



New Construction | Income Tax Free State | 50,000+ VPD

9426 Montana Avenue, El Paso, Texas 79925

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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.

EXCLUSIVELY OFFERED BY:

KYLE CARSON	ROBERT BENDER	DOUG PASSON
Senior Associate	Managing Partners	Managing Partner
248.419.3271	248.254.3406	248.254.3407
kcarson@fnlre.com	rbender@fnlre.com	dpasson@fnlre.com



INVESTMENT SUMMARY

List Price:	\$2,052,175
NOI:	\$118,000
Initial Cap Rate:	5.75%
Building Size:	6,889 SF
Land Acreage:	0.517
Year Built:	Acres 2017
Google Aerial Map:	Click Here
Google Street View:	Click Here

LEASE SUMMARY

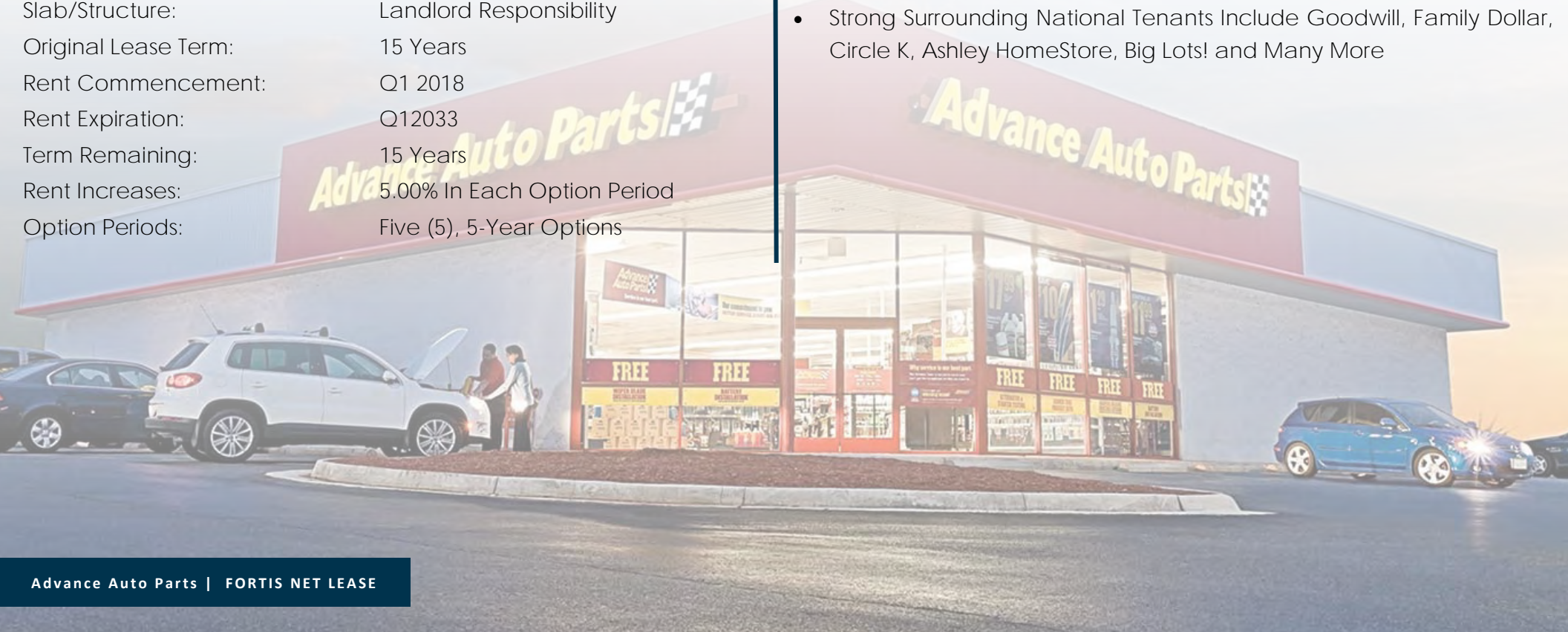
Lease Type:	NN
Taxes/CAM/Insurance:	Tenant Responsibility
Roof/Lot:	Tenant Responsibility
HVAC:	Tenant Responsibility
Slab/Structure:	Landlord Responsibility
Original Lease Term:	15 Years
Rent Commencement:	Q1 2018
Rent Expiration:	Q12033
Term Remaining:	15 Years
Rent Increases:	5.00% In Each Option Period
Option Periods:	Five (5), 5-Year Options

INVESTMENT HIGHLIGHTS

- New Built-to-Suit Construction Featuring Modern Prototype Store
- 15 Year NN Lease Requires Minimal Landlord Responsibilities
- **Investment Grade Credit Tenant | S&P Rating: 'BBB-'**
- Moved from #402 on Fortune 500 in 2014 to #292 in 2017
- Located in an Income Tax Free State | Texas
- Less than a Mile from El Paso International Airport
- Five (5%) Percent Rent Increases in Each Option Period

LOCATION HIGHLIGHTS

- Positioned at Hard, Signalized Corner | 50,000+ Vehicles Per Day
- Excellent Visibility on 6-Lane Major Regional Traffic Artery
- 5 Mile Population Exceeds 218,000 Residents
- Average Household Income Exceeds \$53,000 within 5 Miles
- Just East of Lone Star Golf Club Providing Additional Traffic Drivers
- Strong Surrounding National Tenants Include Goodwill, Family Dollar, Circle K, Ashley HomeStore, Big Lots! and Many More



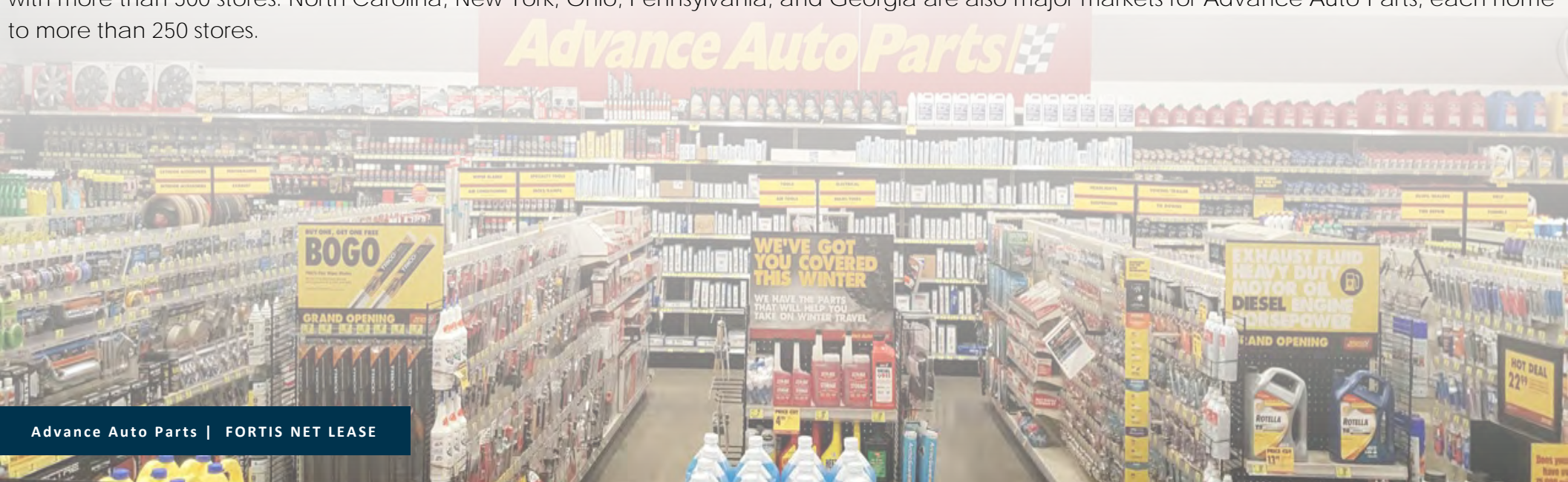
TENANT OVERVIEW

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 Auto Parts operates over 5,185 stores, over 127 Worldpac branches and serves approximately 1,250 independently owned CARQUEST branded stores in the United States, Puerto Rico, the U.S. Virgin Islands and Canada. Employing approximately 74,000 Team Members, the company works hard to create an environment of honesty, integrity, mutual trust and dedication. These values have remained the same since Advance Auto Parts founding in 1929. Advance Auto Parts operates stores that primarily offer auto parts such as alternators, batteries, belts and hoses, chassis parts, clutches, engines and engine parts.



AAP continues to expand its store network in both new and existing markets to grow its commercial and DIY customer base. In a move that created the largest automotive aftermarket parts provider in North America and surpassed rival AutoZone in sales, AAP acquired privately-held General Parts International, a distributor and supplier of original equipment and aftermarket replacement products for commercial markets operating under the CARQUEST and WORLDPAC brands. The company has also been moving into the commercial market in recent years. To better serve commercial customers, AAP has added more parts from key manufacturers to its inventory and expanded its workforce with parts professionals, delivery drivers, and sales representatives. Its "Speed Perks" customer loyalty campaign targets core DIY customers and emphasizes service. The company also employs Spanish-language television, radio, and outdoor ads to reach Latinos.

The auto parts chain has stores in all 50 states, as well as Puerto Rico, the US Virgin Islands, and Canada. Florida is the company's largest market with more than 500 stores. North Carolina, New York, Ohio, Pennsylvania, and Georgia are also major markets for Advance Auto Parts, each home to more than 250 stores.

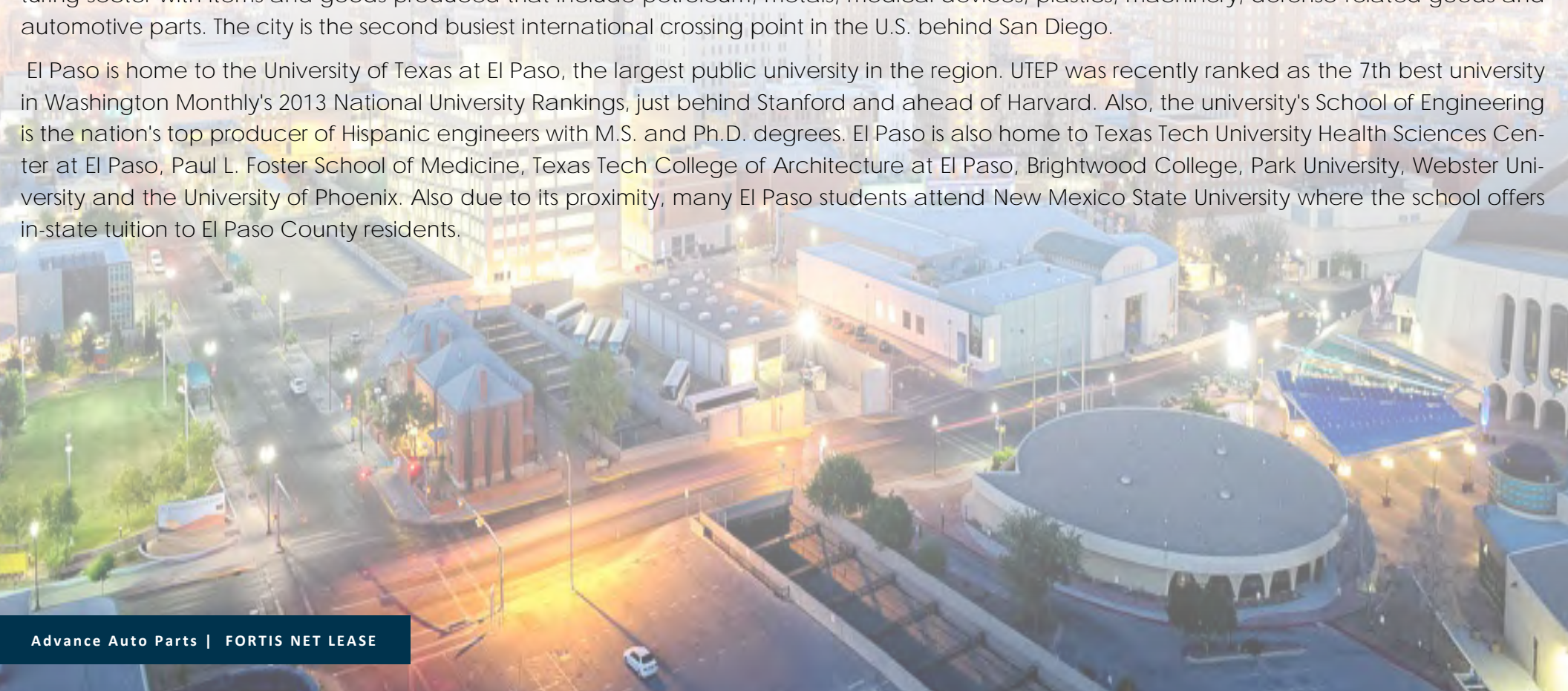


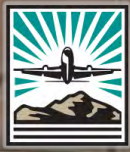
El Paso, Texas

El Paso is the county seat of El Paso County, TX and situated in the far western corner of the state. El Paso stands on the Rio Grande across the border from Ciudad Juarez, Chihuahua, Mexico. The city is the headquarters to one Fortune 500 and three publicly traded companies. It is the home to the Medical Center of the Americas, the only medical research and care provider complex in West Texas and southern New Mexico, and the University of Texas at El Paso, the city's primary university. El Paso has a strong federal and military presence, housing William Beaumont Army Medical Center, Biggs Airfield, and Fort Bliss. Fort Bliss is one of the largest military complexes of the U.S. Army and the largest training area in the U.S. In 2010, El Paso received an All-America City Award and has ranked the safest large city in the U.S. for four consecutive years and ranked in the top three since 1997.

El Paso has a diversified economy focused primarily within international trade, military, government civil service, oil and gas, health care, tourism and service sectors. The El Paso metro area had a GDP of \$29 billion in 2011. There were also \$92 billion worth of trade in 2012. Over the past 15 years the city has become a significant location for American-based call centers. Cotton, fruit, vegetables, and livestock are also produced in the area. El Paso has added a significant manufacturing sector with items and goods produced that include petroleum, metals, medical devices, plastics, machinery, defense-related goods and automotive parts. The city is the second busiest international crossing point in the U.S. behind San Diego.

El Paso is home to the University of Texas at El Paso, the largest public university in the region. UTEP was recently ranked as the 7th best university in Washington Monthly's 2013 National University Rankings, just behind Stanford and ahead of Harvard. Also, the university's School of Engineering is the nation's top producer of Hispanic engineers with M.S. and Ph.D. degrees. El Paso is also home to Texas Tech University Health Sciences Center at El Paso, Paul L. Foster School of Medicine, Texas Tech College of Architecture at El Paso, Brightwood College, Park University, Webster University and the University of Phoenix. Also due to its proximity, many El Paso students attend New Mexico State University where the school offers in-state tuition to El Paso County residents.





El Paso International Airport



Edgemere Elementary School

Eastwood High School

JM Hanks High School





EL PASO
INTERNATIONAL AIRPORT

48,559 VPD

Advance
Auto Parts

1,623 VPD





UNITED STATES
POSTAL SERVICE

FedEx
Express

Advance
Auto Parts



**Advance
Auto Parts**

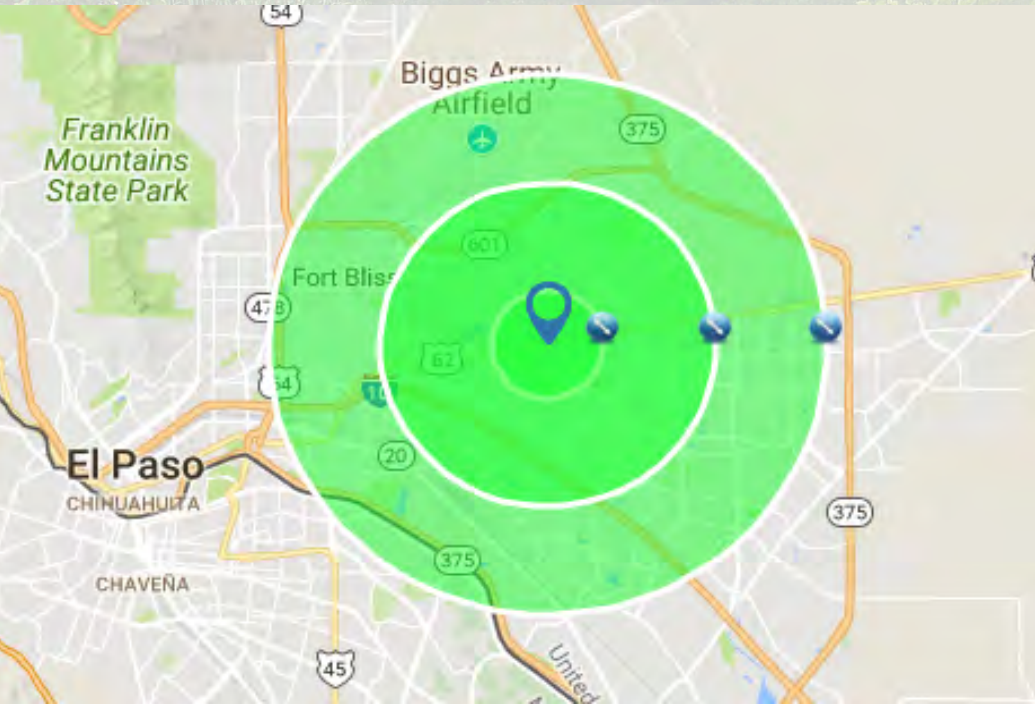


FAMILY DOLLAR



SAM'S LIQUOR
915-598-4346

Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	8,590	80,603	218,855
2022 Population:	8,588	80,602	218,817
Average Age:	39.4	37.5	36.6
Households			
2017 Total Households:	3,261	28,553	72,363
Median Household Inc:	\$52,583	\$45,232	\$42,884
Avg Household Size:	2.6	2.7	2.9
2017 Avg HH Vehicles:	2	2	2
Housing			
Median Home Value:	\$149,867	\$135,546	\$119,619
Median Year Built:	1966	1972	1974



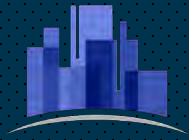
Population:	1 Mile	3 Mile	5 Mile
2022 Projection	8,588	80,602	218,817
2017 Estimate	8,590	80,603	218,855
2010 Census	8,513	79,795	216,839
2017 Population Hispanic Origin	6,529	61,349	179,154
2017 Population by Race:			
White	7,998	72,941	202,097
Black	302	4,468	8,912
Am. Indian & Alaskan	67	735	2,089
Asian	95	1,031	2,301
Hawaiian & Pacific Island	15	218	464
Other	113	1,210	2,992
U.S. Armed Forces:	134	3,662	9,348
Households:			
2022 Projection	3,261	28,548	72,322
2017 Estimate	3,261	28,553	72,363
2010 Census	3,234	28,300	71,841
Owner Occupied	2,147	15,975	42,695
Renter Occupied	1,114	12,578	29,668
2017 Avg Household Income	\$60,888	\$55,229	\$53,249
2017 Med Household Income	\$52,583	\$45,232	\$42,884
2017 Households by Household Inc:			
<\$25,000	611	6,790	19,935
\$25,000 - \$50,000	927	8,963	22,215
\$50,000 - \$75,000	961	6,313	14,059
\$75,000 - \$100,000	287	3,274	7,831
\$100,000 - \$125,000	205	1,422	3,932
\$125,000 - \$150,000	98	951	2,289
\$150,000 - \$200,000	150	642	1,562
\$200,000+	23	197	538



218,000 People Live
Within 5 Miles



Average
Household
Income
Exceeds
\$53,000
Within 5
Miles



FORTIS NET LEASE

INVESTMENT REAL ESTATE SERVICES



EXCLUSIVELY OFFERED BY:

KYLE CARSON

Senior Associate

248.419.3271

kcarson@fnlre.com

ROBERT BENDER

Managing Partners

248.254.3406

rbender@fnlre.com

DOUG PASSON

Managing Partner

248.254.3407

dpasson@fnlre.com