



OFFERING MEMORANDUM
ADVANCE AUTO PARTS

902 COLUMBUS AVENUE | BAYCITY, MI 48708



Exclusively Marketed By:

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Broker License # 01757671

Listed in conjunction with MI Broker of Record Kwekel Companies

MIG MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS

INVESTMENT SUMMARY

Tenant	Advance Auto Parts
Property Address	902 Columbus Ave Bay City, MI 48708
Property Type	Single Tenant Retail
Price	\$700,000
Price/SF/Bldg	\$90.91
Net Operating Income	\$55,200
CAP Rate	7.89%
Lease Type	NNN
Roof & Structure	Tenant Responsible
Lease Term Remaining	3.0 Years
Occupancy	100%
Building Size	7,700 SF
Land Size	43,560 SF
Year Built / Renovated	1993
APN	181423-057-0022-00
Zoning	Commercial

INVESTMENT HIGHLIGHTS

- Absolute NNN Lease
- No Landlord Responsibilities
- Conveniently located and highly visible
- Average household income is \$58,000 within a 5 mile radius
- Tenant has expressed interest in extending early



RENT ROLL

Tenant	SF	% of GLA	Rent				Lease Dates		Increase Schedule	Lease Type	Renewal Options
			Monthly	PSF	Annual	PSF	Start	End			
Advance Auto Parts	7,700	100%	\$4,600	\$0.60	\$55,200	\$7.17	9/1/2000	6/30/2021	10% every 5 Yrs	NNN	Two 5 Year Options

*Tenant is currently in the first of three options

TOTAL	7,700	100%	\$4,600		\$55,200						
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Founded in 1932 by Arthur Taubman and headquartered in Roanoke, Va., Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider that serves both professional installer and do-it-yourself customers. As of April 21, 2018, Advance operated 5,044 stores and 131 Worldpac branches and employed approximately 71,000 Team Members in the United States, Canada, Puerto Rico and the U.S. Virgin Islands. The company also serves approximately 1,225 independently owned Carquest branded stores across these locations in addition to Mexico and the Bahamas, Turks and Caicos, British Virgin Islands and Pacific Islands.

Advance Auto Parts maintains a Standard & Poor's BBB – investment grade rating

For more information, please visit www.corp.advancedautoparts.com

COMPANY TYPE	# OF LOCATIONS	REVENUE	HEADQUARTERS
NASBAQ : AAP	5,044	9.37 Billion	Roanoke, VA



Bay City, MI

Bay City is a city in Bay County, Michigan, located near the base of the Saginaw Bay on Lake Huron. As of the 2010 census, the city's population was 34,932, and is the principal city of the Bay City Metropolitan Statistical Area, which is included in the Saginaw-Midland-Bay City Combined Statistical Area. The city, along with nearby Midland and Saginaw, form the Greater Tri-Cities region of Central Michigan, which has more recently been called the Great Lakes Bay Region.

The city is geographically divided by the Saginaw River, and travel between the east and west sides of the city is made possible by four modern bascule-type drawbridges: Liberty Bridge, Veterans Memorial Bridge, Independence Bridge, and Lafayette Avenue Bridge, which allow large ships to travel easily down the river. The city is served by MBS International Airport, located in nearby Freeland, and James Clements Municipal Airport.

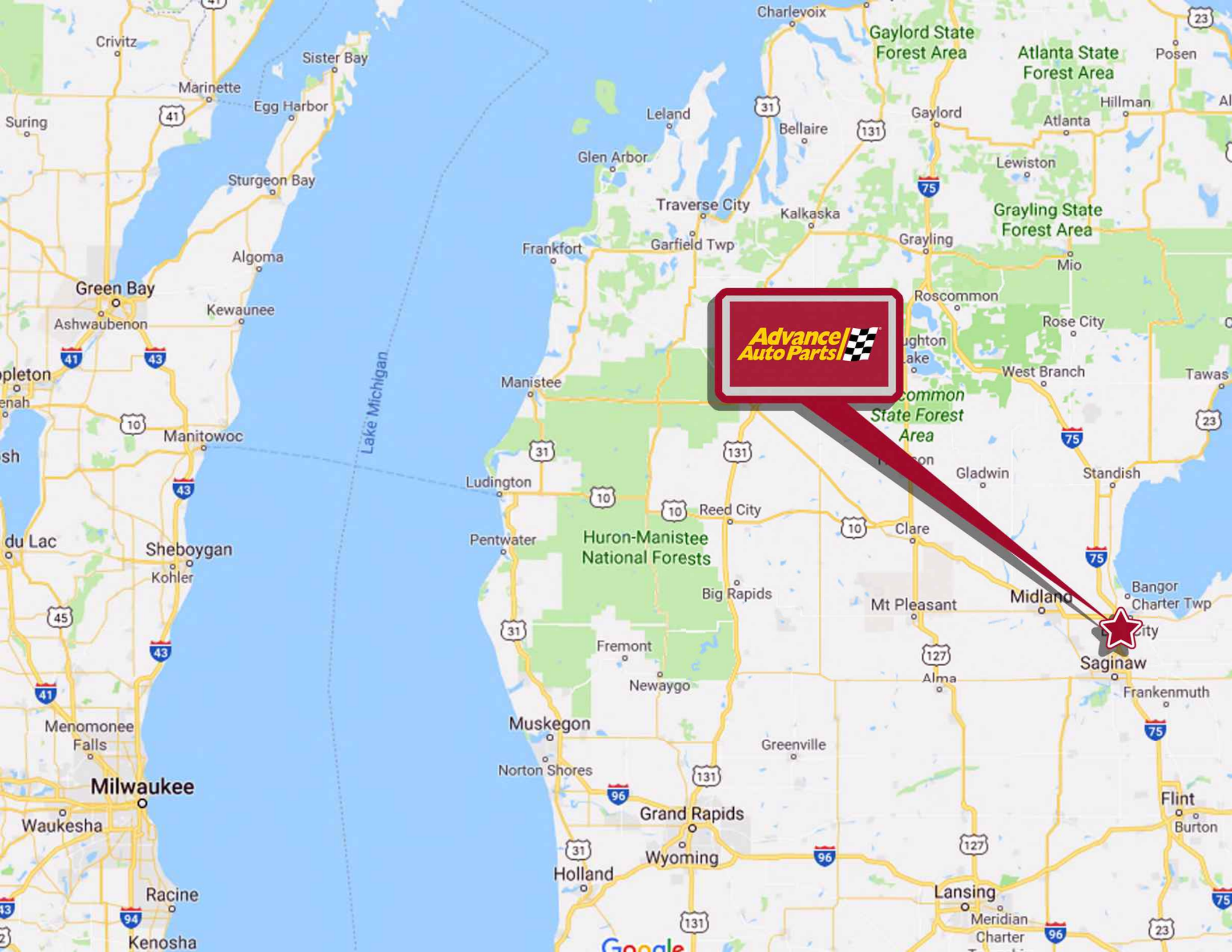
Census reported that there were 34,932 people, 14,436 households, and 8,546 families residing in the city. The population density was 3,434.8 inhabitants per square mile. There were 15,923 housing units at an average density of 1,565.7 per square mile.



Advance
Auto Parts

Advance Auto Parts







Saginaw River



Columbus Avenue (14,550 CPD)





Van Buren Street

Advance
Auto Parts

State Farm

Columbus Avenue (14,550 CPD)



TRAFFIC COUNTS

CARS PER DAY

Columbus Avenue 14,550

S Washington Avenue 12,000

Saginaw River

GM General Motors



S Washington Avenue (12,000 CPD)

Columbus Avenue (14,550 CPD)

Bay City Central High School



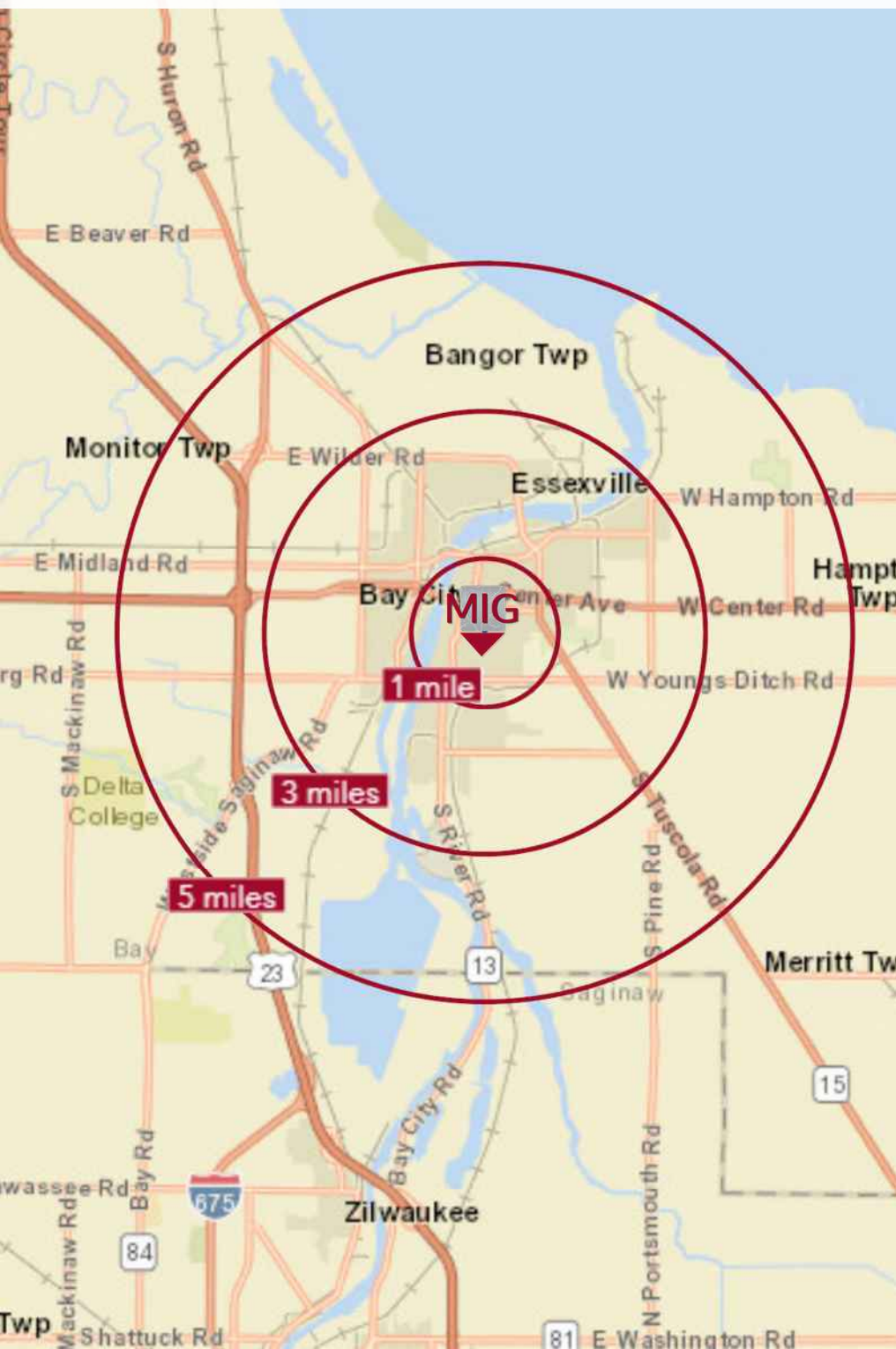


Columbus Avenue

Van Buren Street



DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2018 Population	13,659	53,215	70,266
2023 Population	13,359	51,977	68,688
2010-2018 Annual Rate	-0.22%	-0.29%	-0.27%
2018-2023 Annual Rate	-0.44%	-0.47%	-0.45%
2018 Male Population	48.8%	48.5%	48.4%
2018 Female Population	51.2%	51.5%	51.6%
2018 Median Age	36.6	40.4	42.1
Median Age			
The median age in this area is 36.6, compared to U.S. median age of 38.3.			
Race and Ethnicity			
2018 White Alone	85.7%	90.4%	91.4%
2018 Black Alone	5.2%	2.8%	2.4%
2018 American Indian/Alaska Native Alone	0.8%	0.6%	0.6%
2018 Asian Alone	0.5%	0.8%	0.8%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	2.4%	1.6%	1.5%
2018 Two or More Races	5.3%	3.8%	3.3%
2018 Hispanic Origin (Any Race)	11.1%	7.7%	6.8%
Median Household Income			
2018 Median Household Income	\$34,543	\$41,270	\$43,902
2023 Median Household Income	\$39,914	\$48,466	\$51,419
2018-2023 Annual Rate	2.93%	3.27%	3.21%
Average Household Income			
2018 Average Household Income	\$46,432	\$55,588	\$58,939
2023 Average Household Income	\$55,956	\$66,732	\$70,678
2018-2023 Annual Rate	3.80%	3.72%	3.70%
Data for all businesses in area			
Total Businesses:	761	2,144	2,520
Total Employees:	11,661	26,854	32,270
Total Residential Population:	13,659	53,215	70,266

CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to Prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental or other reports, may

be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors.

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