



ACTUAL STORE

NATIONAL TIRE & BATTERY

640 ST. ANDREWS RD, COLUMBIA, SC 29210

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fortisnetlease.com

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EXCLUSIVELY LISTED BY:

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SOUTH CAROLINA BROKER OF RECORD:

William F. Smith | WS Commercial Real Estate

License # 27117

INVESTMENT SUMMARY

List Price:	\$1,500,000
Current NOI:	\$120,000.00
Initial Cap Rate:	8.0%
Land Acreage:	+/- 0.87 Acres
Year Built	1983
Building Size:	11,490 SF
Price PSF:	\$130.55
Lease Type:	NN+
Lease Term:	15 year
Average CAP Rate:	8.00%%

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this 11,490 SF National Tire & Battery store located in Columbia, SC. The property is encumbered with a NN+ Lease, leaving limited landlord responsibilities and contains 3 (5 Year) Options each with an 8% increase. The lease is corporately guaranteed by National Tire & Battery Corporation. This location has been open and operational since 1983 and was renovated in 2016 to current branding at the tenant's expense. The current lease term runs through 8/31/2024.

This National Tire & Battery is highly visible as it is strategically positioned on St Andrews Rd in Columbia, SC. The five mile population from the site exceeds 118,000 while the one mile median household income exceeds \$51,000 per year, making this location ideal for a National Tire & Battery. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a "passive" investor to attain the fee simple ownership of a National Tire & Battery. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one of the nation's largest vertically integrated marketer of tires. List price reflects a 8.0% cap rate based on NOI of \$120,000.



PRICE \$1,500,000



CAP RATE 8.0%



LEASE TYPE NN+



TERM 15 years

INVESTMENT HIGHLIGHTS

- NN+ Lease / Limited Landlord Responsibilities
- Long Term 35 Year Operation History
- Three (5 Year) Options | Each with an 8% Increase
- Lease Term Through 8/31/2024
- One Mile Household income \$51,122
- Five Mile Population Exceeds 118,000
- Site Benefits from 21,550 car Per Day
- Corporately Guaranteed

NATIONAL TIRE & BATTERY

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FINANCIAL SUMMARY

INCOME		PER SF
Rent	\$120,000	\$10.44
Gross Income	\$120,000	\$10.44
EXPENSE		PER SF
Expenses	\$0	\$0.00
Gross Expenses	\$0	\$0.00
NET OPERATING INCOME	\$120,000	\$10.44

PROPERTY SUMMARY

Year Built:	1983
Year Renovated:	2016
Lot Size:	0.87 Acres
Building Size:	11,490 SF
Roof Type:	Standing Seam Roof
Zoning:	Commercial
Construction Style:	Prototype
Parking Lot:	Asphalt
HVAC	Ground Mounted

LEASE SUMMARY

Tenant:	National Tire & Battery
Lease Type:	NN+
Primary Lease Term:	15 year
Annual Rent:	\$120,000
Rent PSF:	\$10.44
Landlord Responsibilities:	Limited
Taxes, Insurance & CAM:	Tenant
Roof, Structure & Parking:	Landlord
Lease Start Date:	8/1/1983
Lease Expiration Date:	8/31/2024
Lease Term Remaining:	5.5 Years
Rent Bumps:	8% at Options
Renewal Options:	3 (5 years)
Lease Guarantor:	TBC Corporation
Lease Guarantor Strength:	NR
Tenant Website:	www.NTB.com



GROSS SALES:
\$225 MILLION



STORE COUNT:
1,200+



GUARANTOR:
TBC CORP

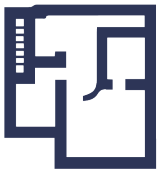


S&P:
NR

NATIONAL TIRE & BATTERY

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TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
National Tire & Battery	11,490	8/1/1986	8/31/2024	\$120,000.00	100.0	\$10.44
			Option 1	\$129,600.00		\$11.28
			Option 2	\$139,968.00		\$12.18
			Option 3	\$151,165.44		\$13.16
Totals/Averages	11,490			\$120,000		\$10.44



TOTAL SF
11,490



TOTAL ANNUAL RENT
\$120,000



OCCUPANCY RATE
100%



AVERAGE RENT/SF
\$10.44



NUMBER OF TENANTS
1

Tenant has the right to cancel this lease at any time by giving Landlord six (6) months prior written notice and upon the expiration of said six (6) months notice, forward to Landlord at the address for making rent payments a check covering six (6) months rent.



OVERVIEW

Company:	National Tier & Battery
Founded:	1997
Total Revenue:	\$425 Million
Headquarters:	Palm Beach Gardens, Florida
Number Of Locations:	1,200+ in 41 States
Number Of Employees:	9,400+
Website:	www.NTB.com

TENANT HIGHLIGHTS

- Company under TBC Corporation
- Founded by Sears in 1997
- A leading tenant in the auto service industry
- Specializes in tire and battery replacement along with other mechanical services
- TBC markets on a wholesale basis to regional tire chains and distributors serving independent tire dealers throughout the U.S., Canada, and Mexico.



RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
Current - 8/31/24	\$120,000	\$10,000	-	8.00%
Option 1	\$129,600	\$10,800	8%	8.64%
Option 2	\$139,968	\$11,664	8%	9.33%
Option 3	\$151,164	\$12,597	8%	10.07%

NATIONAL TIRE & BATTERIES

The TBC Retail Group includes Tire Kingdom, NTB, Merchant's Tire and Auto Centers and Big O Tire stores. Together, there are more than 1,200 locations in 41 states, plus Washington DC, Alberta & British Columbia, Canada. Every store agreements and warranties are accepted at all of the locations. Headquartered in Palm Beach Gardens, FL, TBC Brands, a company under TBC Corporation, is one of the world's largest marketers of private brand tires, with more than 10,500 employees throughout the United States, Canada and Mexico. TBC Brands represents thirteen powerful tire brands including Multi Mile, Eldorado, Sumitomo, Harvest King, Power King, and Towmax, and specializes in passenger, commercial, farm, and specialty tires.

TBC Brands' tires are manufactured to exacting manufacturing standards and offer consumers superior value vs. the comparable brand name competition. Independent tire dealers consistently rate TBC Brands high in Product Availability, Line Coverage, Delivery, Product Innovation, and Best Overall Brand. TBC markets on a wholesale basis to regional tire chains and distributors serving in-dependent tire dealers throughout the United States, Canada, and Mexico. Through its Carroll Tire wholesale distribution centers, the Company also markets directly to independent tire dealers across the United States. Carroll Tire Company sells a wide variety of proprietary and national brands from 50 distribution centers.

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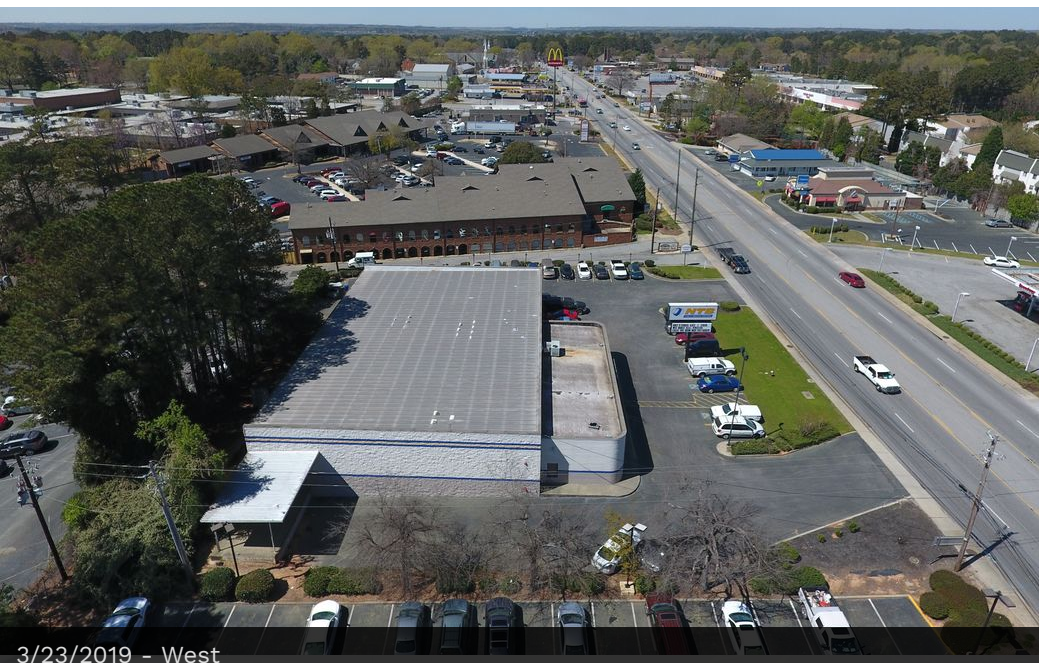
 FORTIS NET LEASE™



3/23/2019 - East



3/23/2019 - North



3/23/2019 - West



3/23/2019 - South

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 FORTIS NET LEASE™



21,550 CARS PER DAY



Columbia is the capital and second largest city of the U.S. state of South Carolina. The city serves as the county seat of Richland County, and a portion of the city extends into neighboring Lexington County. It is the center of the Columbia metropolitan statistical area. The city is located approximately 13 miles northwest of the geographic center of South Carolina, and is the primary city of the Midlands region of the state. It lies at the confluence of the Saluda River and the Broad River, which merge at Columbia to form the Congaree River. Columbia is home to the University of South Carolina, the state's flagship university and the largest in the state, and is also the site of Fort Jackson, the largest United States Army installation for Basic Combat Training. Columbia is also the location of the South Carolina State House, which is the center of government for the state.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2018	12,414	54,335	118,056
Total Population 2023	12,997	58,816	124,162
Population Growth Rate	4.70%	4.57%	5.17%
Average Age	37.8	38.1	37.7
# Of Persons Per HH	2.1	2.1	2.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,814	22,281	48,927
Average HH Income	\$51,112	\$58,260	\$64,090
Median House Value	\$145,049	\$143,970	\$145,749
Consumer Spending (Thousands)	\$102,821	\$446,676	\$1,061,684





TOTAL SALES VOLUME

\$5.5B

PROPERTIES SOLD

2,500+

BROKER & BUYER REACH

345K

STATES SOLD IN

40

Click to Meet Team Fortis

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