

CONFIDENTIAL OFFERING MEMORANDUM

FOR SALE

ADVANCE AUTO PARTS

HOLBROOK, NY | LONG ISLAND | NEW YORK CITY MSA



BLUE
WEST
CAPITAL



ADVANCE AUTO PARTS

941 Patchogue Holbrook Road
Holbrook, NY 11741

DEAL TEAM

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INVESTMENT HIGHLIGHTS

- Located on Long Island within the New York City MSA
- Recent early lease extension demonstrating tenant commitment to the location
- Advance Auto Parts is an investment grade rated company (S&P: BBB-)
- Affluent surrounding area with average annual household incomes in excess of \$162,000 within one mile
- Triple net lease with the only landlord responsibilities to the slab, structure and foundation
- Densely populated area with over 232,000 people living within five miles
- Significant barriers to entry
- Approximately one mile south of the Long Island Expressway (I-495) with over 150,000 vehicles per day
- Strategically located between Patchogue Holbrook Road (23,000 VPD) and Main Street (9,000 VPD)
- Positioned approximately 2.5 miles south of the only TopGolf in New York
- Retailers in the immediate corridor include CVS, Chase Bank, Outback Steakhouse, 7-Eleven, and many other national and local companies
- Immediate proximity to the Long Island MacArthur Airport, a commercial airport with 2+ million annual passengers and served by Southwest Airlines, Frontier Airlines, American Eagle, and Breeze Airways
- Located approximately 50 miles east of New York City and 65 miles west on Montauk
- Store sales are trending upward
- Rare single tenant investment opportunity on Long Island



INVESTMENT OVERVIEW



ADVANCE AUTO PARTS
 941 PATCHOGUE HOLBROOK ROAD
 HOLBROOK, NY 11741 

\$4,344,000

PRICE

6.24%

CAP RATE

\$270,876

NOI

2006

YEAR BUILT

1.51 AC

LAND SIZE

7,000 SF

BUILDING SIZE

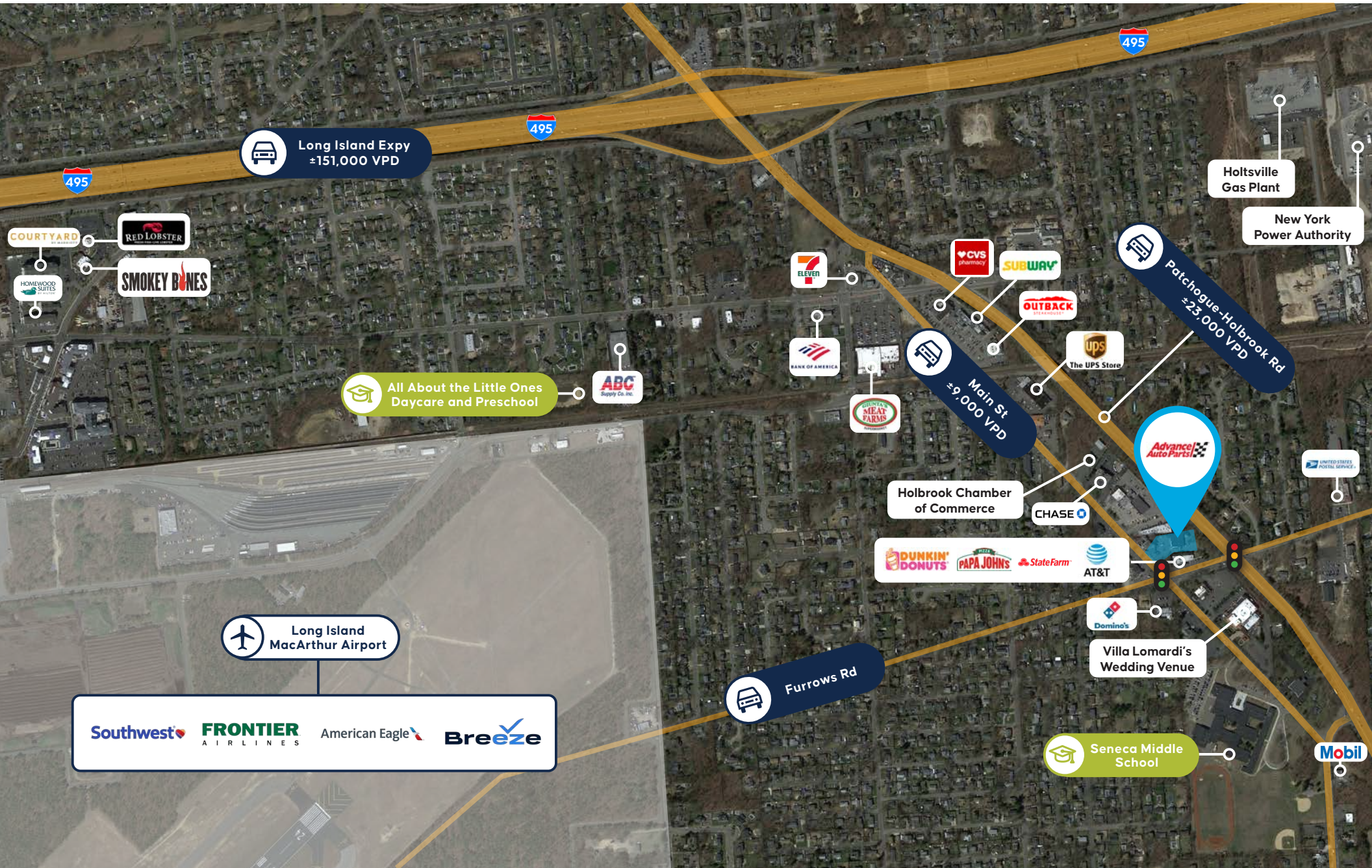
LEASE OVERVIEW

RENT COMMENCEMENT DATE:	November 1, 2006
LEASE EXPIRATION:	October 31, 2026
RENTAL ESCALATIONS:	5% in Each Option
RENEWAL OPTIONS:	Three 5-Year
TENANT:	Advance Auto Parts
CREDIT RATING:	Investment Grade S&P: BBB-
LEASE TYPE:	Triple Net
LANDLORD RESPONSIBILITIES:	Slab, Structure, & Foundation

NOI SCHEDULE

DATE	NOI	PERIOD	INCREASE
CURRENT	\$270,876	Extension	-
11/1/2026	\$284,420	Option 1	5.0%
11/1/2031	\$298,641	Option 2	5.0%
11/1/2036	\$313,573	Option 3	5.0%

AERIAL



AERIAL



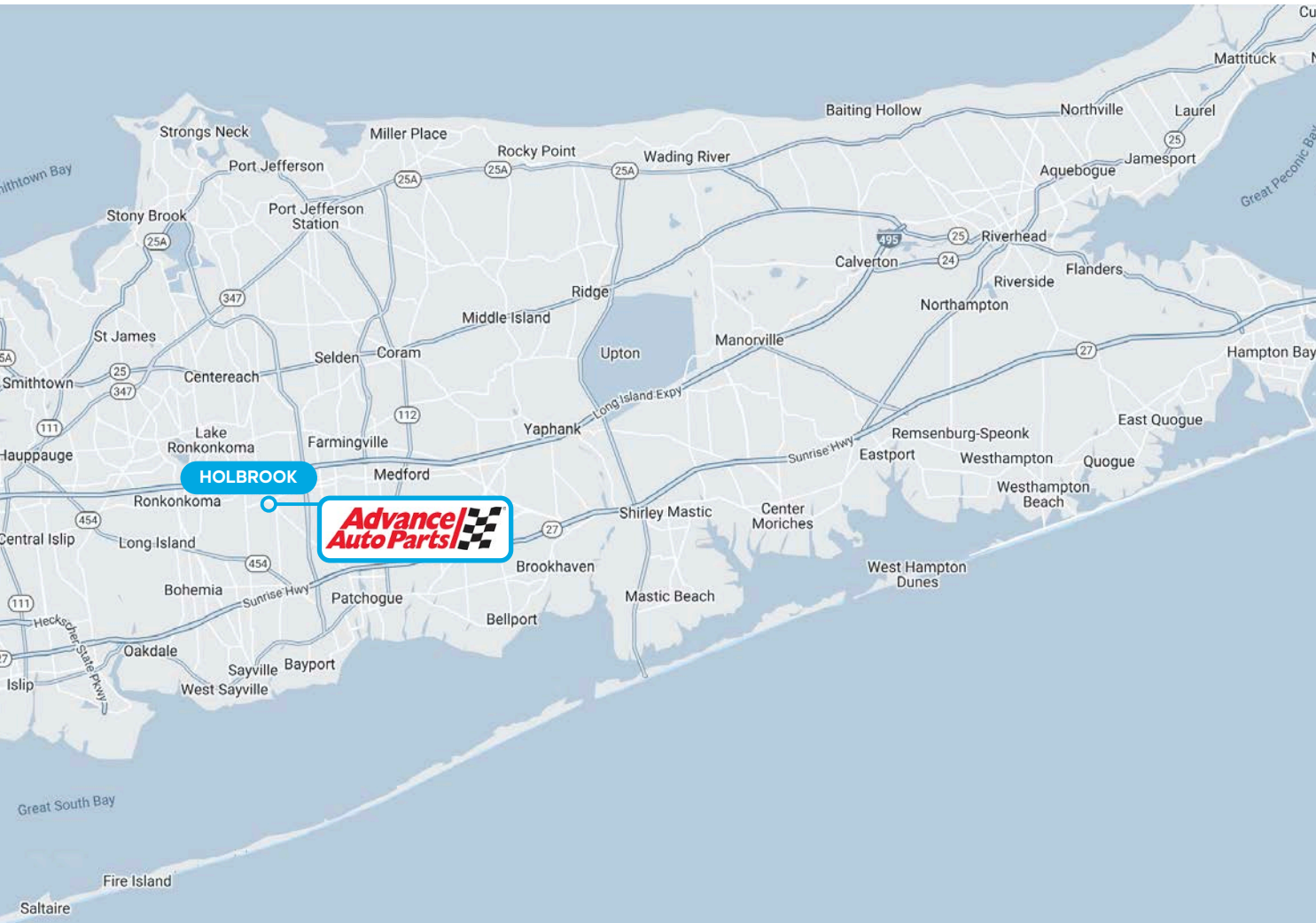
PROPERTY PHOTOS



SITE PLAN



MAP & DEMOGRAPHICS



TOTAL POPULATION

1 Mile	9,451
3 Mile	80,483
5 Mile	232,702



TOTAL HOUSEHOLDS

1 Mile	3,066
3 Mile	28,072
5 Mile	81,718



MEDIAN HOUSEHOLD INCOME

1 Mile	\$124,857
3 Mile	\$112,371
5 Mile	\$111,034

AVERAGE HOUSEHOLD INCOME

1 Mile	\$162,417
3 Mile	\$142,992
5 Mile	\$141,605

TENANT OVERVIEW



Advance Auto Parts, Inc. is an American automotive aftermarket parts provider that serves both professional installer and do-it-yourself customers. The company's stores and branches offer a broad selection of brand name, original equipment manufacturer 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. Advance Auto Parts, Inc. operates its stores under the Advance Auto Parts, Autopart International, Carquest, and Worldpac brand names.

The company was founded in 1929 and is headquartered in Raleigh, NC. The company operates over 4,900 stores and WorldPac 160 branches in the United States, Puerto Rico, the U.S. Virgin Islands, and Canada; and served 1,253 independently owned Carquest branded stores in Mexico, the Bahamas, Turks and Caicos, and the British Virgin Islands. Advance Auto Parts employs over 70,000 people.

The company is publicly traded on the NYSE, AAP, and has a market capitalization of approximately \$11 billion. Advance Auto Parts is an investment grade rated company with a Standard and Poor's rating of BBB-.

WEBSITE

advanceautoparts.com

HEADQUARTERS

Raleigh, NC

S&P: BBB-

INVESTMENT GRADE
CREDIT RATING

AAP

NYSE
STOCK SYMBOL

1929

YEAR
FOUNDED

\$11B

MARKET
CAPITALIZATION

4,900+

LOCATIONS

LOCATION OVERVIEW

HOLBROOK, NY

HOLBROOK, NY is a hamlet and a census-designated place in Suffolk County. Holbrook has a total land area of 7.2 square miles and a population of 25,824. The residents enjoy the feel of a small town but are only 45 miles away from New York City and 55 miles from Montauk.

The residents enjoy various recreational activities, most of which being outdoors. The Country Fair Entertainment Park brings in families from surrounding cities with its numerous activities including a driving range, mini golf, batting cages, go-karts, and multiple vendors within the park. Holbrook is also home to the Atlantis Marine World Aquarium, Fire Island National Seashore, and the Long Island Maritime Museum.



The Country Fair Entertainment Park



Halbrook Country Club

LOCATION OVERVIEW

NEW YORK CITY

NEW YORK CITY is the most populous city in the U.S. and has a total area of 472 square miles. The city has a population of 8,804,190 which has increased 7.7% in the last ten years. New York City is the center of the New York MSA, which is the largest metropolitan area in the world by urban landmass, and has a population of over 20 million people. The city is a cultural, financial, and media center with a significant influence on commerce, entertainment, research, education, politics, and sports.

New York City is a global hub of business and commerce. The most important economic sector lies in its role as the headquarters for the U.S. financial industry, known around the world as Wall Street. The city remains as the largest global center for trading in public equity and debt capital markets. This sector of the economy supports the office market, with over 500 million square feet of office space in Manhattan alone. The technology, research, and biotechnology sectors have been growing substantially over the past few decades. The tourism and media presence in New York City are a significant part of the economy as well.

New York City is home to the headquarters of the NFL, MLB, NHL, NBA, and MLS. The MSA is home to the New York Giants and the New York Jets. Their baseball teams include the New York Yankees and the New York Mets. Their hockey teams are the New York Rangers and New York Islanders. Their basketball teams include the New York Knicks and the Brooklyn Nets. All of these teams combined generate billions of dollars in revenue every year.

1ST

MOST POPULOUS CITY
IN THE U.S.

8,804,190

POPULATION IN
NEW YORK CITY

20,000,000

POPULATION IN
NEW YORK MSA



ABOUT US

BLUE WEST CAPITAL

Blue West Capital is a net lease real estate investment advisory firm focused on the acquisition and disposition of single-tenant net leased properties, retail shopping centers, and commercial investment properties nationwide. We are a team of commercial real estate experts committed to helping our clients achieve their investment goals through a combination of exceptional client communication, professional collaboration, and individual experience. For additional information, please visit www.bluestcapital.com.



NATIONWIDE REACH

Net lease investors across the US

80+
YEARS

EXPERIENCE TEAM

of dedicated net lease professionals



UNPARALLELED BROKER COOPERATION

Split fees 50-50 with all cooperating brokers



SHARED DATABASE

Collaborative proprietary national database

#1

ROCKY MOUNTAIN REGION LEADER

A year-over-year investment sales leader in the region

OUR TEAM



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\$4,344,000

PRICE

\$270,876

NOI

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This confidential Offering Memorandum, has been prepared by Blue West Capital, LLC ("Blue West Capital") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Blue West Capital recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as Advance Auto Parts (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Blue West Capital or its brokers.

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This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Blue West Capital. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Blue West Capital at your earliest convenience.