

# CONFIDENTIAL OFFERING MEMORANDUM



ACTUAL LOCATION

## ADVANCE AUTO PARTS

NEW 5-YEAR LEASE EXTENSION

625 S. Congress Blvd. | Smithville, Tennessee



**EMBREE**  
Capital Markets Group, Inc.



# EXCLUSIVE OFFERING

**\$1,343,000**  
**PURCHASE  
PRICE**

**\$100,666**  
**ANNUAL  
RENT**

**7.50%**  
**CAP  
RATE**

**10%**  
**LEASE  
ESCALATIONS  
AT OPTIONS**

- SINGLE-TENANT NNN INVESTMENT
- NEW 5-YEAR LEASE EXTENTION (Nov 2017)
- CORPORATE GUARANTEE



## PRESENTED BY:

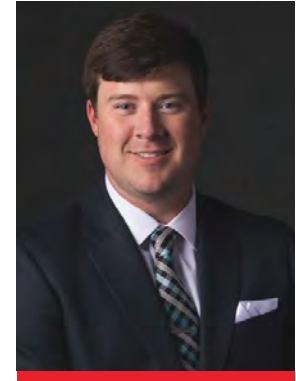


**JOSIAH BYRNES**  
VICE PRESIDENT

Josiah Byrnes serves as Vice President of Embree Capital Markets Group, Inc., where he helps guide the formation and execution of diversified real estate capital structures and investment strategies for individual, institutional, and international investors, developers, and tenants.

Josiah joined Embree Group of Companies in 2010. He received BA and MBA degrees from the University of Colorado, as well as a Master of Real Estate Development Degree from Arizona State University.

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**KLINTON LEWIS**  
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Klinton Lewis serves as Associate of Net Lease Services with Embree Capital Markets Group, Inc., where he is responsible for marketing current assets, new developments, and private client's commercial real estate properties. Klinton also provides investment advice to clients.

Prior to joining the Embree Capital Markets Group Inc., Klinton served as a real estate agent specializing in single-tenant, net-lease properties, with Marcus & Millichap.

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**Listing in Conjunction with: JDS Real Estate Services, Inc.**  
**Tennessee Broker of Record License: #332901**

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The information contained herein is not a substitute for a thorough due diligence investigation. The Embree Group has supplied information in this brochure from sources we believe are reliable; however, all potential Buyers and Investors must take appropriate measures to investigate and verify the income and expenses for any specific property, the future projected financial performance of any specific property, the size and square footage of any specific property and its improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant or any tenant's plans or intentions to continue its occupancy of any specific property.

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# PROPERTY & LEASE DETAILS



## OFFERING OVERVIEW

Embree Capital Markets Group is pleased to offer for sale a high-quality, single-tenant, net-leased automotive retail asset. The property was built in 2005 and recently extended the lease for an additional five years. The asset is being offered free and clear of any debt. This is a unique opportunity for an investor to acquire a well-located, investment-grade, credit-tenant asset in a tax-free state. The tenant has shown a strong commitment to remain at the location by extending the lease for an additional five years.

## AREA DESCRIPTION

Smithville, Tennessee is the county seat of DeKalb County and is located 65 miles East of Nashville, Tennessee. The city has a population of 4,530 according to the United States Census Bureau (2010). Smithville can be found just off of U.S. Route 70 between Lebanon, Tennessee (35 miles Northwest) and Sparta, Tennessee (21 miles East). The city has a total area of 5.9 square miles with a population density of 679.4 people per square mile. Smithville, Tennessee is among one of the growing cities in Tennessee, with Omega Apparel stating 1,000 new jobs will be available in the next five years at its manufacturing facilities in Smithville and the newly opened facility in Nashville.

## THE OFFERING

PROPERTY ADDRESS	625 S. Congress Blvd. Smithville, TN 37166
TENANT	Advanced Auto Parts
GUARANTOR	Advanced Auto Parts, Inc.

## SITE DESCRIPTION

BUILDING SIZE	Approximately 7,000 rentable square feet
LAND SIZE	Approximately 0.91 acres
CONSTRUCTION TYPE	Structural steel and split-face concrete masonry

## INVESTMENT SUMMARY

ASSET CLASS	Single-tenant, net leased retail
ANNUAL RENT	\$100,666
CAP RATE	7.50%
PURCHASE PRICE	\$1,343,000
COMMENCEMENT	7/25/2005
LEASE END	10/31/2022
LEASE TERM	~5-Years
LEASE TYPE	NN (Roof & Structure)
LEASE ESCALATIONS	10.5% at Option 1 5.0% in Options 2&3
RENEWAL OPTIONS	Three, 5-year



# TENANT OVERVIEW



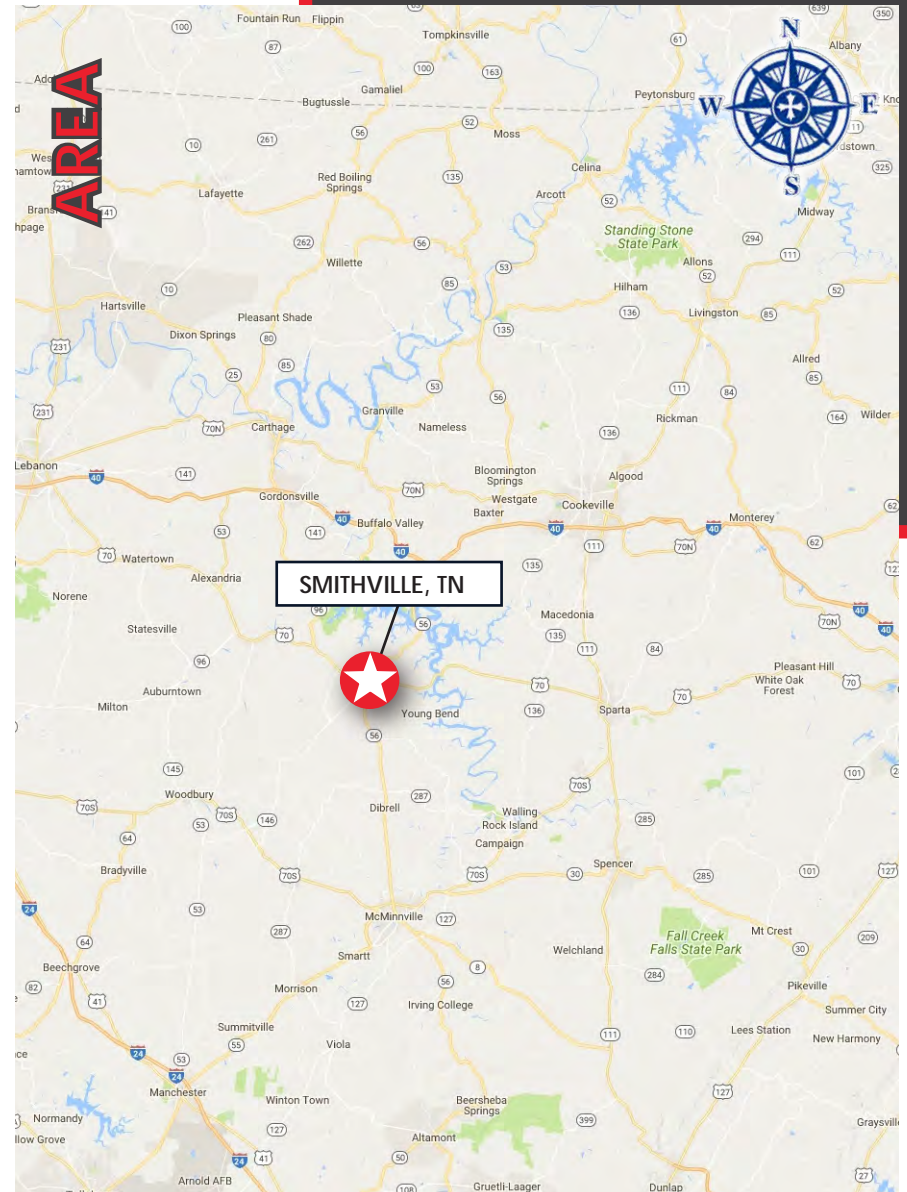
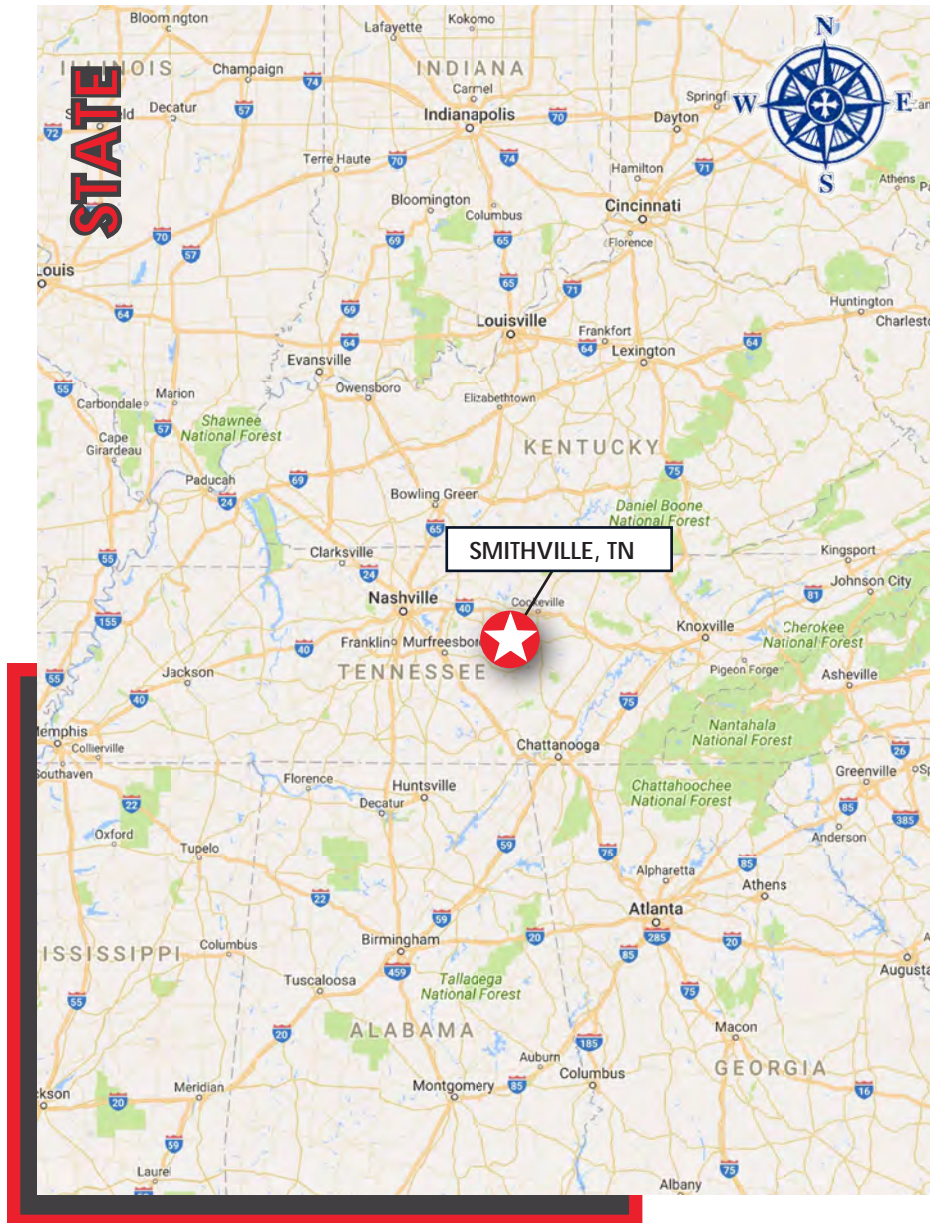
## INVESTMENT SUMMARY

COMPANY TYPE	PUBLIC (NYSE: AAP)
2015 REVENUE	\$9.74 billion+
STORE COUNT	5,189+
EMPLOYEES	74,000+
S&P CREDIT RATING	BBB-
WEBSITE	AdvanceAutoParts.com



- Advance Auto Parts, Inc is a leading automotive aftermarket parts provider in North America and is now the largest retailer of automotive replacement parts and accessories in the United States.
- Based in Roanoke, Virginia, the company was founded in 1929 and began operations in 1932 and operates over 5,100 Advance Auto Part stores located in all 50 States, Virgin Island, Puerto Rico, and Canada.
- The first major expansion of Advance Auto Parts was in 1998 when the company acquired the remaining operations of Western Auto, an autoparts and general store retailer. Most of the Western Auto operations has been taken over by Sears, Roebuck and Co. in 1987.
- In 2013 Advance Auto Parts purchased General Partners, Inc. including Carquest, Carquest Canada and WorldPac for \$2.04 billion. The deal created the largest automotive aftermarket parts provider in North America.
- Advance Auto Parts was ranked #292 in the Fortune 500 in June 2017
- As of December 31, 2016, the company operated 5,062 stores and 127 WORLD PAC branches; and served approximately 1,250 independently owned Carquest branded stores in the United States, Puerto Rico, the U.S. Virgin Islands, and Canada, as well as Mexico and the Bahamas, Turks and Caicos, the British Virgin Islands, and the Pacific Islands.

# STATE & AREA CONTEXT





# CITY AERIAL

NASHVILLE

65 MILES



  
Saint Thomas  
DeKalb Hospital



Walmart 



Advance  
Auto Parts  
Service is our best part.

DOLLAR GENERAL



Smithville  
Elementary School

S. Mountain St.

Congress Blvd.

E. Broad St.



# SITE AERIAL



Congress Blvd.



DOLLAR GENERAL

**Advance  
Auto Parts**  
Service is our best part.™

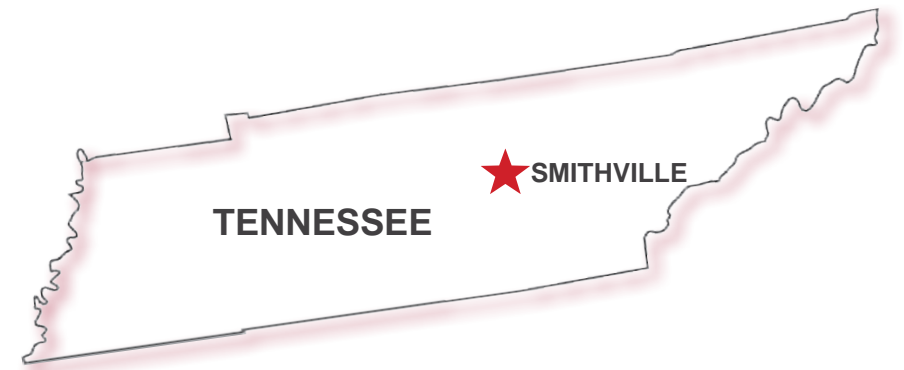


E. Bryant St.





# DEMOGRAPHIC ANALYSIS



	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>			
Estimated Population (2017)	2,512	6,970	10,198
Projected Population (2022)	2,617	7,258	10,617
Census Population (2010)	2,437	6,764	9,871
Projected Annual Growth (High Est.)	2,620	7,266	10,647
Projected Annual Growth (Low Est.)	2,544	7,051	10,305

<b>HOUSEHOLDS</b>			
Estimated Households (2017)	1,004	2,766	4,022
Projected Households (2022)	1,047	2,884	4,191
Estimated Households (2000)	920	2,530	3,669
Estimated Households (2010)	973	2,681	3,887
% of Annual Change (2010-2017)	0.8%	0.9%	0.8%
Average Household Size	2	2	2
Housing Units Owner-Occupied	591	1,657	2,602
Housing Units Renter-Occupied	413	1,110	1,420

<b>RACE/ETHNICITY</b>			
Total Population	2,512	6,970	10,198
White	2,262	6,301	9,309
Black or African American	48	131	165
American Indian or Alaska Native	7	18	23
Asian	17	40	47
Hawaiian or Pacific Islander	1	2	2
Other Race	185	498	677

<b>INCOME</b>	1 MILE	3 MILE	5 MILE
Per Capita Income	\$29,518	\$30,468	\$30,632
Average Household Income	\$73,864	\$76,760	\$77,663
Median Household Income	\$42,438	\$42,314	\$44,371
Less than \$15,000	159	412	524
\$20,000 - \$24,999	56	159	237
\$25,000 - \$29,999	44	114	209
\$30,000 - \$34,999	79	218	284
\$35,000 - \$39,999	64	191	294
\$40,000 - \$44,999	87	243	311
\$45,000 - \$49,999	66	188	243
\$55,000 - \$59,999	29	74	107
\$60,000 - \$64,999	41	110	150
\$65,000 - \$69,999	33	94	131
\$70,000 - \$79,999	36	96	167
\$80,000 - \$89,000	20	55	114

<b>DAYTIME</b>			
Total Businesses	85	206	232
Total Employees	2,077	5,038	5,579





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## ABOUT EMBREE

Embree Group of Companies provides nationwide turnkey real estate services, specializing in build-to-suit development, design/build, general construction, program management, and capital markets for specialty retail, financial, automotive, restaurant, healthcare and senior living facilities. Embree's fully integrated, in-house services allow us to become an extension of the client's organization. Since 1979, Embree's foundation has been built on developing tailored programs for 300+ national clients. The firm is headquartered near Austin, Texas, with a regional office located in Phoenix. Over the past 39 years, Embree's executive team has developed, built, or transacted more than 12,000 assets in all 50 states, Puerto Rico, and Canada with a total market value in excess of \$10 billion.

