

FOR SALE

(7) ADVANCE AUTO PARTS
PORTFOLIO



EXCLUSIVE
— REALTY —



REPRESENTATIVE PHOTO

PORTFOLIO OF 7 ADVANCE AUTO PARTS

INVESTMENT OFFERING

Exclusive Realty is pleased to present this Portfolio of 7 Advance Auto Parts stores located in New York. The properties have NN Leases leaving minimal Landlord Responsibilities.

The subject offering represents an ideal opportunity for a 1031 Exchange buyer.

This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenants.

PROPERTY HIGHLIGHTS

PRICE:	\$11,244,316
NOI:	\$640,926
CAP RATE:	5.70%
LEASE TERMS:	10 YEAR TERMS
LEASE COMMENCEMENTS:	2022
LEASE EXPIRATIONS:	DECEMBER 31, 2031

FOR MORE INFORMATION CONTACT:

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313-963-SOLD

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3840 State Route 13, Pulaski, New York 13142
\$1,336,246

NOI \$76,166
7,981 sq.ft.
Year Built 2012
Options 2 (5) Yr. Options

Cap Rate 5.7%
0.55 Acre of Land
Increases of 9%

5633 E. Circle Dr., Cicero, New York 13039
\$1,287,018

NOI \$73,360
10,542 sq.ft.
Year Built 1985
Options 2 (5) Yr. Options

Cap Rate 5.7%
25.2 Acres of Land
Increases of 9%

286 Grant Avenue, Auburn, New York 13021
\$1,977,193

NOI \$112,700
6,972 sq. ft.
Year Built 2002
Options 2 (5) Yr. Options

Cap Rate 5.7%
2.0 Acres of Land
Increases of 9%

1200 Arsenal Street, Watertown, New York 13601
\$1,934,211

NOI \$110,250
6,791 sq.ft.
Year Built 2002
Options 2 (5) Yr. Options

Cap Rate 5.7%
0.71 Acre of Land
Increases of 9%

12A Broad Street, Carthage, New York 13619
\$1,350,877

NOI \$77,000
7,000 sq. ft.
Year Built 2003
Options 2 (5) Yr. Options

Cap Rate 5.7%
1.2 Acres of Land
Increases of 9%

1210 Patterson Street, Ogdensburg, New York 13669
\$1,854,386

NOI \$105,700
7,000 sq. ft.
Year Built 2002
Options 2 (5) Yr. Options

Cap Rate 5.7%
0.94 Acre of Land
Increases of 9%

1820 Black River Blvd., N., Rome, New York 13440
\$1,504,386

NOI \$85,750
8,410 sq. ft.
Year Built 2003
Options 2 (5) Yr. Options

Cap Rate 5.7%
4.4 Acres of Land
Increases of 9%

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TENANT PROFILE



Advance Auto Parts, Inc. (Advance) is an American automotive aftermarket parts provider. Headquartered in Raleigh, North Carolina, it serves both professional installer and do-it-yourself (DIY) customers. As of July 13, 2019, Advance operated 4,912 stores and 150 Worldpac branches in the United States and Canada. The Company also serves 1,250 independently owned Carquest branded stores across these locations in addition to Mexico, the Bahamas, Turks and Caicos and British Virgin Islands. The company's stores and branches offer a broad selection of brand name, original equipment manufacturer (OEM) and private label automotive replacement parts, accessories, batteries and maintenance items for domestic and imported cars, vans, sport utility vehicles and light and heavy duty trucks.

TENANT OVERVIEW

Company:	Advance Auto Parts, Inc.
Founded:	1932
Total Revenue:	10.11 Billion
Total Assets:	11.84 Billion
Headquarters:	Raleigh, North Carolina
Website:	www.AdvanceAutoParts.com

TENANT HIGHLIGHTS

- Ranked #1282 as America's Best Employer by State in Forbes 2021
- Advance Auto Parts employs over 68,000 Employees
- Ranked #87 on World's Best Employers List in Forbes 2019
- Advance Auto Parts introduced the DieHard battery in 2020

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third- party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ER makes no warranties and/or representations regarding the accuracy, totality, or relevance of any financial data or assumptions. All data and assumptions regarding financial performance may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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 ER in compliance with all applicable fair housing and equal opportunity laws.

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