



FORTIS NET LEASE
INVESTMENT REAL ESTATE SERVICES



SINGLE TENANT NN ADVANCE AUTO PARTS
1135 East Division Street, Diamond, Illinois 60416

OFFERING MEMORANDUM

[1135 East Division Street - Online Map](#)

ADVANCE AUTO PARTS | FORTIS NET LEASE

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

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Advance Auto Parts—Diamond, IL - 10 Years Remaining

INVESTMENT SUMMARY

| | |
|-----------------|-------------|
| List Price: | \$1,725,000 |
| Current NOI: | \$116,375 |
| Cap Rate: | 6.75% |
| Square Footage: | 6,125 |
| Land Acreage: | 2.00 |
| Year Built: | 2012 |

LEASE SUMMARY

| | |
|-----------------------------|----------------------------------|
| Lease Type: | NN |
| Taxes/CAM/Insurance: | Tenant Responsibilities |
| Roof/Structure/Parking Lot: | Landlord Responsibilities |
| Original Lease Term: | 15 Years |
| Lease Commencement: | November 2012 |
| Current Term Expiration: | November 2027 |
| Term Remaining: | 9.75 Years |
| Rent Increases: | 5% at Each Option |
| Renewal Options: | Three (3), Five (5) Year Options |
| Lease Guarantor: | Corporate |

TENANT SUMMARY

| | |
|----------------------|--|
| Tenant Website: | www.AdvanceAutoParts.com |
| Number of Locations: | 6,669 Locations |
| Tenant Information: | S&P Credit Rating BBB |
| Tenant Financials: | CLICK HERE |

INVESTMENT HIGHLIGHTS

- NN Lease | Requires Minimal Landlord Responsibility | Concrete Lot
- Newer 15 Year NN Lease | Q4 2012 Rent Commencement
- Three (3), Five (5) Year Options With 5% Rent Increases
- Corporate Guarantee by AAP which Carries a "BBB" Rating
- 20 Year Transferable Roof Warranty

LOCATION HIGHLIGHTS

- Population Exceeds 19,500 w/in a 5 Mile Radius of Property
- Average Household Income Exceeds \$69,000 w/in a 5 Mile Radius
- Average Daily Traffic: 13,400+ Cars Per Day Travel on Division Street
- Adjacent to High Performing Dollar General
- Shadowed by the Community's Largest Shopping Center in Coal City

SATELLITE PROPERTY IMAGES

Click [HERE](#) for Overhead Satellite Images of Subject Property

Click [HERE](#) for Street View of Subject Property



Advance Auto Parts

[1135 East Division Street - Online Map](#)

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TENANT INFORMATION

Advance Auto Parts, Inc. (NYSE: AAP) operates as a retailer of automotive parts, accessories, and maintenance items to do-it-yourself and do-it-for-me customers in the automotive after-market industry. The company operates in two segments, Advance Auto Parts (AAP) and Autoparts International (AI).

Advance recently acquired CARQUEST (General Parts International) for \$2 billion, making it the largest auto part dealer in the country with a combined 5,252 company operated stores, 117 Worldpac branches, and 1,300 independently owned CARQUEST branded stores across 49 states, Puerto Rico, the Virgin Islands, and Canada. The acquisition increased the company's access to commercial/wholesale part sales and expanded their footprint in the North-eastern United States.

Advance Auto Parts is currently headquartered in Roanoke, Virginia and was founded in 1929. As of July 18, 2015, the company employed approximately 74,000 people. It premiered on the Fortune 500 list of companies in 2003, and has remained on the list ever since.

As of January 3, 2015, Advance Auto Parts, Inc. had total Revenue of \$9.84 billion, which is up 51.59% over 2013. Net Income also increased by 26.02% to \$494 million while the company's Net Worth grew by 33.33% to over \$2 billion for the first time in company history. Quarterly data for 2015 shows continued growth as the past 4 quarters are on track to exceed 2014 numbers in terms of both Net Income and Total Revenue.



FINANCIAL HIGHLIGHTS FOR YEAR ENDING '15

| | |
|------------------------|----------------|
| • Total Revenue | \$9.94 Billion |
| Growth Over Prior Year | 1.02% |
| • Net Income | \$503 Million |
| Growth Over Prior Year | 1.82% |
| • Net Worth | \$2.41 Billion |
| Growth Over Prior Year | 20.50% |





SITE PLAN



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ADVANCE AUTO PARTS | FORTIS NET LEASE

LOCATION OVERVIEW

Diamond, Illinois (Coal City)

Coal City has grown and developed over the last 180 years. In 2000, it had a population of 3,900. Coal City's community includes the following churches Assumption Catholic Church, Christian Life Assembly of Life, First Baptist Church, New Hope Presbyterian Church, United Methodist Church and Religious Education Center. Coal City also has several organizations including Athletic Boosters, Coal City Area Baseball and Softball, Coal City Boy Scouts Troop #466, Coal City Girl Scouts, Coal City Lions Club, GFWC IL Juniors Club, GFWC Junior Women's Club, Grundy County Senior Citizens Council, Music Boosters, and 4-H Club.



Will County

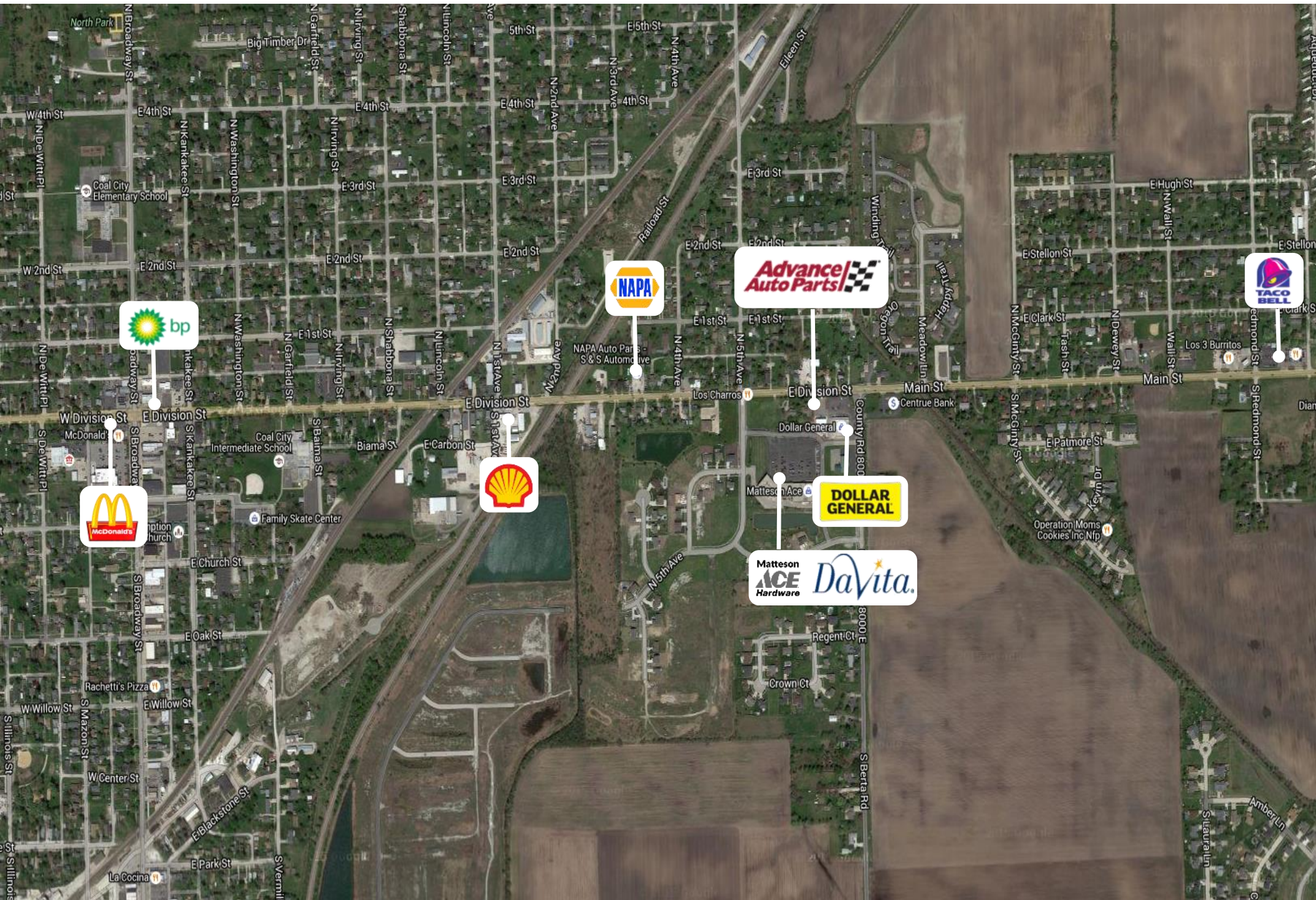
Will County is a county located in the northern part of the state of Illinois. According to the 2010 census, it had a population of 677,560, which is an increase of 34.9% from 502,266 in 2000, making it the fourth-most populous county in Illinois. The county seat is Joliet.

Will County is one of the five collar counties of the Chicago-Naperville-Elgin, IL-IN-WI Metropolitan Statistical Area. The portion of Will County around Joliet uses the 815 and 779 area codes, 630 and 331 area code for far northern Will County, and 708 area code for eastern Will County.



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ADVANCE AUTO PARTS | FORTIS NET LEASE





41,000 People Live
Within 10 Miles



Average
Household
Income
Exceeds
\$49,000
Within 5
Miles

**Advance
Auto Parts**

**1135 E
Division St**

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ADVANCE AUTO PARTS | FORTIS NET LEASE

DEMOGRAPHICS

| Radius | 3 Mile | 5 Mile | 10 Mile |
|---------------------------------|----------|----------|----------|
| Population: | | | |
| 2022 Projection | 13,066 | 19,624 | 54,130 |
| 2017 Estimate | 12,996 | 19,457 | 53,615 |
| 2010 Census | 13,170 | 19,386 | 53,010 |
| Growth 2017-2022 | 0.54% | 0.86% | 0.96% |
| Growth 2010-2017 | (1.32%) | 0.37% | 1.14% |
| 2017 Population Hispanic Origin | 751 | 1,000 | 4,058 |
| 2017 Population by Race: | | | |
| White | 12,653 | 18,953 | 51,794 |
| Black | 86 | 119 | 641 |
| Am. Indian & Alaskan | 37 | 53 | 167 |
| Asian | 66 | 91 | 329 |
| Hawaiian & Pacific Island | 2 | 5 | 12 |
| Other | 152 | 237 | 670 |
| U.S. Armed Forces: | 0 | 5 | 18 |
| Households: | | | |
| 2022 Projection | 4,879 | 7,462 | 20,163 |
| 2017 Estimate | 4,856 | 7,398 | 19,969 |
| 2010 Census | 4,933 | 7,372 | 19,744 |
| Growth 2017 - 2022 | 0.47% | 0.87% | 0.97% |
| Growth 2010 - 2017 | (1.56%) | 0.35% | 1.14% |
| Owner Occupied | 3,746 | 5,904 | 15,666 |
| Renter Occupied | 1,109 | 1,494 | 4,302 |
| 2017 Avg Household Income | \$75,794 | \$75,380 | \$77,823 |
| 2017 Med Household Income | \$66,241 | \$64,860 | \$66,086 |



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