

Advance Auto Parts

SALYERSVILLE, KY



BERKELEY
CAPITAL ADVISORS

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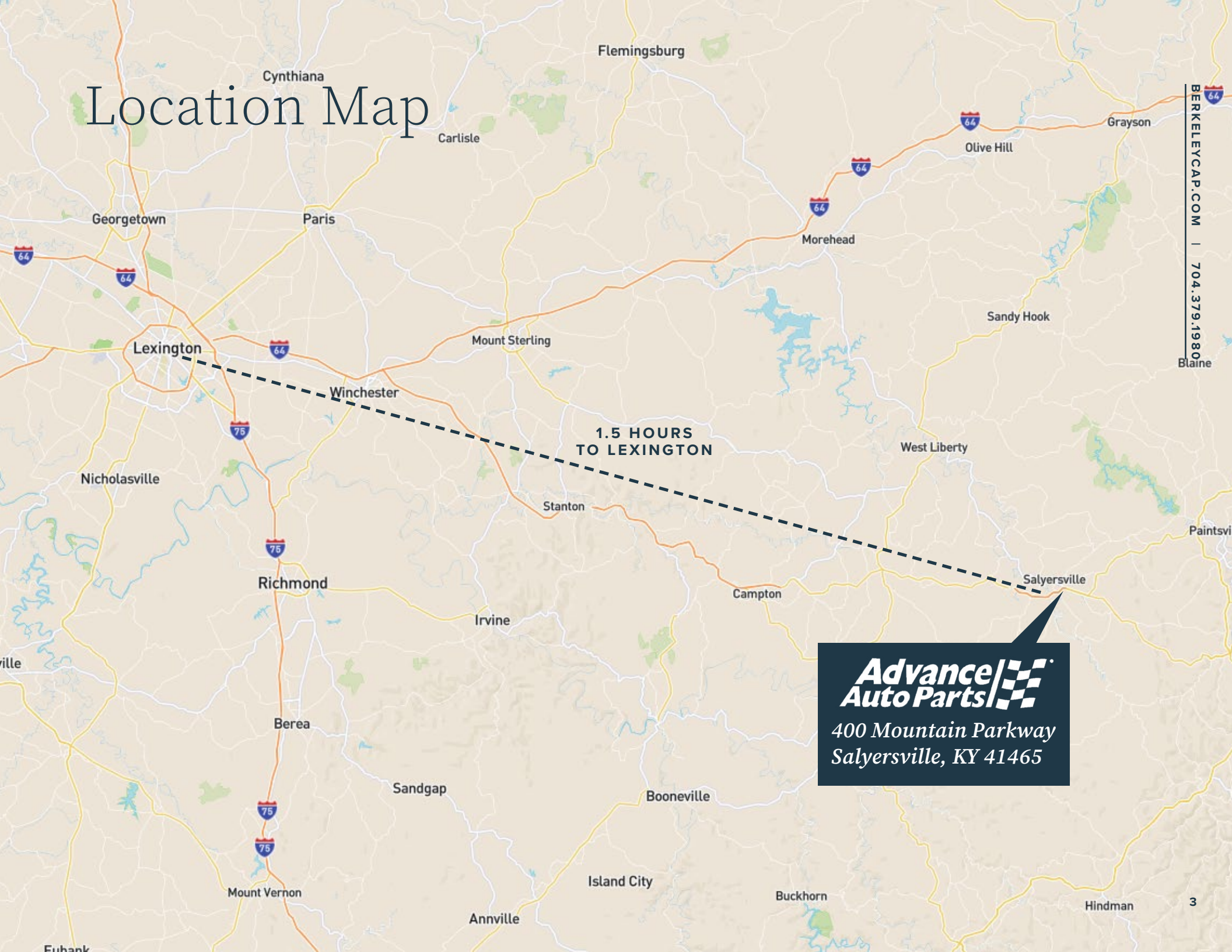
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BCA FIRM KENTUCKY
REAL ESTATE LICENSE NO.: 76356

Location Map



1.5 HOURS
TO LEXINGTON

Advance 
Auto Parts
400 Mountain Parkway
Salyersville, KY 41465

BERKELEYCAP.COM | 704.379.1980

Investment Overview

PROPERTY

Advance Auto Parts

ADDRESS

*400 Mountain Parkway
Salyersville, KY 41465*

TENANT LEASE ENTITY

Advance Stores Company, Inc.

RENT COMMENCEMENT

November 23, 2012

LEASE EXPIRATION

November 30, 2027

ORIGINAL LEASE TERM

15 Years

LEASE TERM REMAINING

2+ Years

OPTIONS REMAINING

Three, 5-Year

LEASE TYPE

NN - Structure

NOI

\$120,000

RENT INCREASES

Flat until 2027; 4.6% in Option 1, 10% in 2nd & 3rd

RIGHT OF FIRST REFUSAL

None

PROPERTY DETAILS

9,765

Square Feet

1.00

Acres

2012

Year Built

12

Parking Spaces

*Note: All lease provisions to be independently verified by Buyer during the Due Diligence Period.
The information contained herein has been obtained from sources we deem reliable.*

\$1,317,000

Asking Price (8.00% Cap Rate)

RENT SCHEDULE

LEASE COMMENCE	START	END	ANNUAL RENT	% INCREASE
Years 11-15	12/1/2022	11/30/2027	\$105,364	-
Option 1	12/1/2027	11/30/2032	\$110,210	4.60%
Option 2	12/1/2032	11/30/2037	\$121,231	10.00%
Option 3	12/1/2037	11/30/2042	\$133,354	10.00%



Property Highlights

PROPERTY HIGHLIGHTS

- Corporate lease | Advance Stores Company, Inc. | 4,285 locations across 3 countries
- Great visibility & access from Mountain Pkwy | 9,500 VPD
- Long operating history | Leased since 2012
- 5 minutes from Salyersville Medical Center | 25 beds
- 25 minutes from Morehead State University | 8,810 students
- 5 minutes from Magoffin County High School | 637 students
- Nearby destination retailers | McDonald's, Taco Bell, Wendy's, Subway, Lee's Chicken, Dairy Queen, Little Caesars Pizza, O'Reilly Auto Parts, Marathon, and more





Parkway Pharmacy

PeoplesBank



Lee's Famous Chicken



MOUNTAIN PKWY - 9,500 VPD

Parkway Liquor & Tobacco



Magoffin County
High School
637 students

DOLLAR
GENERAL

Save
a lot
food stores

CARQUEST
AUTO PARTS

MOUNTAIN PKWY - 9.500 VPD

Parkway Liquor
& Tobacco

Advance
Auto Parts

SUBWAY

Tenant Overview



Advance Auto Parts, Inc. provides automotive replacement parts, accessories, batteries, and maintenance items for domestic and imported cars, vans, sport utility vehicles, and light and heavy duty trucks. Additionally, the company sells its products through its website. It serves professional installers and do-it-yourself customers. The company operates stores under the Advance Auto Parts and Carquest names, as well as branches under the Worldpac name. The company has stores in the United States, Puerto Rico, the U.S. Virgin Islands, and Canada; and independently owned Carquest branded stores in Mexico and various Caribbean Islands. Advance Auto Parts, Inc. was founded in 1929 and is based in Raleigh, North Carolina.

BAA3/BB+

Credit Rating

AAP

NYSE Ticker Symbol

\$9.09B

Total Revenue

\$3.56B

Market Cap

4,285

Total Locations

33,200

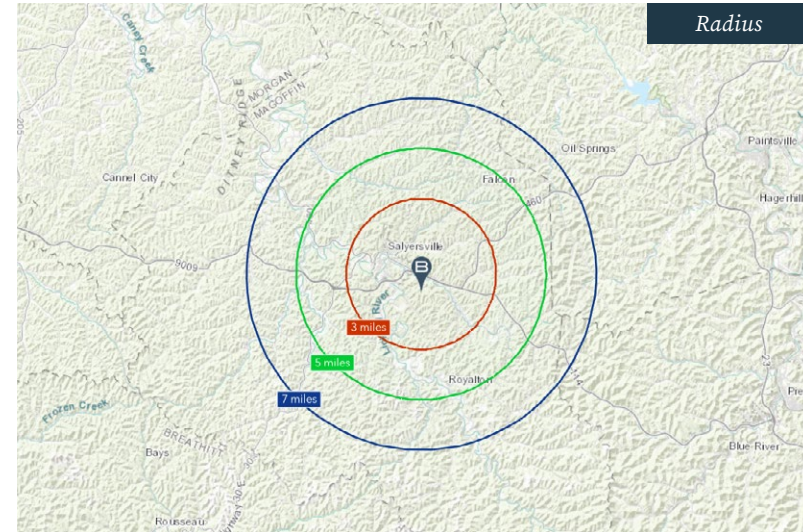
Total Employees



Demographics

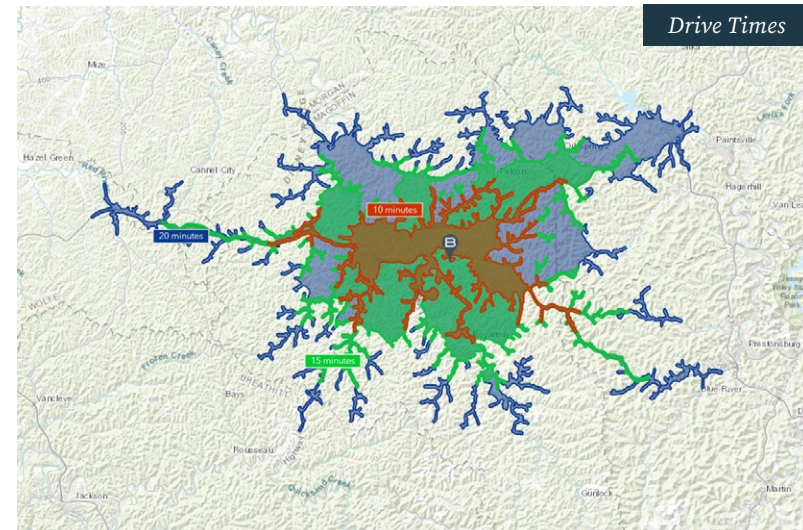
Radius

POPULATION	3-MILE	5-MILE	7-MILE
2030 Population	3,462	5,814	8,030
2025 Population	3,548	5,968	8,242
2020 Population	3,719	6,303	8,641
2010 Population	4,186	7,112	9,705
2025-2030 Annual Rate	-0.49%	-0.52%	-0.52%
2020-2025 Annual Rate	-0.89%	-1.03%	-0.90%
2010-2020 Annual Rate	-1.18%	-1.20%	-1.15%
HOUSEHOLDS			
2030 Households	1,542	2,558	3,452
2025 Households	1,544	2,564	3,467
2020 Households	1,560	2,592	3,499
2010 Households	1,691	2,815	3,800
2025-2030 Annual Rate	-0.03%	-0.05%	-0.09%
2020-2025 Annual Rate	-0.20%	-0.21%	-0.17%
2010-2020 Annual Rate	-0.80%	-0.82%	-0.82%
2025 AVG. HH INCOME	\$54,437	\$55,022	\$52,941



Drive Times

POPULATION	10-MINUTE	15-MINUTE	20-MINUTE
2030 Population	3,001	5,851	9,689
2025 Population	3,075	6,018	9,997
2020 Population	3,233	6,317	10,341
2010 Population	3,612	7,167	11,450
2025-2030 Annual Rate	-0.49%	-0.56%	-0.62%
2020-2025 Annual Rate	-0.95%	-0.92%	-0.64%
2010-2020 Annual Rate	-1.10%	-1.25%	-1.01%
HOUSEHOLDS			
2030 Households	1,327	2,529	4,005
2025 Households	1,330	2,546	4,070
2020 Households	1,352	2,575	4,110
2010 Households	1,461	2,811	4,414
2025-2030 Annual Rate	-0.05%	-0.13%	-0.32%
2020-2025 Annual Rate	-0.31%	-0.22%	-0.19%
2010-2020 Annual Rate	-0.77%	-0.87%	-0.71%
2025 AVG. HH INCOME	\$51,460	\$56,343	\$58,491



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Berkeley Capital Advisors, LLC ("BCA") and ParaSell, Inc. ("ParaSell") have been authorized by the owner of the subject property (the "Seller") to present you with this marketing package. This is a confidential package intended solely for your own limited use and benefit, as a principal, in considering whether you desire to pursue negotiations to acquire the subject property.

Your receipt and acceptance of this package serves to acknowledge your agreement to: (1) hold the information and materials contained herein, and the offering they represent, in the strictest of confidence; (2) not disclose, directly or indirectly, the information and materials contained herein, or the offering they represent, to any other person, firm or entity without prior written authorization from BCA, ParaSell, or the Seller; (3) not use the information and materials contained herein in any fashion or manner detrimental to the interest of BCA, ParaSell, or the Seller; (4) not disturb any tenants in possession of the subject property nor reveal to them the offering this package represents.

This marketing package was prepared by BCA and ParaSell and it has been reviewed by representatives of the Seller. The information and materials contained herein are selective and limited in nature, and neither BCA, ParaSell, nor the Seller purports this to be an all-inclusive report on the subject property. Within this package, certain leases, documents and other materials are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of those documents. Interested and qualified prospective purchasers will be afforded an opportunity to review additional information and to inspect the subject property, and all such prospective purchasers should conduct their own independent due diligence.

This package is based in part upon information supplied by the Seller and in part upon information obtained by BCA and ParaSell from sources believed to be reliable. All income, expense and/or investment projections contained herein are provided for general reference purposes only, in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of BCA, ParaSell, and the Seller, and all such projections are therefore subject to variation. This package shall not be deemed an indication of the state of affairs of the subject property, nor constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of this package.

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If, after reviewing this package, you have no further interest in acquiring the subject property at this time, please return this package in its entirety to BCA and ParaSell. Likewise, if the terms contained in this Confidentiality & Disclaimer section are not acceptable to you, please immediately return this package to BCA and ParaSell.

AGENT'S DUTIES

When you contract with a real estate firm to act as your agent in a real estate transaction, the agent must help you obtain the best price and terms possible, whether you are the buyer or seller. The agent also owes you the duty to:

- Safeguard and account for any money handled for you
- Act with reasonable skill, care and diligence
- Be loyal and follow reasonable and lawful instructions
- Disclose to you any information which might influence your decision to buy or sell

Even if the agent does not represent you, the agent must still be fair and honest and disclose to you all "material facts" which the agent knows or reasonably should know. A fact is "material" if it relates to defects or other conditions affecting the property, or if it may influence your decision to buy or sell. This does not require a seller's agent to disclose to the buyer the minimum amount the seller will accept, nor does it require a buyer's agent to disclose to the seller the maximum price the buyer will pay.

AGENTS WORKING WITH SELLERS

A seller can enter into a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. The listing agreement should state what the seller will pay the firm no matter who finds the buyer.

The listing firm may belong to a listing service to expose the seller's property to other agents who are members of the service. Some of those agents may be working with buyers as buyers' agents; others will be working with buyers but still representing the sellers' interests as an agent or "subagent". When the buyer's agents and seller's subagents desire to share in the commission the seller pays to the listing firm, the listing agent may share the commission with the seller's permission.

AGENTS WORKING WITH BUYERS

A buyer may contract with an agent or firm to represent him (as a buyer's agent), or may work with an agent or firm that represents the seller (as a seller's agent or subagent). All parties in the transaction should find out at the beginning who the agent working with the buyer represents.

If a buyer wants a buyer's agent to represent him in purchasing a property, the buyer should enter into a "buyer agency agreement" with the agent. The buyer agency agreement should state how the buyer's agent will be paid. Unless some other arrangement is made which is satisfactory to the parties, the buyer's agent will be paid by the buyer. Many buyer agency agreements will also obligate the buyer to pay the buyer's agent no matter who finds the property that the buyer purchases.

A buyer may decide to work with a firm that is acting as agent for the seller (a seller's agent or subagent). If a buyer does not enter into a buyer agency agreement with the firm that shows him properties, that firm and its agents will show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the seller (not the buyer) and must disclose that fact to the buyer.

The terms and conditions stated in this Confidentiality & Disclaimer section apply and relate to all of the sections of this package as if stated independently therein. Prospective purchasers of the subject property are hereby notified that BCA, ParaSell, and its agents, are acting in the capacity of a "Seller's Agent" during the course of this offering, and as such are solely representing the interests of the Seller.

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