



SUBJECT
PROPERTY

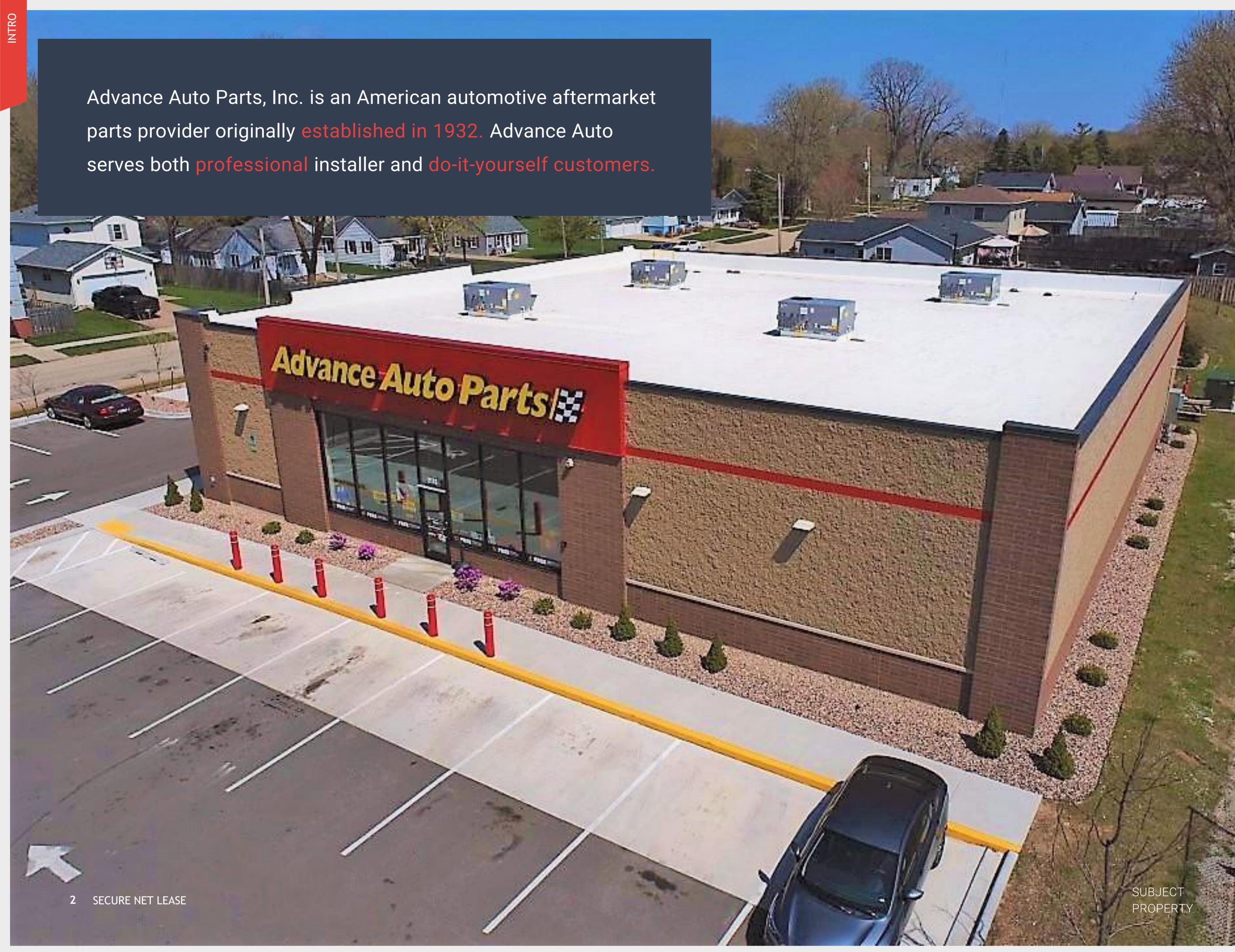
Advance Auto Parts

\$2,240,250 | 6.00% CAP

2116 / 2120 Jackson Street, Oshkosh, WI 54901

- ✓ New 10-Year Corporate NNN Lease
- ✓ Investment Grade Tenant | S&P BBB- Credit Rating
- ✓ 2nd Largest Automotive Supply Company in the World
- ✓ Irreplaceable Hard Corner Location – Allen Ave. & Jackson St. (16,922 VPD),
- ✓ Located 1.5 Miles from The University of Wisconsin – Oshkosh (8,541 Students)

Advance Auto Parts, Inc. is an American automotive aftermarket parts provider originally established in 1932. Advance Auto serves both professional installer and do-it-yourself customers.



INVESTMENT OVERVIEW

ADVANCE AUTO PARTS OSHKOSH, WI



CONTACT FOR DETAILS

John Packwood

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Executive Vice President
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WI Broker of Record: Jon Thoresen

License #: 44167-094

\$2,240,250

6.00% CAP

NOI

\$134,415

- ✓ **New 10-year corporate NNN lease with (3), 5-year Options to renew, with 5% rent increases every 5-years during option periods**

Building Area

±6,889 SF

- ✓ **Advance Auto Parts, Inc., is an investment grade tenant (S&P credit rating of BBB-), operating 5,200 stores in the United States, Canada, Puerto Rico and the U.S. Virgin Islands**

Land Area

±1.04 AC

- ✓ **Advanced Auto Parts is the leading automotive aftermarket parts provider that serves both the professional installer and do-it-yourself customers**

Year Built

2020

- ✓ **Signature property strategically placed at the intersection of Allen Ave. and Jackson St. (16,922 VPD), southeast of major Interstate-41 (61,891 VPD)**

Lease Type

NNN

- ✓ **Located in charming Oshkosh, WI , an award-winning community in the heart of the Fox River Valley, 90-miles north of Milwaukee & 50-miles south of Green Bay**

Occupancy

100%

- ✓ **Oshkosh is home to Fortune 500 company, Oshkosh Corporation, a leading manufacturer of access equipment, specialty vehicles and truck bodies for customers including the US military, fire departments, and municipal waste haulers**

*Landlord Responsible for Structure and Foundation

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

ADVANCE AUTO PARTS OSHKOSH, WI

Advance Auto Parts

Lessee: Advance Stores Company, Incorporated

Guarantor: Advance Stores Company, Incorporated

REVENUE

\$9.7 B

CREDIT RATING

BBB-

STOCK TICKER

AAP

TOTAL LOCATIONS

±5,200



shop.advanceautoparts.com

Advance Auto Parts, Inc. (AAP), a Delaware Corporation, AAP was founded in 1929 in Virginia as Advance Stores Company, Inc. and operated as a retailer of general merchandise until the 1980s when the company narrowed its focus to automotive parts and accessories.

From the 1980s to the present the company has grown significantly as a result of comparable store sales growth, new store openings, and strategic acquisitions. AAP was established 2001 in conjunction with the acquisition of Discount Auto Parts, Inc. At the end of the 2011 fiscal year, AAP operated **3,662 total stores** in the United States, Puerto Rico, and the Virgin Islands, employing **± 29,000 full-time and ±2 4,000 part-time** employees.

AAP and its subsidiaries, is a leading specialty retailer of after-market automotive parts, accessories, batteries and maintenance items. AAP carries an extensive product line for cars, vans, sport utility vehicles and light trucks that serve **both “do-it-yourself” (DIY) customers** and commercial customers such as independent garages, service stations, and auto dealers through retail stores and the company website. Stores carry over **18,000 items** and have access to an additional assortment of 108,000 items offered for same day or next-day delivery from either one of the company’s **254 HUB stores** or network of **22 Parts Delivered Quickly** facilities. Additionally, customers have access to over **340,000** items by ordering directly from a store for delivery. The primary categories of product offered in stores include: parts (alternators, batteries, belts and hoses, chassis parts, clutches, engines and engine parts, ignition, lighting, radiators, starters, spark plugs and wires, transmissions and water pumps); accessories (floor mats, mirrors, vent shades, MP3 and cell phone accessories, and seat and steering wheel covers); chemicals,(antifreeze, brake and power steering fluid, and freon); oil, transmission fluid and other automotive petroleum products; and other miscellaneous products. Commercial C22 sales account for approximately **34% of sales in Fiscal 2011**. **Since 2000**, Advance Auto Parts has aggressively **expanded commercial** sales through a commercial delivery program that utilizes delivery fleet to deliver product from store locations to businesses.



IN THE NEWS

ADVANCE AUTO PARTS OSHKOSH, WI

Advance Auto Parts drops green flag on innovative ‘Advance My Track Challenge’

MARCH 24, 2021 (NASCAR)

Advance Auto Parts, in its second season as the official entitlement sponsor of NASCAR’s grassroots racing championship series, announced the launch of “Advance My Track Challenge” on Wednesday.

The winning track will receive \$50,000 from the automotive aftermarket retailer to use toward track facility enhancements and community-based programs.

Thanks to Advance Auto Parts, fans will have a chance to earn their favorite NASCAR Advance Auto Parts Weekly Series track up to \$50,000 as part of a new program.

“Through the ‘Advance My Track Challenge,’ we invite racing fans to show their support for their favorite NASCAR short track while bringing awareness to the great work each track is doing within their respective communities,” said Jason McDonell, Advance Auto Parts chief marketing officer. “Race fans have a tremendous amount of pride and passion around their local track, and we’re excited to see this on full display.”

EXPLORE ARTICLE



Advance Auto Parts Announces Leadership Changes and Store Expansion in California

MARCH 16, 2021 (YAHOO! FINANCE)

Advance Auto Parts, Inc. (NYSE: AAP), a leading automotive aftermarket parts provider, today announced Mike Broderick, executive vice president, merchandising and store operations support, is leaving Advance to pursue his long-standing career goal of being a CEO.

As a result, the company also announced expanded responsibilities for several executive leaders designed to streamline operations, deliver efficiencies and support its ongoing transformation.

In addition to these executive leadership changes, Advance also announced that it plans to lease the retail space of 109 Pep Boys stores in California and convert them to Advance Auto Parts stores over the next 9-12 months.

“On behalf of the entire Advance team I want to thank Mike for his leadership over the past four years and helping to launch many of our strategic initiatives,” said Tom Greco, president and chief executive officer of Advance Auto Parts. “Mike has been integral in improving our merchandising and supplier relationships, which we believe will drive meaningful growth for many years to come. While we are disappointed to see Mike leave, we wish him nothing but the best as he begins this new chapter in his career.”

The leasing opportunity does not include Pep Boys Service Centers. The agreement with Pep Boys was signed earlier this month and will enable Advance to augment its omnichannel and national footprint in a key, strategic market.

EXPLORE ARTICLE



LEASE OVERVIEW

ADVANCE AUTO PARTS OSHKOSH, WI

Initial Lease Term	10-Years, Plus (3) Three 5-Year Options
Rent Commencement	October 2020
Lease Expiration	October 2030
Lease Type	Corporate Net Lease
Landlord Responsibility	Structure Only
Rent Increases	5% Every 5-Years in Options Only
Annual Rent Years 1-10	\$134,415.00
Option 1	\$141,135.72
Option 2	\$148,192.56
Option 3	\$155,602.20

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



FOX RIVER

JACKSON STREET
±16,922 VPD

Advance Auto Parts
SUBJECT PROPERTY
2116 / 2120 JACKSON STREET

FedEx

45

76

41

ALGOMA BOULEVARD
±14,138 VPD

OSHKOSH NORTH HIGH SCHOOL
(1,248 STUDENTS)

Domino's

ALLEN AVENUE

OAKLAWN ELEMENTARY SCHOOL
(416 STUDENTS)

Pick n Save

W MURDOCK AVENUE
±9,497 VPD

FAMILY DOLLAR

AutoZone

Pizza Hut
Starbucks
TACO BELL

Wendy's
McDonald's
Culver's
Papa Murphy's

LAQUINTA BY WYNDHAM

MARATHON

O'Reilly AUTO PARTS

Walgreens

OAKWOOD ELEMENTARY SCHOOL
(469 STUDENTS)

Panera BREAD

OSHKOSH AVENUE
±17,830 VPD

21

DOLLAR TREE
DQ
McDonald's

MERRILL MIDDLE SCHOOL
(465 STUDENTS)

MERRILL ELEMENTARY SCHOOL
(260 STUDENTS)

WEBSTER STANLEY ELEMENTARY SCHOOL
(339 STUDENTS)

Walgreens

Chick-fil-A

ROOSEVELT ELEMENTARY SCHOOL
(232 STUDENTS)

READ ELEMENTARY SCHOOL
(354 STUDENTS)

FAMILY DOLLAR

WEBSTER STANLEY MIDDLE SCHOOL
(378 STUDENTS)

AURORA MEDICAL CENTER OSHKOSH
(84 BEDS)

LOWE'S

DICK'S SPORTING GOODS

UNIVERSITY OF WISCONSIN-OSHKOSH
(8,541 STUDENTS)

WI TRUNK 44
±12,485 VPD

State Farm

goodwill
MENARDS
festival

ANYTIME FITNESS

OSHKOSH WEST HIGH SCHOOL
(1,702 STUDENTS)

FAMILY DOLLAR

HAVENWOOD HEIGHTS
(352 UNITS)

GMC
CHEVROLET
BUICK

SHERWIN WILLIAMS

LOURDES HIGH SCHOOL
(606 STUDENTS)

PAPA JOHN'S

THE SALVATION ARMY

BURGER KING

Fleet Farm

PERRY A TIPLER MIDDLE SCHOOL
(315 STUDENTS)

LOURDES HIGH SCHOOL
(606 STUDENTS)

44

JOHN JONES

Hardee's

the Y

Walmart Supercenter

MIDAS

BWT PREMIER BEST WESTERN
Waterfront Hotel and Convention Center

UNITED STATES POSTAL SERVICE

WASHINGTON ELEMENTARY SCHOOL
(229 STUDENTS)

SITE OVERVIEW

ADVANCE AUTO PARTS OSHKOSH, WI

	Year Built	2020
	Building Area	±6,889 SF
	Land Area	±1.04 AC



NEIGHBORING RETAILERS

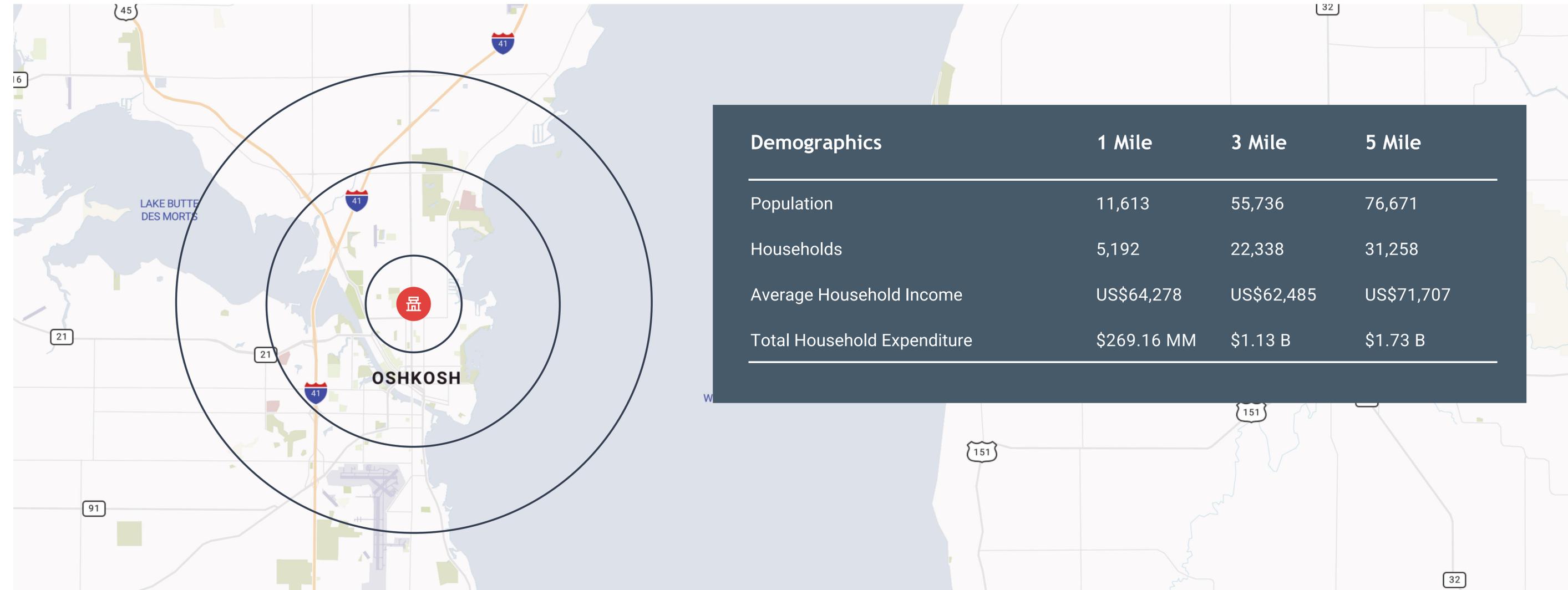
- Family Dollar
- Dollar Tree
- Lowe's
- Menards
- Walgreens
- Walmart Supercenter
- AutoZone Auto Parts
- Anytime Fitness
- O'Reilly Auto Parts
- DICK'S Sporting Goods



SUBJECT PROPERTY

LOCATION OVERVIEW

ADVANCE AUTO PARTS OSHKOSH, WI



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

- 1. University of Wisconsin Oshkosh (13,513 students)
- 2. Oshkosh Corporation (2,800)
- 3. Bemis (2,300)
- 4. Oshkosh Area School District (1,290)
- 5. US Bank (1,144)
- 6. Winnebago County (1,018)
- 7. Aurora Medical Center (870)
- 8. 4imprint (729)
- 9. Winnebago Mental Health Institute (702)
- 10. Affinity - Mercy Medical Center (688)
- 11. Silver Star Brands (650)
- 12. City of Oshkosh (569)
- 13. Clarity Care (569)
- 14. Hoffmaster Group (444)
- 15. Walmart Super Center (318)

LOCATION OVERVIEW

ADVANCE AUTO PARTS OSHKOSH, WI

Oshkosh

Wisconsin

 **66,610**
Population

 **\$48,346**
Median Household Income



Oshkosh hosts Country USA which features entertainment from dozens of country music acts over a five-day period every year in June.

OSHKOSH

Oshkosh is home to the states third largest university, the University of Wisconsin Oshkosh

8,541
STUDENTS

The city of Oshkosh is an award-winning community in the heart of the Fox River Valley.

The city is the largest in Winnebago County.

Oshkosh's main manufactures include trucks and transportation equipment, plastic packaging, paper products, and apparel; it is the headquarters of Oshkosh B'Gosh, which produces a world-famous line of children's wear.

Oshkosh is progressive and participative community that offers small-town friendliness with big city features and a high quality of life for people of all ages and interests.

Oshkosh has a rich history. While the fur trade brought the first European settlers to this area as early as 1818, the establishment and growth of the lumber industry after the Civil War fueled the development of Oshkosh. The lumber industry became well established as businessmen took advantage of navigable waterways to provide access to both markets and northern pineries. The structures which now make up the city's historic areas are a result of the capital and materials generated by the lumber and associated wood manufacturing industries. Oshkosh is a great place to live as the result of an excellent school system, outstanding health care facilities, abundant entertainment opportunities, a low cost of living, a clean environment, and much more. The attributes of Oshkosh include its parks, galleries, nationally accredited museums, golf courses, entertainment venues, festivals, and activities that make Oshkosh a haven for anyone interested in combining city life with the benefits of a small town.

IN THE NEWS

ADVANCE AUTO PARTS OSHKOSH, WI

Oshkosh Corporation's focus on sustainability earns recognition from Barron's and S&P Global

MARCH 18, 2021 (BUSINESSWIRE)

These achievements underscore the Company's commitment to creating a more sustainable future. Steadfast in sustainable initiatives, Oshkosh Corporation has pledged to reduce greenhouse gas emissions and energy consumption and continues to make investments in technology including the development of battery-powered products.

"At Oshkosh Corporation, our culture is centered on **creating a safe** and inclusive workplace. We embrace the responsibility to care for our people, our communities and the planet by **operating sustainably**, empowering people and developing innovative solutions," said John Pfeifer, Oshkosh Corporation President and Chief Operating Officer. "Being ranked on these prestigious lists reinforces the great work our **nearly 15,000 team members** do each day."

Oshkosh Corporation (NYSE: OSK), a leading innovator of mission-critical vehicles and essential equipment, today announced that it has been named one of Barron's "100 Most Sustainable Companies" and has been included in the S&P Global Sustainability Yearbook 2021, both for the fourth consecutive year.

"We congratulate Oshkosh Corporation for achieving a place in the Sustainability Yearbook 2021. With over **7,000 companies assessed**, an inclusion in the yearbook is a true statement of corporate sustainability excellence," said Manjit Jus, Global Head of ESG Research, S&P Global.

In addition to being named one of the Top 100 Most Sustainable Companies by Barron's and listed in the S&P Global Sustainability Yearbook 2021, Oshkosh Corporation has also been named one of the World's Most Ethical Companies by Ethisphere, one of FORTUNE's **World's Most Admired Companies**, one of **America's Most Responsible Companies** by Newsweek and is listed on the Dow Jones Sustainability World Index.

EXPLORE ARTICLE



Oshkosh Food Co-Op under construction, set to open in 2021

ERINN TAYLOR, MARCH 14, 2021 (WE ARE GREENBAY.COM)

"We've been working on this project for about eight years now, so it's really exciting to see the building under construction and knowing that we're so close to opening," Oshkosh Food Co-Op President Brenda Haines said.

The area in Oshkosh that will host the co-op is designated as a food desert, according to the USDA. "There is inadequate **supply of fresh, healthy food** for the residents who live in this area," Haines explained, "so that's one of the drivers behind this project. We want to make sure everyone had access **to benefit their** health and the community's **health as a whole.**"

At the corner of Jackson St. and Pearl Ave. in Oshkosh, Northeast Wisconsin's first food co-op is growing closer to reality.

The co-op recently reached a milestone of 1,500 members, but you won't have to be a member-owner to shop there.

"Anyone will be able to shop in the store, being an owner means that you take part in the **ownership decisions** of the store," Haines said.

The store is set to open later this year.

"We're planning to have about **4,800 square** feet of retail space, and we'll have produce, dairy, meat, cheese, prepared foods or grab and go deli section, all sorts of packaged goods as well," Haines described.

It'll be a lot like any other grocery store, with **one big difference**.

"We're really excited about **partnering with local farmers**, local growers, local producers, who can help us stock the shelves and we can **keep those dollars** here in the community," Haines said.

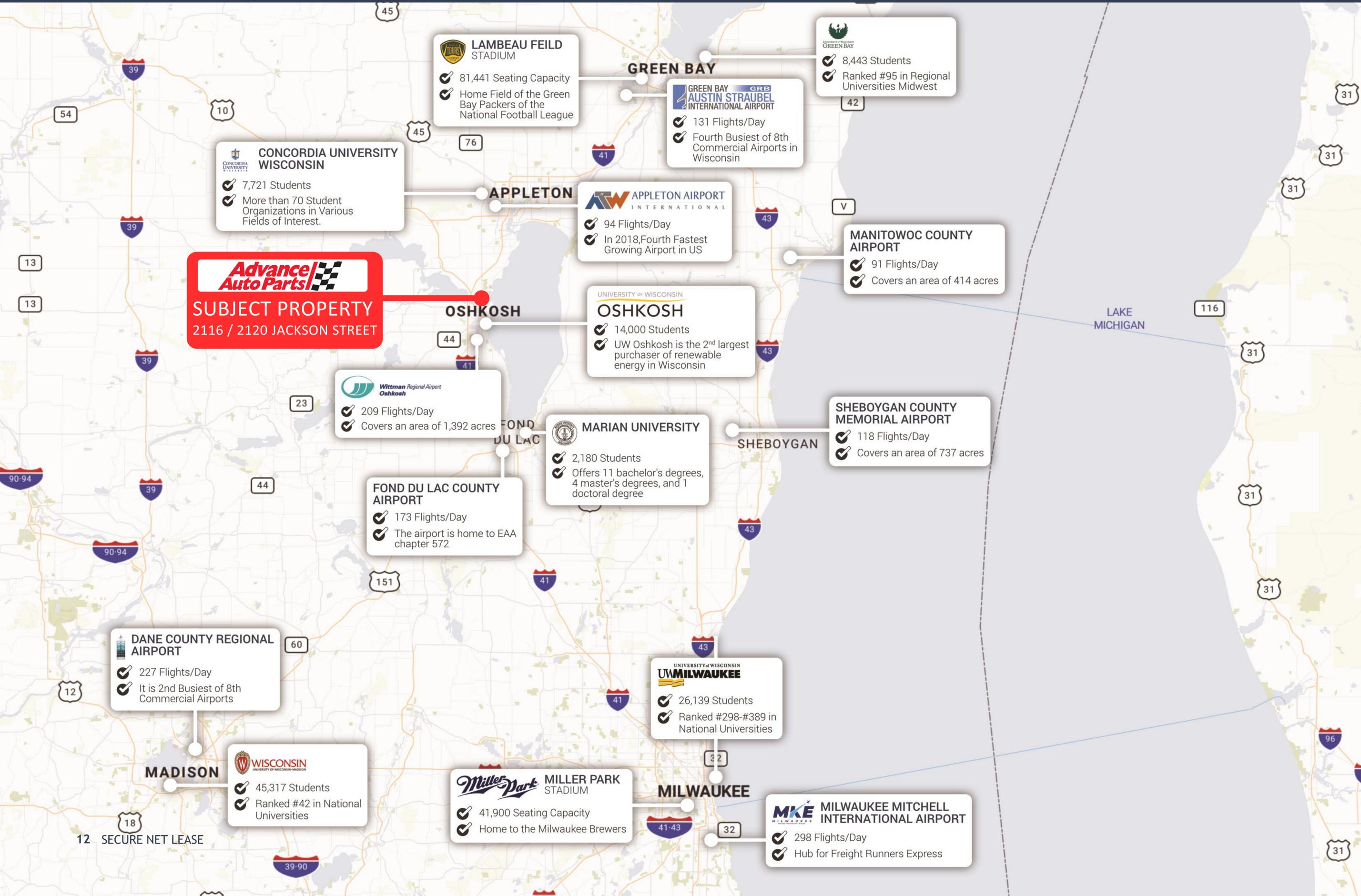
According to Haines, community is what the co-op is all about.

EXPLORE ARTICLE



OSHKOSH - NEENAH METRO AREA

ADVANCE AUTO PARTS OSHKOSH, WI



Advance Auto Parts
SUBJECT PROPERTY
 2116 / 2120 JACKSON STREET

Lambeau Field Stadium
 ✓ 81,441 Seating Capacity
 ✓ Home Field of the Green Bay Packers of the National Football League

GREEN BAY

Green Bay Austin Straubel International Airport
 ✓ 131 Flights/Day
 ✓ Fourth Busiest of 8th Commercial Airports in Wisconsin

University of Wisconsin - Green Bay
 ✓ 8,443 Students
 ✓ Ranked #95 in Regional Universities Midwest

Concordia University Wisconsin
 ✓ 7,721 Students
 ✓ More than 70 Student Organizations in Various Fields of Interest.

APPLETON

Appleton Airport International
 ✓ 94 Flights/Day
 ✓ In 2018, Fourth Fastest Growing Airport in US

Manitowoc County Airport
 ✓ 91 Flights/Day
 ✓ Covers an area of 414 acres

University of Wisconsin - Oshkosh
 ✓ 14,000 Students
 ✓ UW Oshkosh is the 2nd largest purchaser of renewable energy in Wisconsin

OSHKOSH

Wittman Regional Airport Oshkosh
 ✓ 209 Flights/Day
 ✓ Covers an area of 1,392 acres

Marian University
 ✓ 2,180 Students
 ✓ Offers 11 bachelor's degrees, 4 master's degrees, and 1 doctoral degree

Sheboygan County Memorial Airport
 ✓ 118 Flights/Day
 ✓ Covers an area of 737 acres

Fond Du Lac County Airport
 ✓ 173 Flights/Day
 ✓ The airport is home to EAA chapter 572

FOND DU LAC

Dane County Regional Airport
 ✓ 227 Flights/Day
 ✓ It is 2nd Busiest of 8th Commercial Airports

University of Wisconsin - Milwaukee
 ✓ 26,139 Students
 ✓ Ranked #298-#389 in National Universities

MADISON

University of Wisconsin - Madison
 ✓ 45,317 Students
 ✓ Ranked #42 in National Universities

Miller Park Stadium
 ✓ 41,900 Seating Capacity
 ✓ Home to the Milwaukee Brewers

MILWAUKEE

Milwaukee Mitchell International Airport
 ✓ 298 Flights/Day
 ✓ Hub for Freight Runners Express

12 SECURE NET LEASE

CALL FOR ADDITIONAL INFORMATION

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Dallas, TX 75231
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