



404 North FM 492, Palmview, Texas 78574

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**10.00% CAP RATE!**

**\$1,415,000 | Investment Offering**

**❖ SELLER MOTIVATED**

- ❖ Absolute Net-Lease — Zero Landlord Responsibilities
- ❖ Offering double digit returns — better than market returns
- ❖ 15 Year NNN Lease With 3 Years Remaining on Base Term
- ❖ Three 5 Year Options After Base Term
- ❖ Strong Population Density With Over 117,442 Residents Within 5-Mile Radius From Site
- ❖ Located in Tax Free State
- ❖ Rent Escalations in Option Periods Hedge Against Inflation



# THE OFFERING

## Overview

Price	\$1,415,000
Gross Leasable Area	7,000
Lot Size	1.24 Acres
Year Built	2006
Net Operating Income	\$141,483
CAP Rate	10.00%

## Lease Abstract

Lease Type	NNN
Lease Term	15 Years
Lease Start	3/15/2006
Lease Expiration (Estimate)	3/14/2021
Renewal Options	3x5
Increases	Yes — See Sidebar
Roof and Structure	Tenant

## Annualized Operating Data

Lease Term	Annual Rent
Base	\$141,483
Option 1	\$148,557
Option 2	\$155,985
Option 3	\$163,784





# TENANT OVERVIEW

Advance Auto Parts was founded in 1929 as Advance Stores Company, Incorporated and operated as a retailer of general merchandise until the 1980s. During the 1980s, they began targeting the sale of automotive parts and accessories to do-it-yourself (DIY) customers. They began their commercial delivery program in 1996 and have steadily increased sales to Commercial customers since 2000. They have grown significantly as a result of comparable store sales growth, new store openings, and strategic acquisitions. Advance Stores Company (ASC), wholesales and retails automotive parts and maintenance items.

In the retail segment, ASC's stores offer a selection of brand name and proprietary automotive products for domestic and imported cars, and light trucks. These stores carry between 16,000 and 21,000 stock keeping units.

The dealer stores consist of associate, sales center, and franchise dealers. ASC also provides services to the wholesale dealer network through various administrative and support functions, as negotiated by each independent location. The company competes with AutoZone, O'Reilly Automotive, The Pep Boys—Manny; Moe & Jack; Wal-Mart; Target; and K-Mart.

Advance Auto Parts is Standard & Poor's BBB- Rated (Investment Grade).  
Ranked #292 if Fortune 500 (June 2017)

## Company Profile

<b>Tenant Trade Name</b>	Advance Auto Parts
<b>Ownership</b>	Public (NYSE:AAP)
<b>Revenue</b>	\$9.6(Bil) 2016
<b>Rating Agency</b>	Standard & Poor's BBB-
<b>Lease Guarantor</b>	Corporate
<b>No. of Locations</b>	5,200 +/-
<b>Headquarters</b>	Roanoke, VA
<b>Website</b>	<a href="http://www.shopadvanceautoparts.com">www.shopadvanceautoparts.com</a>



SLEEPY VALLEY RESORT &  
DREAM VALLEY RANCH

GOODWIN ROAD

ELDORADO  
ACRES RV PARK



WEST VETERANS BLVD

MELODY LANE  
RENEWAL CENTER



ABRAM ROAD



HRP TRUCKING



BUILDING MATERIALS  
STORE






# Palmview, Texas


**Palmview, Texas:** Is a city in Hidalgo County and is a suburb of McAllen, Texas (located just 16 minutes from downtown McAllen). The region is growing to which there are two new High Schools built in the immediate area to accommodate the burgeoning population growth.

The region's economic base has been dominated by local agriculture, border zone factories and commerce related to the port of entry at Reynosa into Mexico. Like other border towns, the area has a dominant Hispanic heritage and high growth rate with a low cost of living.

McAllen and the surrounding MSA (which includes Palmview) has a reputation for being quieter than the border towns of Brownsville and Laredo, which is an inviting feature to families moving into the area.



Population	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
 2016	8,262	45,316	107,873
 2021	8,768	48,287	117,442

 2016 Household Incomes	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Average	\$46,553	\$43,003	\$45,047

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