



FOR SALE // \$734,555

Single-Tenant Investment Property

Advance Auto Parts | 1010 N. State Line Avenue, Texarkana, AR 71854

OFFERING MEMORANDUM



FURMAN
CAPITAL ADVISORS



Confidentiality Agreement



This Confidentiality Agreement will confirm the mutual understandings of the Undersigned and Shefflette Family Trust in connection with NAI Earle Furman, LLC dba Furman Capital Advisors, LLC and NAI American Realty Company (hereinafter referred to as “Protected Parties”) providing information regarding 1010 N. State Line Avenue, Texarkana, Arkansas 71854 (hereinafter called the “Property”) to the undersigned:

1. “Information” means all data, reports, records, materials, lease expirations, lease rates or other lease information obtained from Furman Capital Advisors and NAI American Realty Company which is not in the public domain. Information is not meant to include information which: a) at the time of the disclosure is in the public domain; b) after disclosure becomes part of the public domain through no act or omission by the undersigned; c) as shown by written records was prior to disclosure in the possession of the undersigned; d) is rightfully received by the undersigned from third parties who were entitled to receive such information; or e) is obligated to be disclosed pursuant to applicable law, regulation or legal process.
2. The information is being furnished solely in connection with then consideration of a potential transaction involving the undersigned and shall be treated as “secret” and “confidential” and no portion of it shall be disclosed to others, except to those employees, agents, clients and customers of the undersigned whose knowledge of the information is required for use to evaluate that certain real estate as a potential acquisition and who shall assume the same obligations as the undersigned under this Agreement.
3. It is understood that the Protected Parties are the beneficiaries whose rights are being protected and may enforce the terms of this Confidentiality Agreement as if it were a party to the Agreement.
4. All information furnished shall be promptly returned or destroyed should there be no interest in that certain real estate acquisition, otherwise disposed of as directed by Furman Capital Advisors and NAI American Realty Company.
5. It is understood that Furman Capital Advisors and NAI American Realty Company makes no representations or warranty as to the completeness or accuracy as to any information.

ACCEPTED BY UNDERSIGNED:

Company: _____
 Title: _____
 Date: _____
 Print Name: _____
 E-mail: _____
 Signature: _____
 Authorized Representative: _____





Disclaimer



This Offering Memorandum was prepared by NAI Earle Furman, LLC dba Furman Capital Advisors, LLC and NAI American Realty Company (“Broker”) solely for the use of prospective purchasers of the real property located at 1010 N. State Line Avenue, Texarkana, Arkansas (the “Property”). Neither the Broker nor the (“Owner”) makes any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

Prospective purchasers of the Property are advised (i) that changes may have occurred in the physical or financial condition of the Property since the time this Offering Memorandum was prepared and (ii) that the projections contained herein were made by Broker and not by Owner and are based upon assumptions of events beyond the control of Broker and Owner, and therefore may be subject to variation. No representation is made by Furman Capital Advisors, LLC and NAI American Realty Company or the Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Owner and its employees disclaim any responsibility for inaccuracies, and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Furman Capital Advisors, LLC and NAI American Realty Company, the Owner and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or for omissions from the Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer for the Property is approved by Owner pursuant to its Investment Committee authorities and the signature of a duly authorized signatory of Owner is affixed to a Real Estate Purchase Agreement prepared by Owner.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior authorization of the Owner, (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to the interest of the Owner or Broker.



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



Executive Summary



Furman Capital Advisors and NAI American Realty Company are pleased to exclusively offer Advance Auto Parts located at 1010 N. State Line Avenue, Texarkana, AR 71854.

Property Summary	
Address	1010 N. State Line Avenue, Texarkana, AR 71854
Square Footage	±7,000
Parcel Number	5130070
Tenant	Advance Auto Parts
Occupancy	100%
Lot Size	±0.771 Acres / ±33,585 SF
Construction	Block
Traffic Count	±17,095 vpd

Financial Summary	
Price	\$734,555
Price Per Square Foot	\$108.97
Net Operating Income	\$59,499
Cap Rate	8.10%

Lease Summary	
Lease Commencement	October 20, 2000
Lease Expiration	December 31, 2020
Rent/SF	\$8.50 NNN
Lease Type	Net Net (NN)
Landlord Responsibility	Minimal responsibility
Options	(2) 5-year options with rent bumps in each option period

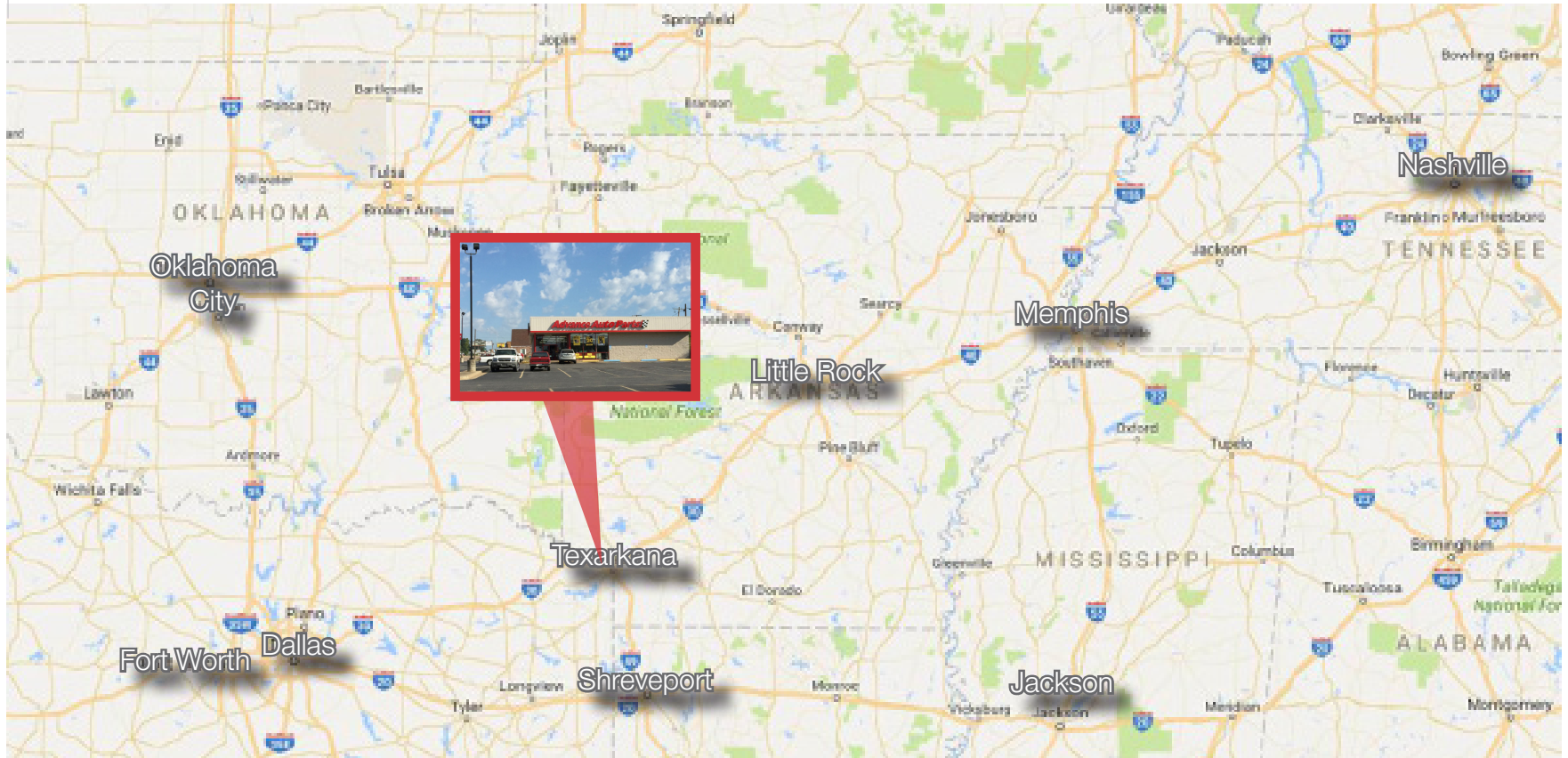
Note: Tenant extended the initial term for an additional five years and seven months on 6/20/13. Tenant opted for this extension five years early, showing their commitment to this location.





Property Overview

Property Overview



Driving Distance to Major Cities

DOWNTOWN TEXARKANA	1 mile
SHREVEPORT, LA	72 miles
LITTLE ROCK, AR	144 miles
DALLAS, TX	180 miles
FORT WORTH, TX	212 miles
JACKSON, MS	275 miles
MEMPHIS, TN	278 miles

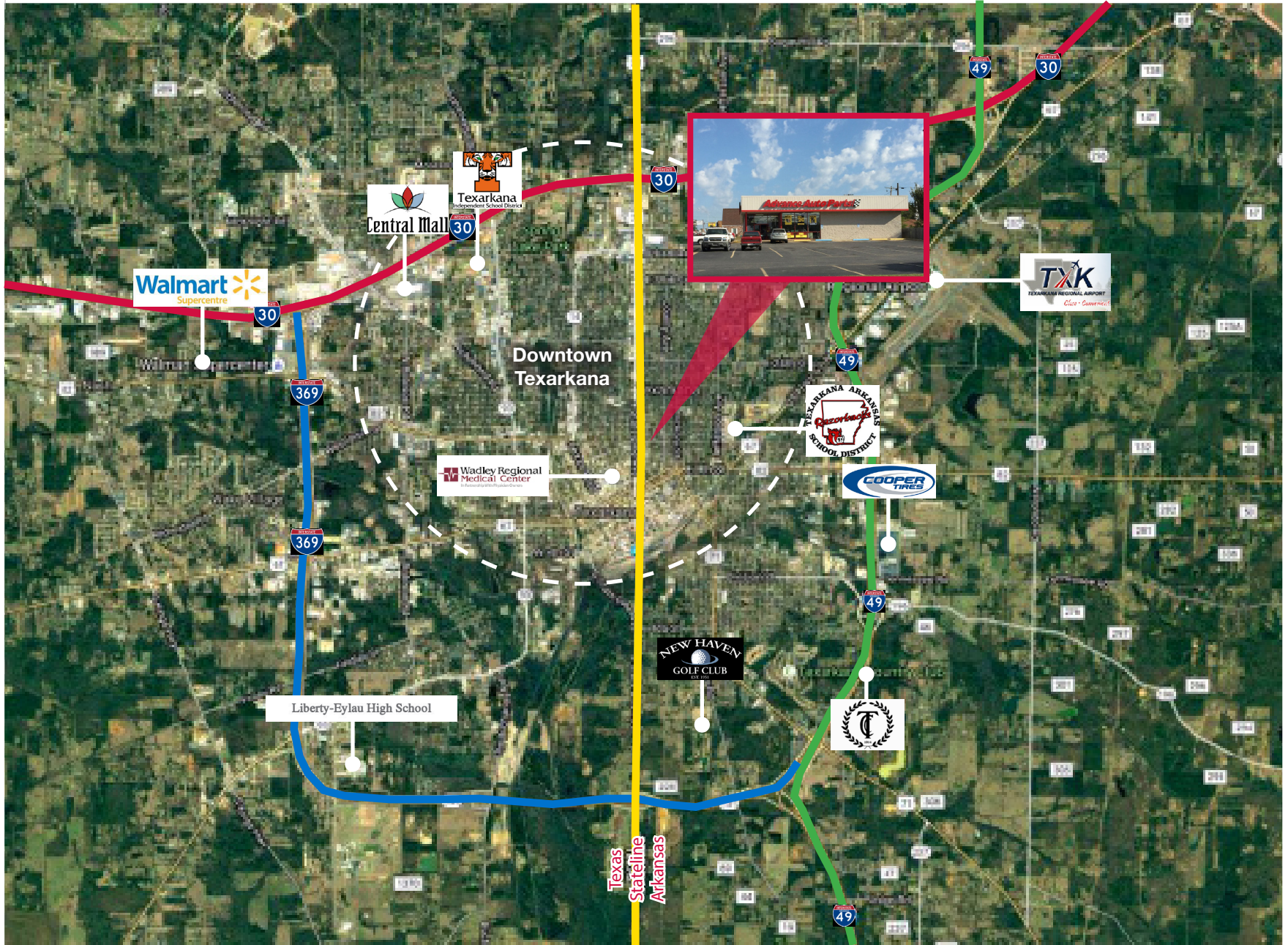




Property Overview



Property Overview





Property Overview

Property Overview



*Boundaries are approximate



Tenant Overview



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 December 30, 2017, Advance operated 5,054 stores and 129 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 1,218 independently owned Carquest branded stores across these locations in addition to Mexico and the Bahamas, Turks and Caicos, British Virgin Islands and Pacific Islands. AdvanceAutoParts.com.

Corporate Information	
Ticker Symbol	NYSE: AAP
Founded	1932 as Advance Stores Company
Headquarters	Roanoke, VA
Number of Locations	5,382
Revenue	\$9.37 Billion (2017)
Market Cap	11.05 Billion (2016)
Employees	±71,000
Credit Rating	BBB - (Standard & Poor's)
Website	www.advanceautoparts.com





Demographics

1 MILE RADIUS

Summary	2010	2017	2022
Population	8,012	7,967	7,971
Households	2,659	2,657	2,668
Families	1,558	1,531	1,528
Average Household Size	2.42	2.40	2.39
Owner Occupied Housing Units	1,379	1,327	1,339
Renter Occupied Housing Units	1,280	1,329	1,328
Median Age	33.9	34.9	35.3
Average Household Income		\$47,714	\$52,224

3 MILE RADIUS

Summary	2010	2017	2022
Population	45,363	45,769	46,172
Households	18,166	18,371	18,566
Families	10,973	10,936	10,980
Average Household Size	2.35	2.34	2.34
Owner Occupied Housing Units	8,341	7,966	7,997
Renter Occupied Housing Units	9,825	10,405	10,569
Median Age	34.3	35.3	36.1
Average Household Income		\$45,280	\$49,561

5 MILE RADIUS

Summary	2010	2017	2022
Population	73,354	74,199	75,186
Households	28,646	29,250	29,705
Families	18,263	18,429	18,617
Average Household Size	2.40	2.39	2.39
Owner Occupied Housing Units	15,365	14,954	15,090
Renter Occupied Housing Units	13,281	14,296	14,615
Median Age	36.1	37.2	38.0
Average Household Income		\$57,067	\$63,035

Source: Esri



The Market - Texarkana, AR



Top 10 Reasons to do Business in the Ark-Tex Region

1. Location

Centrally located within the United States, the Ark-Tex Region is the transportation hub of southwest Arkansas with interstates that allow easy access to larger cities like Dallas, Texas (190 miles) Little Rock, Arkansas (142 miles) and Shreveport, Louisiana (70 miles).

2. Thriving and diversified Industries

Manufacturing, energy, timber, health care and distribution businesses have all found the Ark-Tex region to be fertile ground for their growing businesses. The broad base of the region's economy has helped insulate it from extreme ups and downs.

3. Low Cost of Living

Housing prices are among the lowest in the nation, making it an attractive location for relocating families who find they can get a lot more in return for their housing dollars here.

4. Scenic Beauty

Vast open ranchlands, piney wood forests, scenic lakes – the Ark-Tex region offers it all.

5. A Skilled and Adaptable Workforce

The region offers top education and workforce training institutes.

6. Favorable Tax Climate

The State Business Tax Climate Index ranked Texas as having the sixth best business tax environment in the nation. Local officials work hard to create favorable tax incentives for business.

7. Hospitality

City, county and economic development officials actively work together to address the needs of relocating businesses.

8. Mobility

Interstate 30 and U.S. Highways 59, 67, 71 and 82 converge in Texas' northeast corner. Plans are underway to lay Interstate 69, also known as the "NAFTA Highway," directly through the region, making it an ideal place for distribution.

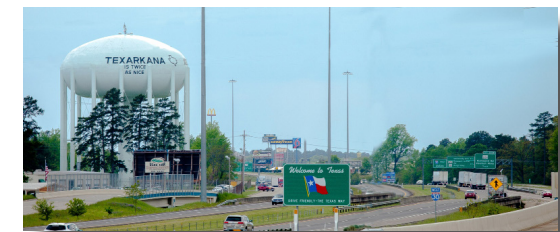
9. Recreation

The Ark-Tex region has an abundant supply of recreational activities, from boating and fishing, to museums and festivals, to rodeos and retail shopping.

10. An Ideal Climate

Texarkana's climate has an average high of 76°F and average low of 55°F

-City of Texarkana, AR





The Market - Texarkana, AR



Growth

In the last few years Texarkana has developed very quickly, and a vast array of new stores and services have opened. Land along I-30 has been cleared between the Richmond road exit and the Nash exit to allow new businesses to be built and other businesses to expand. A multitude of national chain restaurants also have been added over the last few years. Multiple highway projects are in progress to expand area highways and relieve strain on the Richmond Rd. and Summerhill Rd. exits. Continuous access roads, expanded bridges, and a new I-30/US 59 interchange are under construction. I-49 is being extended from Shreveport, with a future extension planned to Kansas City in the US 71 corridor.

Texarkana is a regional hub for cities in southwest Arkansas, northeast Texas, northwest Louisiana, and southeast Oklahoma.

Major Area Employers

- | | |
|------------------------------------|---------------------------|
| Bolls Distributing Company | BWI |
| CHRISTUS St.Michael Health System | Collom & Carney Clinic |
| Cooper Tire & Rubber | Day & Zimmermann INC |
| Domtar, Inc | E-Z Mart Stores |
| International Paper | Ledwell & Son Enterprises |
| Liberty Eylau ISD | Pleasant Grove ISD |
| Red River Army Depot & Tenets | Texarkana College |
| Texarkana Gazette | City of Texarkana, AR |
| City of Texarkana, TX | Texarkana, TX ISD |
| Texarkana Arkansas School District | TEXAS A&M-Texarkana |
| Truman Arnold Company | UACCH-Texarkana |
| Valor Telecom | Wadley Regional Medical |

Texarkana Facts

- Consists of two separate municipal designations:
 - Texarkana, Arkansas, the county seat of Miller County, Arkansas
 - Texarkana, Texas, located in Bowie County, Texas
- State Line Avenue follows the Texas-Arkansas state line throughout much of Texarkana.
- The two "sides" of Texarkana are separate only from a political standpoint. Thousands of locals actually live in one state and work in the other.
- Has two mayors and two sets of city officials.
- The two sides share a federal building, courthouse, jail, post office, labor office, chamber of commerce, water utility, and several other offices.



The Market



Financial Analysis - Rent Roll

Financial Analysis

TENANT INFO		LEASE TERMS		RENT SUMMARY			
Tenant Name	Sq. Ft	Term		Monthly Rent	Annual Rent	Annual Rate/SF	
Advance Auto Parts	7,000	10/20/2000	12/31/2020	Current Term	\$4,958.33	\$59,499.96	\$8.50
Current Totals:	7,000	10/20/2000	12/31/2020		\$4,958.33	\$59,499.96	\$8.50

PRICING

Price:	\$734,555
Price Per Square Foot:	\$108.97
Net Operating Income:	\$59,499
Cap Rate:	8.10%

Disclaimer: The information contained herein is intended to give the reader ample information about the subject property. All information has been gathered from sources we deem to be reliable and credible; however, no warranty or guarantee, in any manner whatsoever, is intended or made as to its accuracy and none may be expressed or implied by anything herein contained or made by agent of the principal relative to the subject property.



Appendix



Offers

As the exclusive representation to the property owner, Furman Capital Advisors and NAI American Realty Company are pleased to offer this investment opportunity.

Please contact the following to schedule a site visit or for any further information.

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