

JAMESCAPITAL
ADVISORS



Representative Photo

ADVANCE AUTO PARTS (DARK STORE) - HOUSTON, TX

JAMES CAPITAL ADVISORS, INC.

JAMES CAPITAL ADVISORS

MARKETING PACKAGE



9202 Jensen Dr
Houston, TX 77093

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Representative Photo

INVESTMENT SUMMARY

| | |
|------------------------|--------------------|
| Tenant | Advance Auto Parts |
| Street Address | 9202 Jensen Dr |
| City | Houston |
| State | TX |
| Zip | 77093 |
| GLA | 6,944 SF |
| Lot Size | 0.68 AC |
| Year Built / Remodeled | 2006 |

\$1,473,432

PURCHASE PRICE

9.50%

CAP RATE

\$139,976

NET OPERATING INCOME

Price / SF \$212.19

Rent / SF \$20.16

**High Visibility and Ease of Access**

The property is situated along Jensen Dr, near the intersection of Tidwell Rd in Houston, TX. Further, it also sits on the corner of Jensen Dr and Hohl St with two entrances to the parking lot.

No Income Tax State

Texas is one of several states with no state income tax. Investors that live in non-income tax states can benefit from higher post-tax dollars.

Strong Corporate Guarantee

Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider headquartered in Raleigh, N.C., 2018 revenue exceeded \$9.6 billion.

Dense Population and Continued Growth

Houston is the largest city in the state of Texas and the fourth-largest in the United States. This city is also deemed one of the fastest-growing cities in the country. Houston has grown by 33% since 2010 and has shown no signs of slowing down.

LEASE SUMMARY

| | | | |
|---------------------|-------------------|---------------------|------------------------|
| Lease Type | Double-Net (NN) | Real Estate Taxes | Tenant Responsible |
| Type of Ownership | Fee Simple | Insurance | Tenant Responsible |
| Original Lease Term | 15 Years | Roof & Structure | Landlord Responsible |
| Commencement Date | 7/7/2006 | Lease Guarantor | Corporate |
| Lease Expiration | 5/1/2022 | Company Name | Advance Stores Company |
| Term Remaining | 2+ Years | Ownership | Public |
| Increases | 5% Every Option | Years in Business | 87 |
| Options | Three (3), 5-Year | Number of Locations | 5,200 |

**Tax Incentive for Business Development**

Houston offers a highly competitive business environment at a favorable cost. The region is a national leader in business relocations and expansions thanks in large part to its pro-growth attitude. State and local incentives, as well as a favorable tax structure make this region an attractive place to do business for companies of all sizes.

High Traffic Count

This asset is located along heavily trafficked Jensen Dr which sees more than 18,000 vehicles per day pass the site, providing ideal conditions for a retail property.

Value Add Opportunity

An investor has the opportunity to collect rent for 2+ years while re-purposing this project. The building was constructed in 2006 and the structure, as well as the roof, are in good condition.

Near Major Retailers

Local retailers in the immediate area include McDonald's, Dollar General, AutoZone, Jack in the Box, Burger King, and many more.

RETAIL AERIAL



RETAIL AERIAL



SITE PLAN



RENT SCHEDULE

| PERIOD | TERM | ANNUAL RENT | MONTHLY RENT | INCREASE | CAP RATE |
|----------------------|-----------|--------------|--------------|----------|----------|
| 7/7/2006 - 7/7/2016 | Base Term | \$127,251.00 | \$10,604.25 | - | 8.64% |
| 7/8/2016 - 4/30/2022 | Base Term | \$139,976.04 | \$11,664.67 | 10.00% | 9.50% |



LOCATION OVERVIEW**1. Space Center Houston**

1601 E. NASA Pkwy, Houston, TX 77058
33 MILES FROM SUBJECT PROPERTY

2. Houston Museum District

1001 Bissonnet St, Houston, TX 77005
10 MILES FROM SUBJECT PROPERTY

3. Downtown Houston

501 Crawford St, Houston, TX 77002
7 MILES FROM SUBJECT PROPERTY

4. Downtown Aquarium

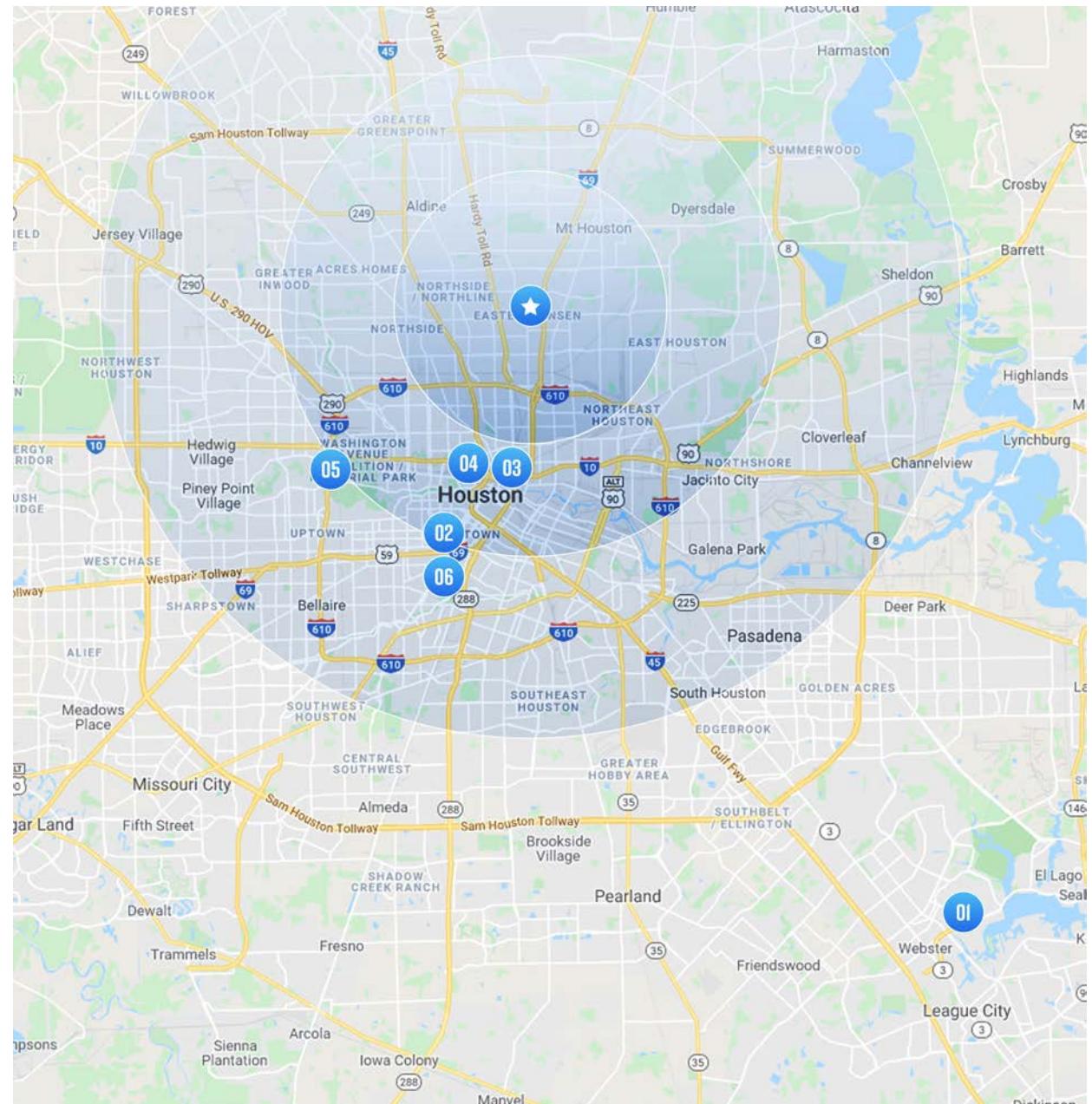
410 Bagby St, Houston, TX 77002
8 MILES FROM SUBJECT PROPERTY

5. Houston Arboretum

4501 Woodway Dr, Houston, TX 77024
14 MILES FROM SUBJECT PROPERTY

6. Houston Zoo

6200 Hermann Park Dr, Houston, TX 77030
11 MILES FROM SUBJECT PROPERTY



LOCATION OVERVIEW



01

SPACE CENTER HOUSTON

The official visitor center of NASA Johnson Space Center in Houston and a museum are located here.



02

HOUSTON MUSEUM DISTRICT

The Museum District is Houston's cultural heart, from natural science to the African-American experience.



03

DOWNTOWN HOUSTON

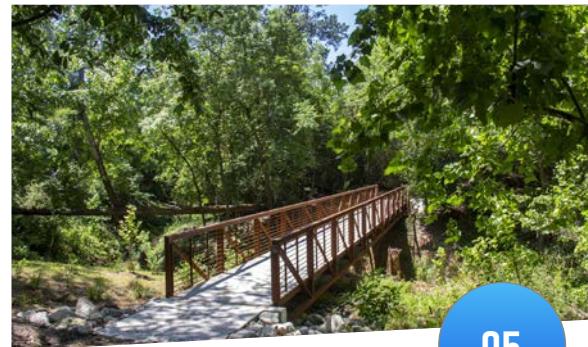
Downtown is a bustling business hub and home to sporting events, concerts, and local restaurants.



04

DOWNTOWN AQUARIUM

This six-acre entertainment complex is a 500,000-gallon aquatic wonderland, home to over 300 species of aquatic life.



05

HOUSTON ARBORETUM

The Houston Arboretum and Nature Center is located in Memorial Park and is open daily with free admission.



06

HOUSTON ZOO

This zoo houses over 6,000 animals. It is the second most visited zoo in the United States.

LOCATION OVERVIEW



Houston, TX

Houston is a large metropolis in Texas, extending to Galveston Bay. Alive with energy and rich in diversity, Houston is a dynamic mix of imagination, talent and first-class attractions that makes it a world-class city. Home to a vibrant economy, beautiful surroundings and a population full of optimism. Comprising a total area of 637.4 square miles, Houston is the eighth most expansive city in the United States. It's closely linked with the Space Center Houston, the coastal visitor center at NASA's astronaut training and flight control complex. The city's relatively compact Downtown includes the Theater District, home to the renowned Houston Grand Opera, and the Historic District, with 19th-century architecture and upscale restaurants.

Local Economy

The economy of Houston employs 1.11M people. The largest industries in Houston are Health care & Social Assistance, Construction, and Retail Trade. Houston's economy since the late 19th century has a broad industrial base in energy, manufacturing, aeronautics, and transportation.

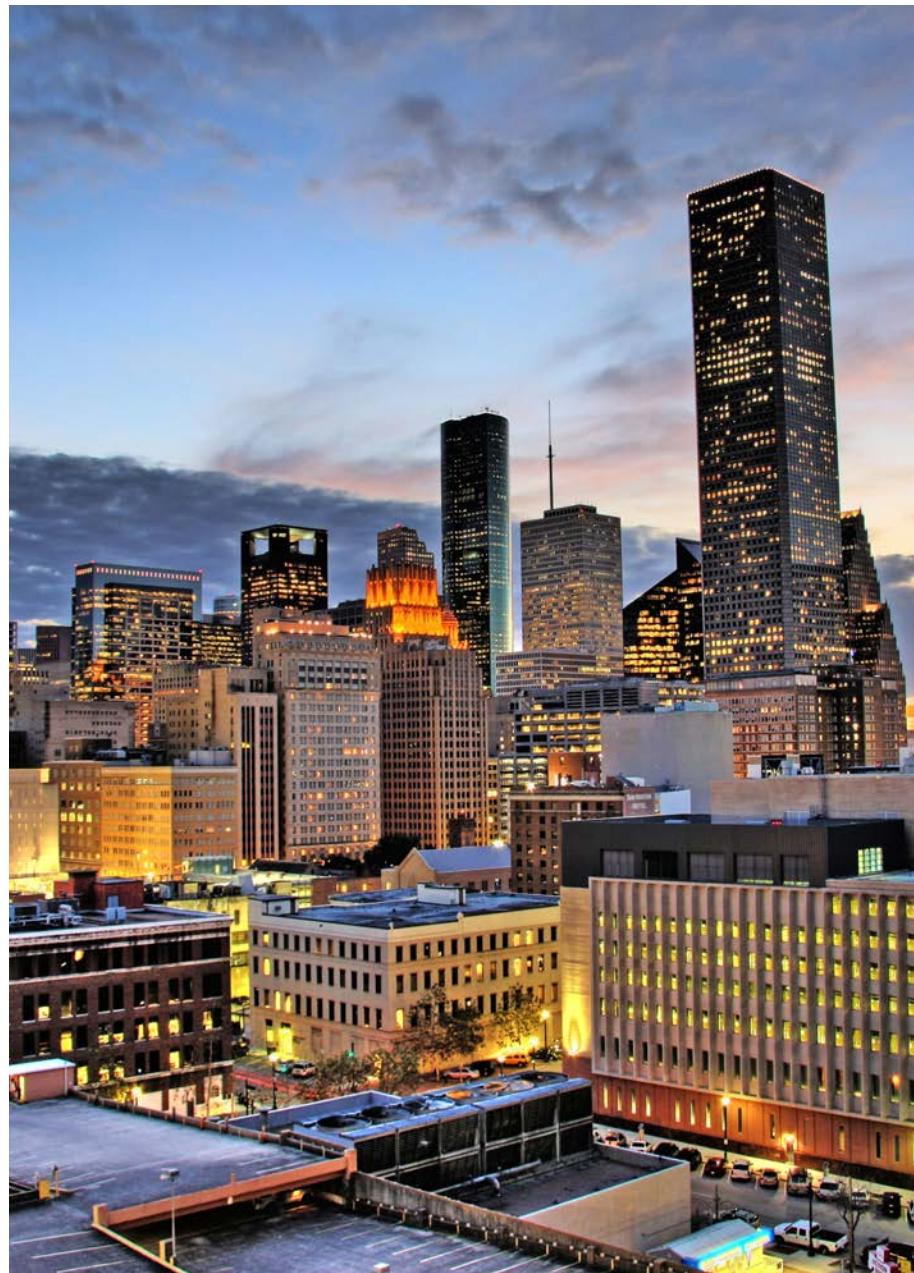


University of Houston

Established in 1927, the University of Houston empowers students in their pursuit of learning, discovery, leadership and engagement. Located in a sprawling metropolis, the premier Tier One campus provides students with cutting edge programs including undergraduate, graduate, doctoral, distance and continuing education. Ranked among the best colleges in America, University of Houston is home to award-winning faculty, innovative research centers, has one of the most diverse student populations in the nation, an alumni who have become international leaders.

Professional Sports

Houston has sports teams for every major professional league except the National Hockey League. Houston's professional sports teams include the MLB's Houston Astros, the NFL's Houston Texans, the MLS' Houston Dynamos, the MLR's Houston SaberCats, and the NBA's Houston Rockets.

DEMOGRAPHICS

| POPULATION | 1-Mile | 3-Mile | 5-Mile |
|------------------|--------|---------|---------|
| 2024 Projection | 12,909 | 128,988 | 399,523 |
| 2019 Estimate | 12,364 | 123,397 | 322,734 |
| 2010 Census | 12,135 | 120,270 | 301,829 |
| Growth '19 - '24 | 4.41% | 4.53% | 23.79% |
| Growth '10 - '19 | 1.89% | 2.60% | 6.93% |

| HOUSEHOLDS | 1-Mile | 3-Mile | 5-Mile |
|------------------|----------|----------|----------|
| 2024 Projection | 3,496 | 37,476 | 105,752 |
| 2019 Estimate | 3,356 | 35,930 | 100,704 |
| 2010 Census | 3,352 | 35,614 | 95,589 |
| Growth '19 - '24 | 4.17% | 4.30% | 5.01% |
| Growth '10 - '19 | 0.12% | 0.89% | 5.35% |
| Average Income | \$41,645 | \$43,957 | \$54,095 |
| Median Income | \$31,632 | \$33,071 | \$34,842 |

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