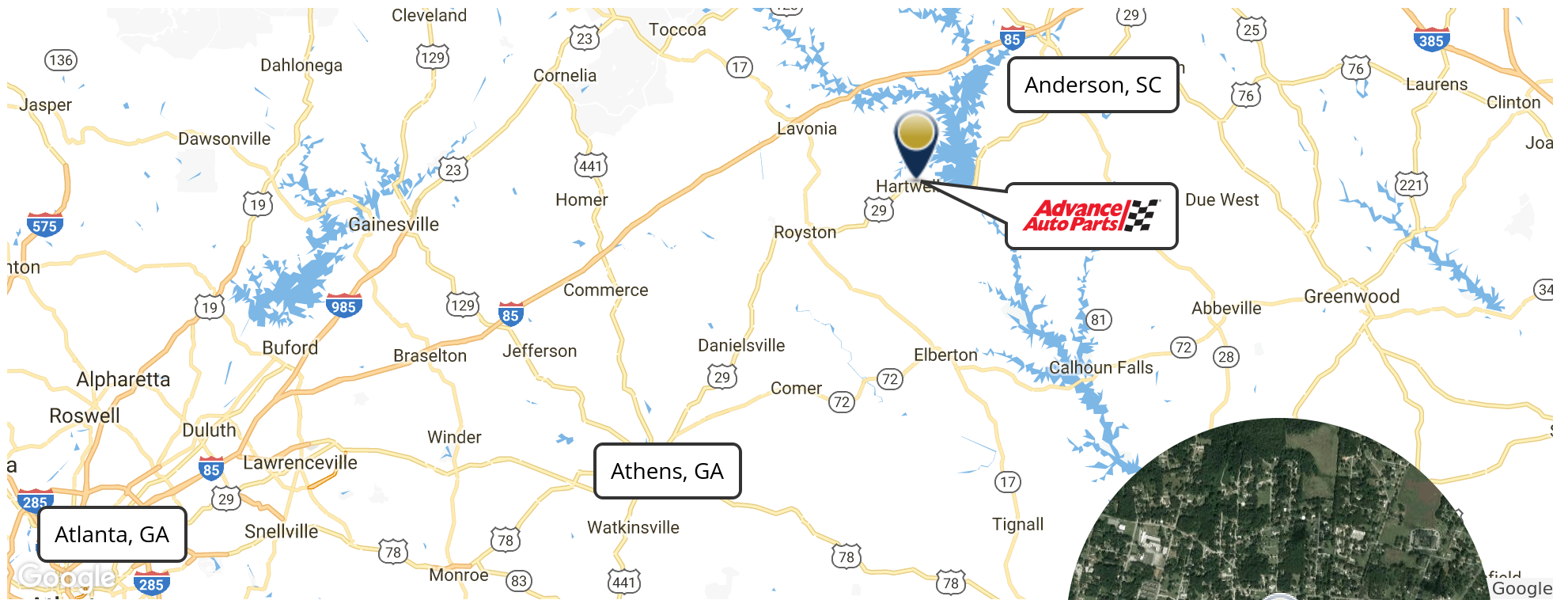


Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.



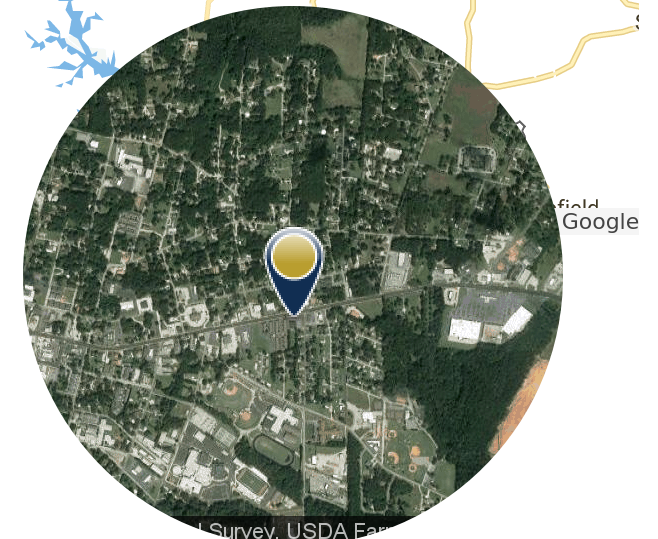
AREA MAP

ADVANCE AUTO PARTS | 7.65% CAP RATE



Distance from Subject in miles (+/-):

- 22.4 miles to Anderson, SC
- 42 miles to Athens, GA
- 110 miles to Atlanta, GA

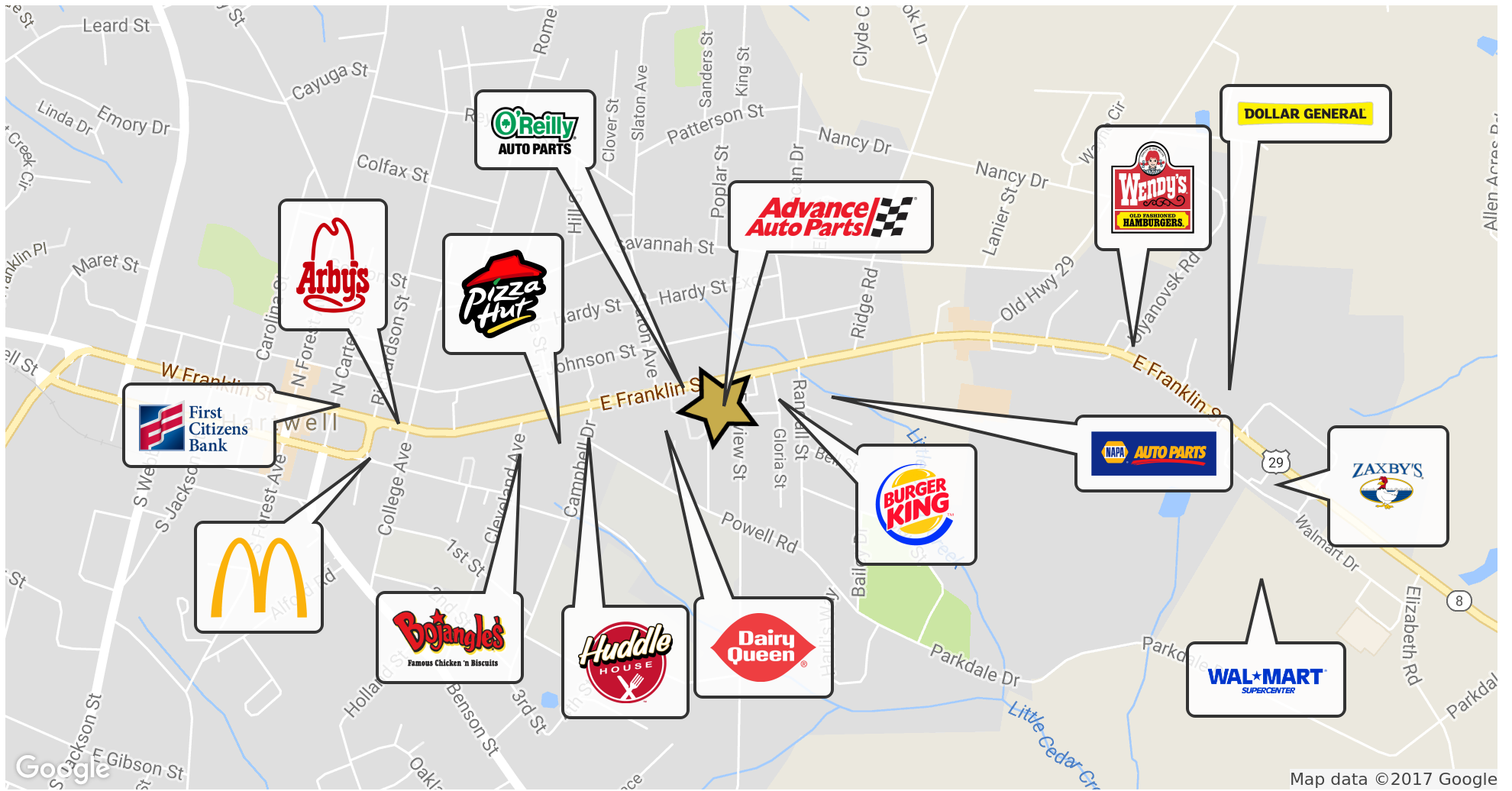


Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.



RETAILER MAP

ADVANCE AUTO PARTS | 7.65% CAP RATE

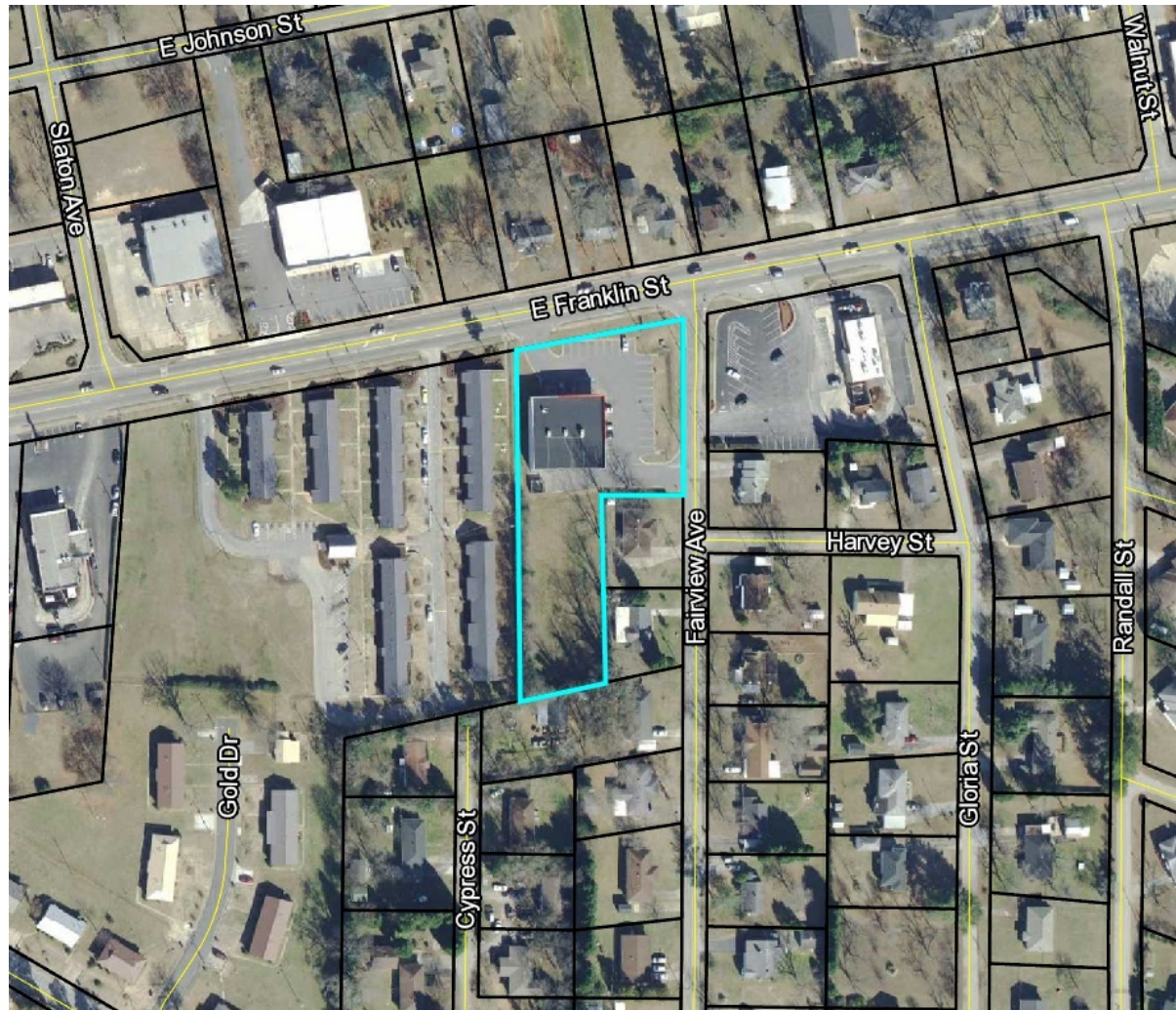


Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.



PARCEL MAP

ADVANCE AUTO PARTS | 7.65% CAP RATE



Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.



TENANT OVERVIEW

ADVANCE AUTO PARTS | 7.65% CAP RATE

ADVANCE AUTO PARTS

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 Auto Parts (dba Advance Auto Parts, Advance Discount Auto Parts, Western Auto (Puerto Rico & Virgin Islands), Carquest and Worldpac are seeking locations to help better serve customers. 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.

To learn more: <https://advanceautoparts.com/>



Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.





JARED DALEY

V.P. Automotive Group



Bull Realty Inc.

50 Glenlake Parkway, Suite 600
Atlanta, GA 30328

404-876-1640 x111
JDaley@BullRealty.com

Professional Background

Jared utilizes Bull Realty's successful marketing platform to help clients with all types of properties. His experience in the automotive business and financial services industry helps Jared assess the real value of a property or a company's space needs and determine how to best deal with today's market.

Jared has experience in office, automotive properties and all types of commercial real estate, especially distressed assets. Jared has been instrumental in stabilizing commercial properties with more than two hundred signed leases completed since 2008. The leases consisted of office, warehouse and automotive facilities. Additionally, Jared sells as many as two dozen properties per year. His wide variety of listings throughout the metro Atlanta area keeps a steady stream of buyers calling.

In addition to his commercial real estate experience, Jared has eleven years experience as a financial advisor (NASD Series 7, 6, 63, 66; GA Life/Health/Variable licenses). Prior to that, he spent a decade in the automotive industry.

Jared is a member of the Atlanta Commercial Board of Realtors and is a CCIM candidate. He lives in Douglasville with his wife and daughter. His interests include mountain biking, skiing, golf, music and standard bred horses.

Bull Realty is a commercial real estate sales, leasing and advisory firm headquartered in Atlanta and licensed in nine Southeast states. The firm was founded in 1998 with two primary missions: to provide a company of advisors known for their integrity and to provide the best disposition marketing in the nation. Client services include disposition, acquisition, project leasing, tenant representation, asset management and consulting services. Advisors focus on specific property types including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, automotive, hospitality and single tenant net lease properties.

The firm produces America's Commercial Real Estate Show, a national video show and podcast enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired every week since 2010 on iTunes, YouTube and www.CREshow.com. The firm also produces Atlanta's Commercial Real Estate Show available on AtlantaCREshow.com



Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

