



**ADVANCE AUTO PARTS (CHICAGO MSA)**  
1386 Butterfield Road  
Aurora, IL 60502



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**DISCLAIMER  
STATEMENT:**

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



**EXECUTIVE  
SUMMARY:**

The Boulder Group is pleased to exclusively market for sale a single tenant new construction Advance Auto Parts property located in Aurora, Illinois. The property is located at Savannah Crossings Shopping Center and strategically positioned as an outparcel to the Walmart Supercenter. There are 15 years remaining on the Advance Auto Parts lease which expires March 31, 2031. The lease features 7.5% rental escalations in each of the three 5-year renewal option periods. The building is a premium, upgraded construction that features brick and stone. Advance Auto Parts is an investment grade rated company with a Standard & Poor's rating of BBB-.

The Advance Auto Parts property is strategically located just off of the heavily trafficked signalized intersection of Kirk Road and Butterfield Road. Kirk Road is the primary north-south thoroughfare in the trade area and experiences traffic counts of 36,100 vehicles per day while Butterfield Road is a primary east-west thoroughfare that experiences traffic counts of 18,100 vehicles per day. The Advance Auto Parts is positioned as an outparcel to a Walmart Supercenter anchored development and is located approximately one mile north of Interstate 88. Interstate 88 experiences traffic counts in excess of 76,000 vehicles per day. The property is benefitted by its proximity to the Chicago Premium Outlets which is located one mile south of the property. The Chicago Premium Outlets have over 140 stores such as Armani Outlet, Coach Saks Fifth Avenue Off 5th, Under Armour, Michael Kors, and many others. The Advance Auto Parts is located near the home of Fermilab, a federal government-sponsored high-energy physics laboratory that employs 2,000 people.

The immediate area is affluent with average annual household incomes in excess of \$131,000 within a one mile radius. Aurora is the second most populated city in Illinois after Chicago. There are approximately 195,000 people living within a five mile radius of the property.

Advance Auto Parts is the largest retailer of automotive replacement parts and accessories in the United States. Advance Auto Parts is publicly traded on the New York Stock Exchange (AAP) with a market capitalization in excess of \$12 billion.



**INVESTMENT  
HIGHLIGHTS:**

- Located within the Chicago MSA
- Long term lease with 15 years remaining
- Investment grade rated tenant (S&P: BBB-)
- Outparcel to a Walmart Supercenter anchored development that also features Walgreens, Starbucks, Chipotle, Fifth Third Bank, Sonic Drive-In and many others
- Positioned just off of the heavily trafficked signalized intersection of Kirk Road (36,100 VPD) and Butterfield Road (18,100 VPD) and one mile north of Interstate 88 (76,000 VPD)
- Located just north of the Chicago Premium Outlets which features over 140 stores
- 7.5% rental escalations in each renewal option period
- High-end new construction (2016)
- Excellent street visibility with easy points of ingress and egress
- Affluent area with average annual household incomes in excess of \$131,000 within a one mile radius
- Approximately 195,000 people living within a five mile radius of the property
- Aurora is the second most populated city in Illinois next to Chicago
- 15 year roof warranty



**PROPERTY  
OVERVIEW:**

Price:	\$2,301,356		
Cap Rate:	5.90%		
Net Operating Income:	<u>Rent</u>	<u>Escalation Date</u>	
	\$135,780		
	\$145,963	4/1/2031	Option 1
	\$156,910	4/1/2036	Option 2
	\$168,679	4/1/2041	Option 3
Rent Commencement Date:	March 24, 2016		
Lease Expiration Date:	March 31, 2031		
Renewal Options:	Three 5-Year		
Tenant:	Advance Auto Parts		
Credit Rating:	Investment Grade (S&P: BBB-)		
Year Built:	2016		
Lease Type:	NN (Structure Only*)		
Building Size:	7,440 SF		
Land Size:	1.39 Acres		

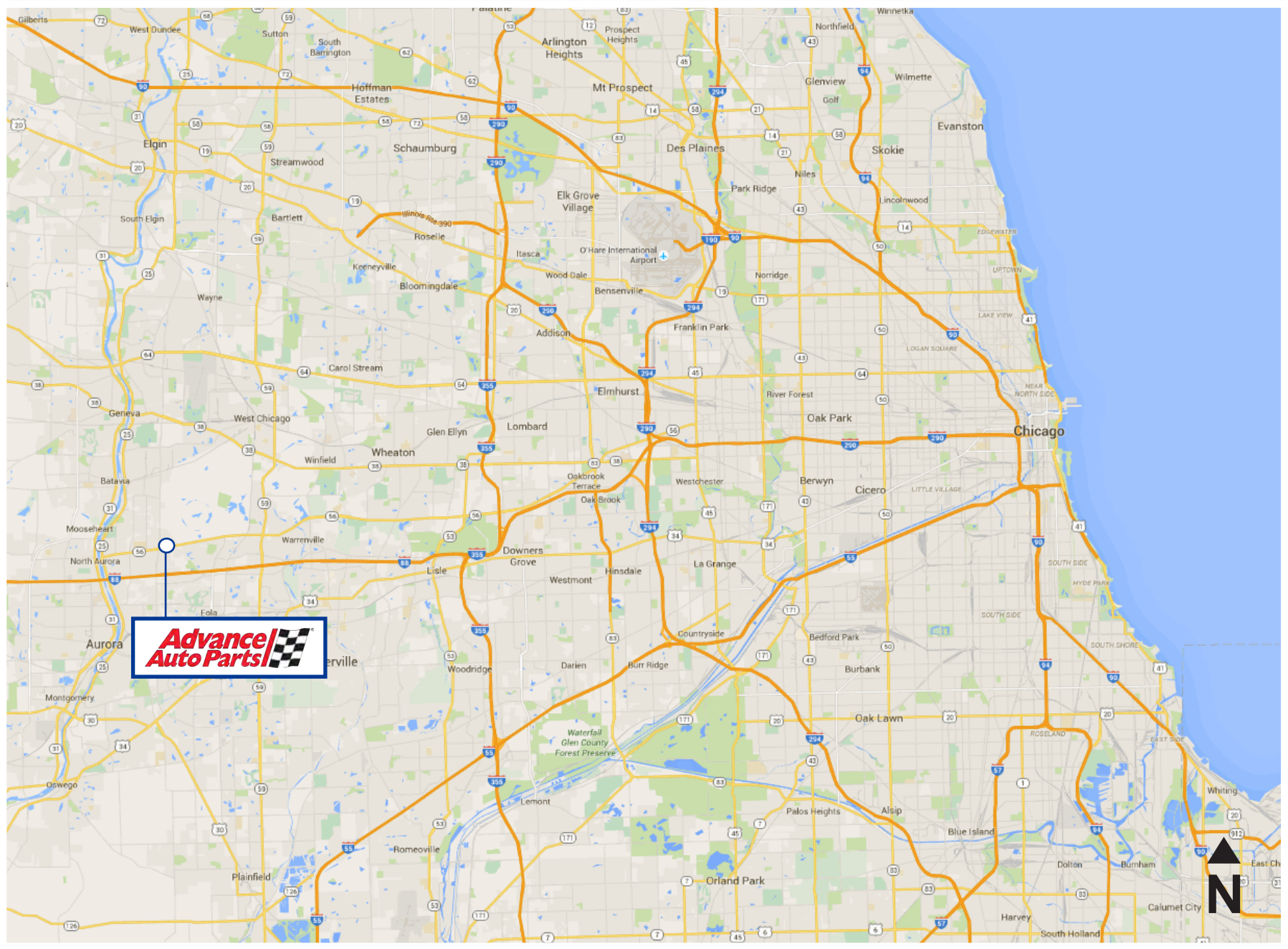
*\*During the primary term of the lease, Landlord is only responsible for the structure. If during the renewal options the Tenant replaces the roof or HVAC, the Landlord shall reimburse the Tenant for the unamortized portion of Tenant's cost of such replacement at the expiration of the term. Such replacement shall be amortized over a useful life of fifteen years.*

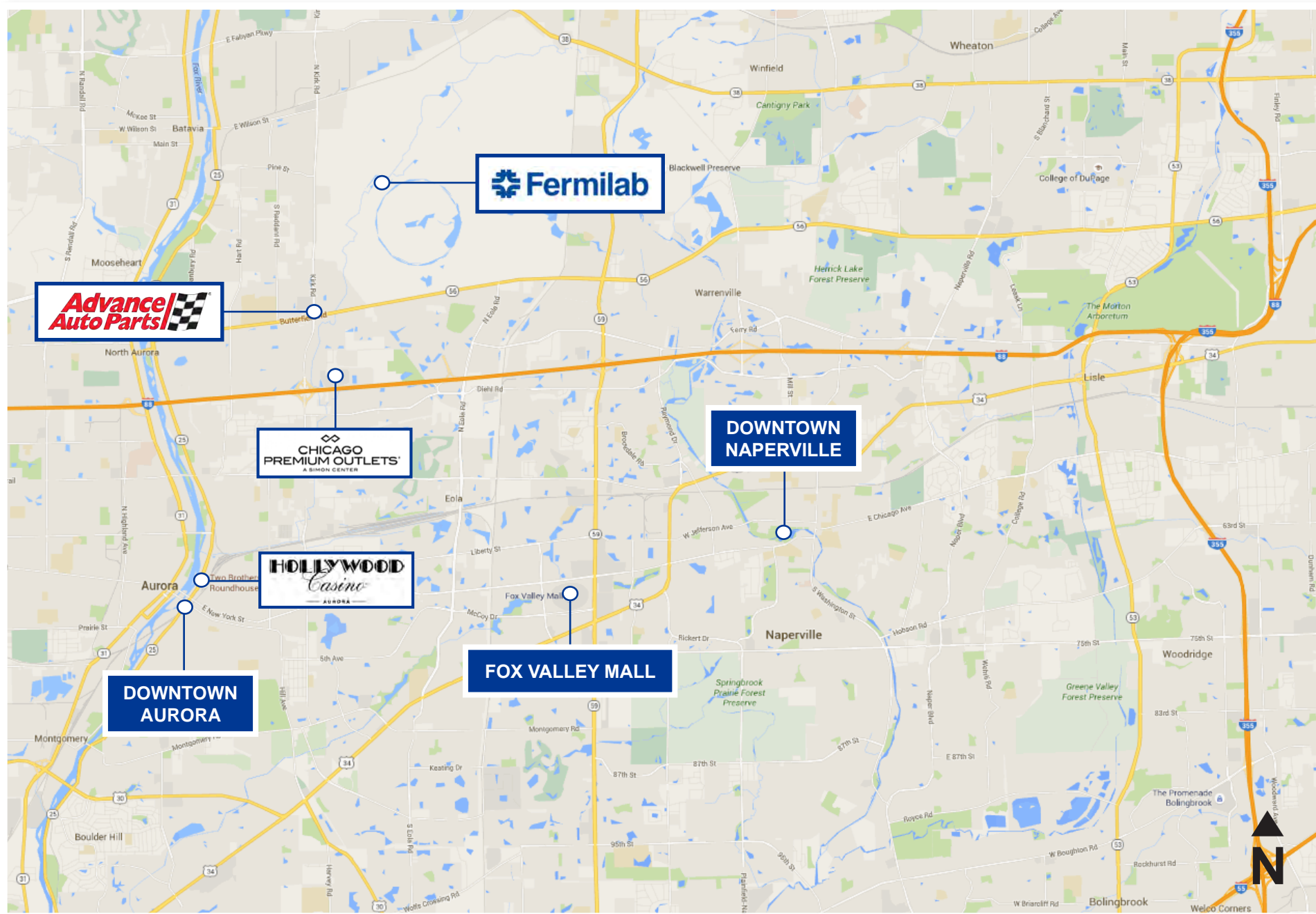


— Subject Property











**TENANT  
PROFILE:**

**Advance Auto Parts, Inc.**, through its subsidiaries, operates as a specialty retailer of automotive replacement parts, accessories, batteries, and maintenance items. It operates stores that offer brand name, original equipment manufacturer, and private label automotive products. The company serves do-it-yourself, do-it-for-me, or commercial customers in the northeastern, Mid-Atlantic, and southeastern regions of the United States. As of July 18, 2015, it operated 5,252 stores and 117 Worldpac branches; and served approximately 1,300 independently-owned Carquest branded stores in the United States, Canada, Puerto Rico, and the U.S. Virgin Islands. The company was founded in 1929 and is headquartered in Roanoke, Virginia.

Advance Auto Parts Inc. is an investment grade rated tenant with a Standard & Poor's rating of BBB-. The company is publicly traded on the New York Stock Exchange (AAP) with a market capitalization in excess of \$12 billion.

Website:	<a href="http://AdvanceAutoParts.com">AdvanceAutoParts.com</a>
Credit Rating:	Investment Grade (S&P: BBB-)
Stock Symbol:	NYSE: AAP
Market Capitalization:	\$12 Billion
Headquarters:	Roanoke, VA



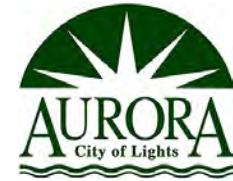
**LOCATION  
OVERVIEW:**

**Aurora** is a suburb of Chicago predominantly in Kane County, with sections in DuPage, Kendall, and Will counties. It is located in the outer region of Greater Chicago in Illinois. It is the second most populous city in the state, and the 114th most populous city in the country. The population was 197,899 at the 2010 census, and was estimated to have increased to 199,963 by July 2013.

Downtown Aurora is home to the Paramount Theatre, a large live performance theater on the National Register of Historic Places, and the Hollywood Casino. There is also the Leland Tower, a former hotel which was the tallest building in Illinois outside the Chicago city limits and is on the National Register of Historic Places.

**Chicago** is the most populous city in the Midwestern United States and the third most populous city in the United States with 2,700,000 residents. Chicago is the county seat of Cook County, the second largest county in the United States. The Chicago MSA is the third most populated metropolitan area in the United States with 9,580,567 residents. The MSA covers over 1,300 square miles and six counties. The Chicago metropolitan area is home to the corporate headquarters of 57 Fortune 1000 companies, including Boeing, McDonald's, Motorola, Discover Financial Services and United Airlines. Chicago is a major hub for industry, telecommunications and infrastructure and O'Hare International Airport is the second busiest airport in the world in terms of traffic movement.

The metro is a major financial center in North America, and is home to the largest futures exchange in the United States, the CME Group. Chicago is third in the world on the Global Financial Centers Index which ranks the competitiveness of financial centers based on people, business environment, market access, infrastructure and general competitiveness.



**DEMOGRAPHIC REPORT:**

Population	1 Mile	3 Mile	5 Mile
Total Population	4,298	52,480	194,622
Total Households	1,363	18,736	65,122

Income	1 Mile	3 Mile	5 Mile
Median Household Income	\$102,859	\$77,365	\$63,871
Average Household Income	\$131,570	\$99,895	\$87,153





**Advance Auto Pa**



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