

# Advance Auto Parts

MISSION, TX

## OFFERING MEMORANDUM



Representative Photo



**Marcus & Millichap**  
Real Estate Investment Services

# Advance Auto Parts

MISSION, TX

## CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure 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. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS  
& MILLICHAP AGENT FOR MORE DETAILS.

# Advance Auto Parts

MISSION, TX

## NET LEASED DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

**By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.**

# Advance Auto Parts

MISSION, TX

## TABLE OF CONTENTS

|                  |                                |
|------------------|--------------------------------|
| <b>Section 1</b> | PROPERTY DESCRIPTION           |
| <b>Section 2</b> | PRICING AND FINANCIAL ANALYSIS |
| <b>Section 3</b> | MARKET OVERVIEW                |
| <b>Section 4</b> | DEMOGRAPHIC ANALYSIS           |

**PROPERTY DESCRIPTION**

# **Advance Auto Parts**

MISSION, TX

## INVESTMENT OVERVIEW

### Investment Highlights

- Investment Grade Tenant - Corporate Guaranteed Lease - S&P BBB-/Stable
- Ten Percent Increase Commencing January 1, 2015 Resulting in an 8.1 Percent Cap Rate
- Five Percent Increases in Options
- Second Largest Automotive Retailer 3,969-Plus Locations
- McAllen MSA ranked #1 in the Nation for Long Term Job Growth (2012)
- McAllen MSA was Named the Fastest Growing Metro Area in the Nation (2012)



Marcus & Millichap is pleased to exclusively present this fee simple Advance Auto Parts offering located in Mission, Texas. Advance Auto Parts is under a 15-year corporate guaranteed NNN lease.

This lease will include a 10 percent increase starting on January 1st of 2015. The building was constructed in 2004.

Advance Auto Parts is Headquartered in Roanoke, Virginia and is a leading automotive aftermarket retailer of parts, accessories, batteries and maintenance items, in the United States, serves both the do-it-yourself and professional installer markets. The company operates over 3,900 stores in 39 states, Puerto Rico and the Virgin Islands and employs over 55,000 of the best team members in the business.

The McAllen MSA has shown rapid growth in the past five years, with 2012 statistics naming it: The #1 MSA in terms of long term job growth, The fastest growing metro area in the nation, and the seventh fastest growing US City.

### PROPERTY SUMMARY

#### The Offering

|                          |                                 |
|--------------------------|---------------------------------|
| Property                 | Advance Auto Parts              |
| Property Address         | 800 FM 494<br>Mission, TX 78572 |
| Assessor's Parcel Number | S2745-00-000-0001-00            |

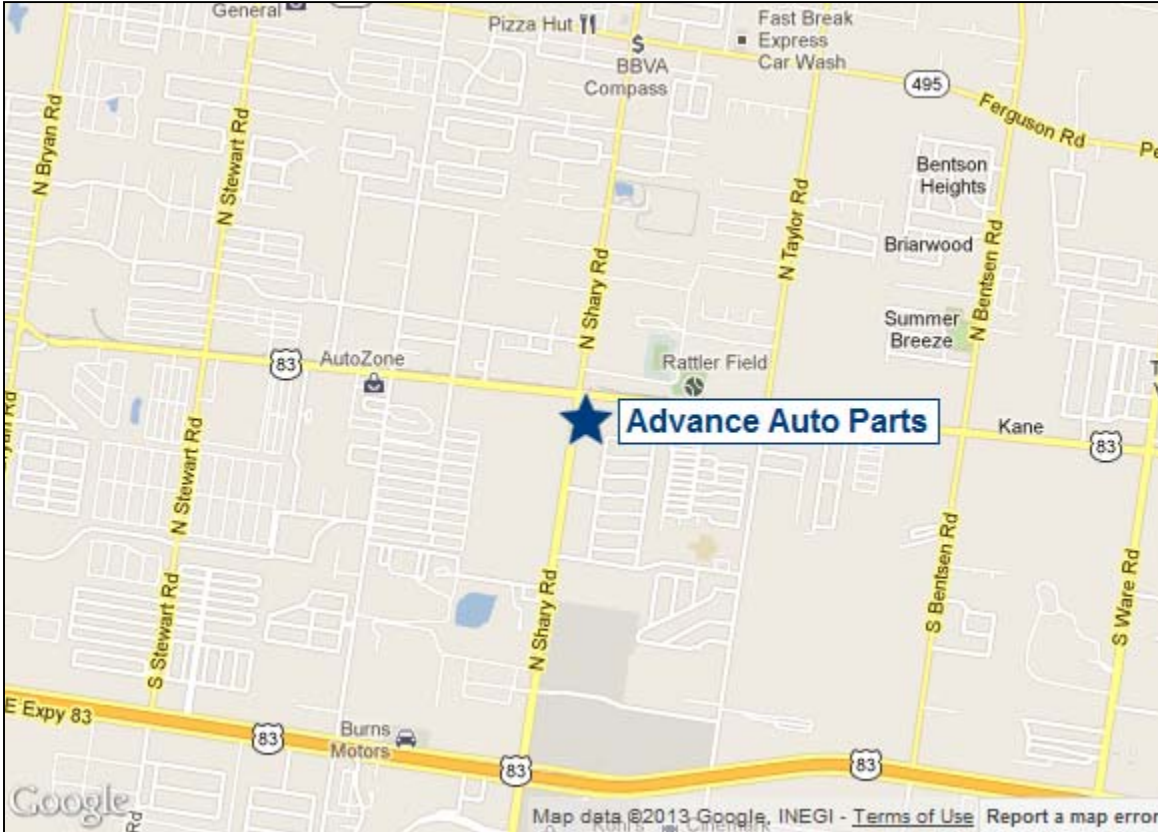
#### Site Description

|                      |                                  |
|----------------------|----------------------------------|
| Number of Stories    | 1                                |
| Year Built           | 2004                             |
| Rentable Square Feet | 7,140                            |
| Lot Size             | 41,926 SF                        |
| Type of Ownership    | Fee Simple                       |
| Parking              | 39 Spaces                        |
| Parking Ratio        | 5.4 Spaces per 1,000 Square Feet |
| Landscaping          | Moderate                         |
| Topography           | Relatively Flat                  |

#### Construction

|                 |         |
|-----------------|---------|
| Parking Surface | Asphalt |
| Roof            | Flat    |

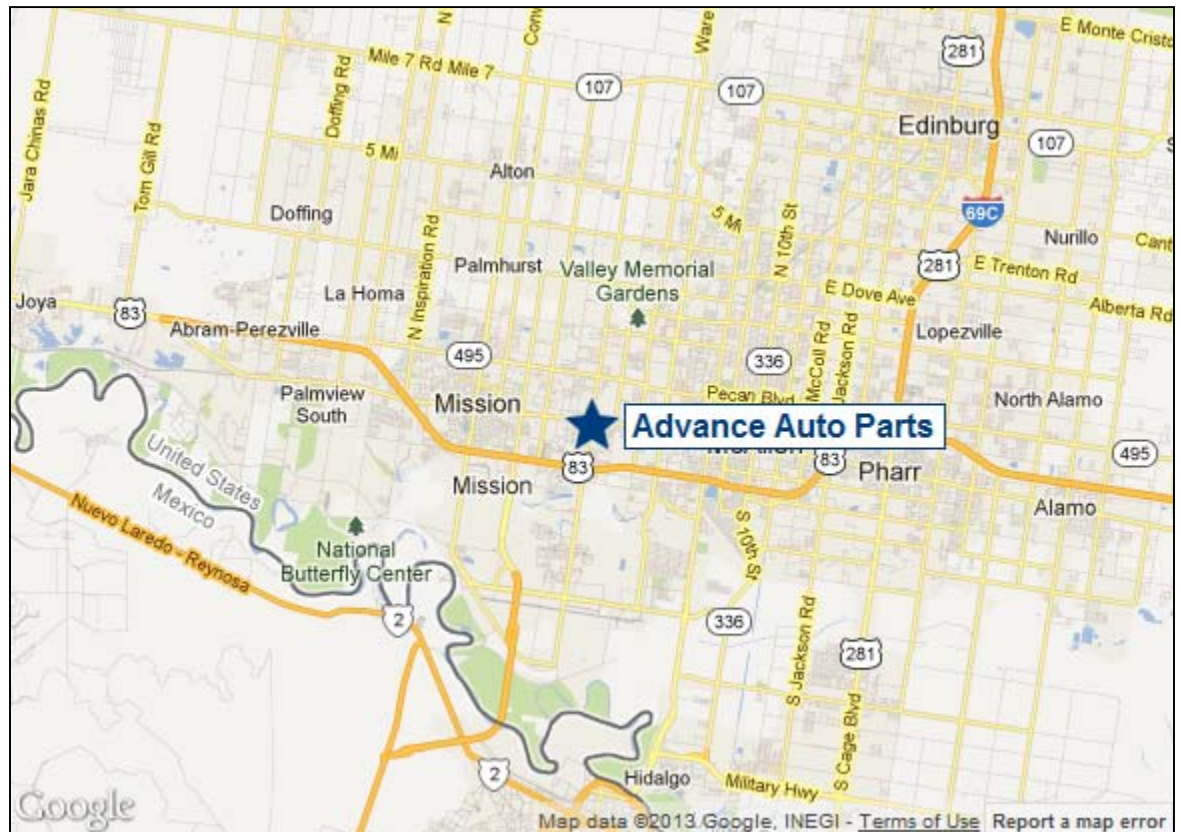




Local Map



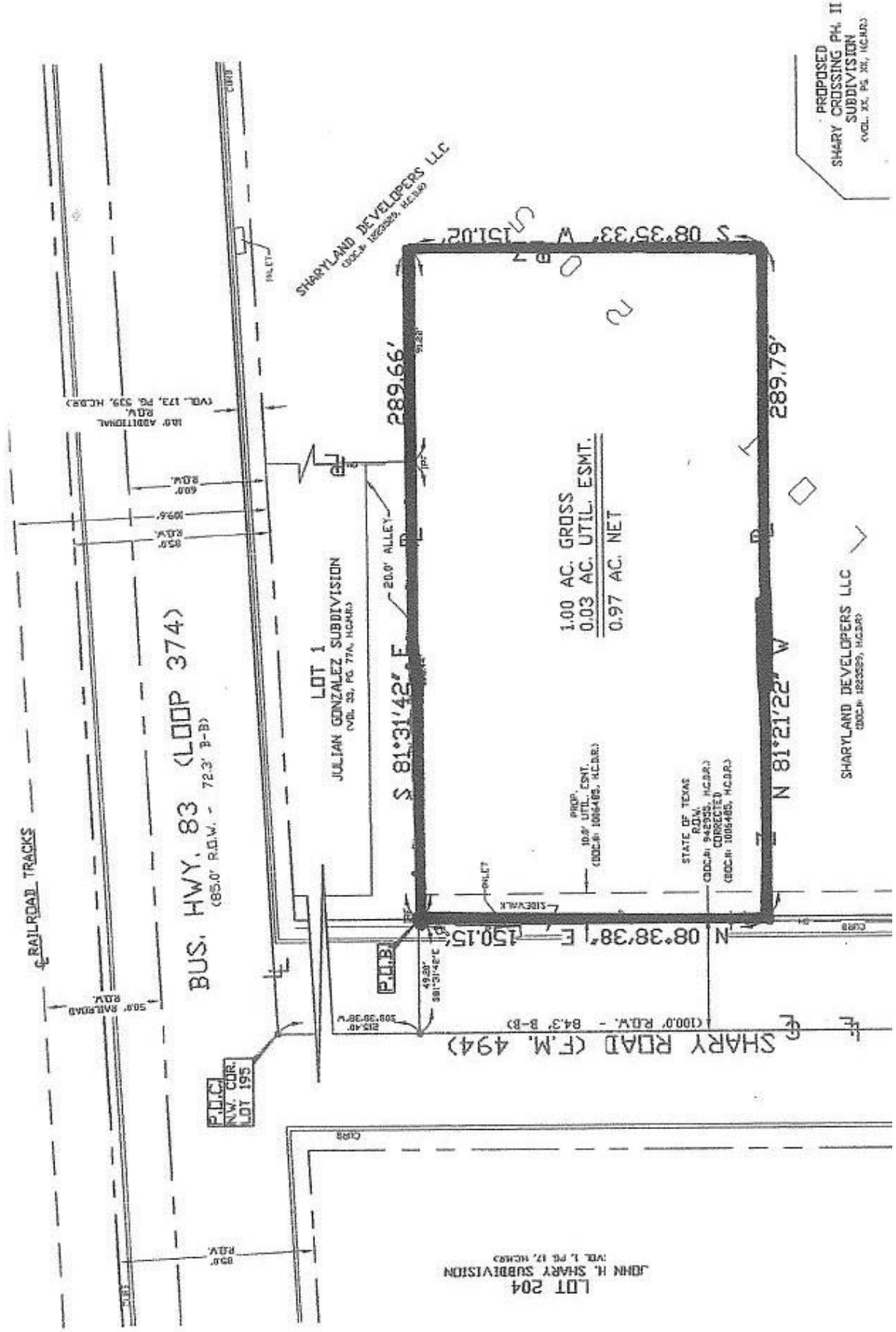
Regional Map



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. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2013 Marcus & Millichap U0490032



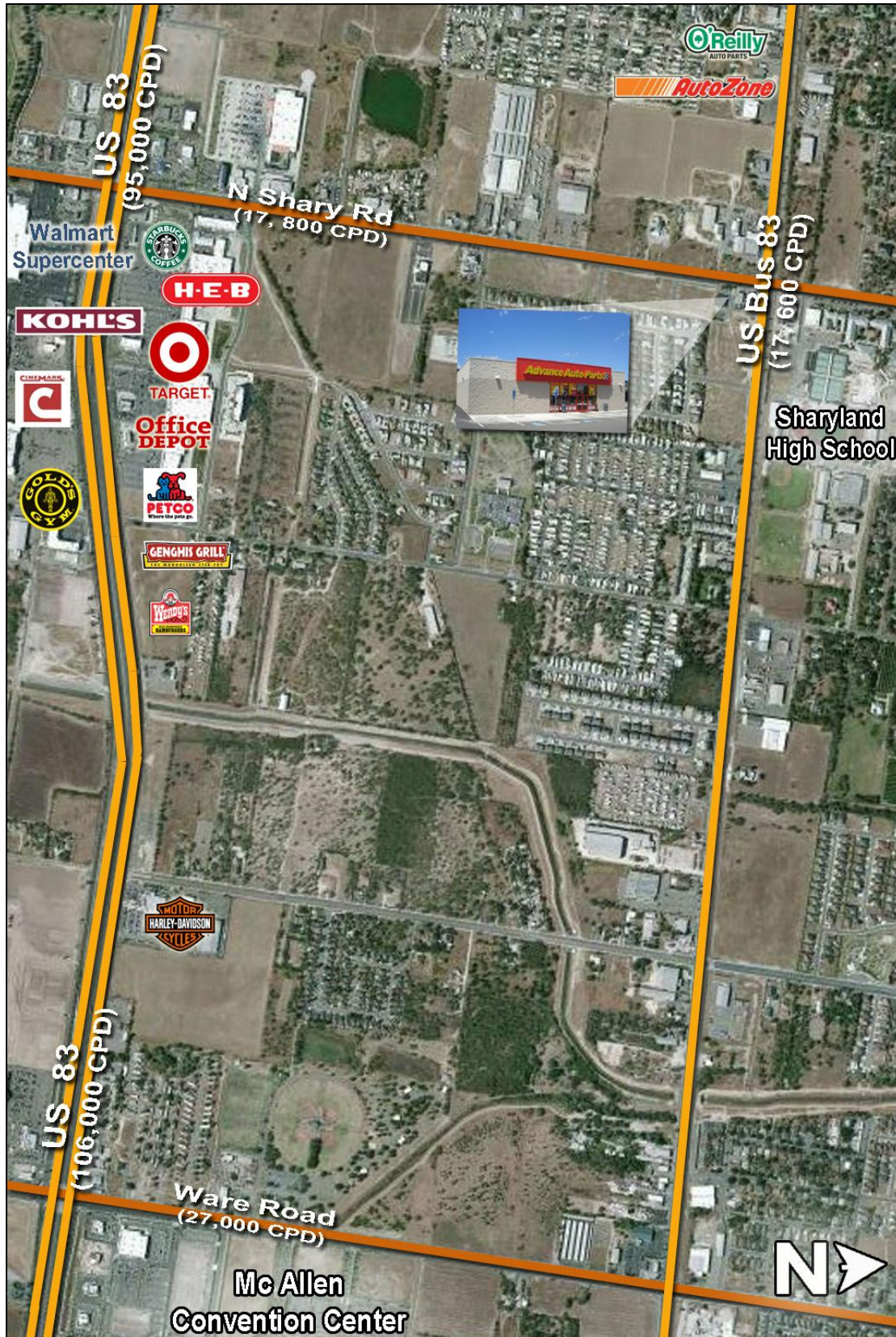
**SITE PLAN**



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. References to square footage or acre are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2013 Marcus & Millichap U0490032.



### AERIAL PHOTO



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. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2013 Marcus & Millichap U0490032

PRICING AND FINANCIAL ANALYSIS

# Advance Auto Parts

MISSION, TX

### FINANCING

| Existing Financing |                |
|--------------------|----------------|
| Loan Type          | Free and Clear |

### TENANT OVERVIEW

|                      |                                 |
|----------------------|---------------------------------|
| Property Name        | Advance Auto Parts              |
| Property Address     | 800 FM 494<br>Mission, TX 78572 |
| Property Type        | Net Leased Auto Parts           |
| Rentable Square Feet | 7,140                           |

|                              |                     |
|------------------------------|---------------------|
| Tenant Trade Name            | Advance Auto Parts  |
| Ownership                    | Public              |
| Tenant                       | Corporate Store     |
| Sales Volume                 | 6.170 Billion       |
| Net Worth                    | 846 Million         |
| Lease Guarantor              | Corporate Guarantee |
| Credit Rating                | BBB-                |
| Valueline Financial Strength | Stable              |
| Rating Agency                | Standard & Poor's   |
| Stock Symbol                 | AAP                 |
| Board                        | NYSE                |

|                         |                    |
|-------------------------|--------------------|
| Lease Commencement Date | 9/29/04            |
| Rent Commencement Date  | 9/29/04            |
| Lease Expiration Date   | 12/31/19           |
| Term Remaining on Lease | 6.5                |
| Lease Type              | Absolute Net       |
| Roof and Structure      | Tenant Responsible |
| Lease Term              | 15 Year Lease      |
| Increases               | 1/1/15             |

|                        |                                 |
|------------------------|---------------------------------|
| Options to Renew       | 3, 5-Year Options, 5% Increases |
| Options to Terminate   | N/A                             |
| Options to Purchase    | N/A                             |
| First Right of Refusal | N/A                             |

|                  |  |
|------------------|--|
| No. of Locations | 3900+  |
| Headquartered    | Roanoke, Virginia  |
| Web Site         | <a href="http://www.advanceautoparts.com">www.advanceautoparts.com</a> |

Headquartered in Roanoke, Virginia, Advance Auto Parts, Inc., the second leading automotive aftermarket retailer of parts, accessories, batteries and maintenance items, in the United States, serves both the do-it-yourself and professional installer markets. The company operates over 3,900 stores in 39 states, Puerto Rico and the Virgin Islands and employs over 55,000 people.

The company premiered on the Fortune 500 list of companies in 2003 at No. 466 and has remained on the list since that time. As of January 2006, it was ranked at No. 1,497 on the Forbes magazine "World's Biggest Public Companies" list, and in 2005 Forbes named it as being the best-managed company in the retail sector.

### TENANT RECENT NEWS

**ROANOKE, VIRGINIA.** - Advance Auto Parts has announced a new partnership with AVI, created to provide shops with an expanded offering of online automotive training courses. Advance Shop eLearning powered by AVI features online video content covering a range of topics - from basic automotive concepts to advanced technical diagnostic training. All content is available to shops 24/7 through the purchase of training bundles that can be tailored to meet a shop's specific needs.

“AVI has long been recognized as a great solutions provider for training to the automotive aftermarket,” said Walter Scott, vice president of eCommerce and eServices for Advance Auto Parts. “The partnership through Advance Shop eLearning allows us to deliver the wide range of industry-leading online content that our shops need to stay on top of current technologies and better serve their customers.”

Online training bundles available from Shop eLearning powered by AVI include: basic automotive systems for new service technicians, management courses geared towards shop owners, ASE test preparation, advanced diagnostics, working with hybrid or diesel vehicles and more. Shops can select content most relevant to their businesses on an individual basis. Additionally, a learning management system allows shop owners and managers to view and track their staff's progress through the eLearning courses, and includes access to pre- and post-training tests.

“Training is a universal need in the aftermarket,” said Paul Louwers, CEO at AVI. “We're excited to partner with Advance to provide on-demand training solutions that help serve commercial garages on a shop-to-shop basis.”

In addition to Shop eLearning powered by AVI, Advance offers commercial customers MotoLogic, a Web-based repair and diagnostic tool, and DriverSide, an online marketing suite that helps shops attract new customers, optimize their online reputation and increase customer service frequency and retention

June 19, 2013 Source:

[http://www.aftermarketnews.com/Item/114993/advance\\_auto\\_parts\\_professional\\_partners\\_with\\_avi\\_to\\_offer\\_commercial\\_garages\\_flexible\\_online\\_training\\_solutions.aspx](http://www.aftermarketnews.com/Item/114993/advance_auto_parts_professional_partners_with_avi_to_offer_commercial_garages_flexible_online_training_solutions.aspx)



### FINANCIAL OVERVIEW

#### Location

800 FM 494  
Mission, TX 78572

|                      |                    |
|----------------------|--------------------|
| Price                | \$1,500,000        |
| Down Payment         | 100% / \$1,500,000 |
| Rentable Square Feet | 7,140              |
| Price/SF             | \$210.08           |
| CAP Rate             | 7.44%              |
| Year Built           | 2004               |
| Lot Size             | 41,926 SF          |
| Type of Ownership    | Fee Simple         |

#### Tenant Summary

|                       |                       |
|-----------------------|-----------------------|
| Tenant Trade Name     | Advance Auto Parts    |
| Ownership             | Public                |
| Tenant                | Corporate Store       |
| Lease Guarantor       | Corporate Guarantee   |
| Lease Type            | Absolute Net          |
| Roof and Structure    | Tenant Responsible    |
| Lease Term            | 15 Year Lease         |
| Lease Commencement    | 9/29/04               |
| Rent Commencement     | 9/29/04               |
| Lease Expiration Date | 12/31/19              |
| Term Remaining on     | 6.5                   |
| Increases             | 1/1/15                |
| Options               | 3, 5-Year Options, 5% |

#### Annualized Operating Data

| Rent Increases              | Annual Rent  | Monthly Rent             |
|-----------------------------|--------------|--------------------------|
| Current                     | \$111,600.00 | \$9,300.00               |
| Years 11-15                 | \$122,760.00 | \$10,230.00              |
| Base Rent (\$15.63/SF)      |              | \$111,600                |
| <b>Net Operating Income</b> |              | <b>\$111,600</b>         |
| <b>Total Return</b>         |              | <b>7.44% / \$111,600</b> |



# **Advance Auto Parts**

MISSION, TX

## MARKET OVERVIEW

McAllen, Texas is located at the center of North America's population center and provides a direct connection between the international and U.S. markets. Located strategically in the Rio Grande Valley of South Texas, McAllen is only four miles from the U.S.-Mexico border. McAllen is the center of commerce and services in the Rio Grande Valley and is the largest city in Hidalgo County. The City of Palms is home to a growing, diverse population and continues to transform and develop. McAllen enjoys year-round sunshine and warm climate.

- Source <http://www.mcallenedc.org/mcallen-community-profile.php>

- McAllen, Texas ranked 3rd most affordable city in the nation to live in  
- Kiplinger, 2012
- McAllen, Texas: #4 Most Popular City People Move to  
- The Fiscal Times, 2012
- McAllen MSA ranked #1 in the nation for long term job growth  
- U.S. Bureau of Labor Statistics, 2012
- McAllen was named the 3rd most affordable city in the United States  
- The Street, 2012
- McAllen MSA #3 Among Top Mid-Sized Cities in the U.S. for Jobs  
- Forbes, 2012
- McAllen MSA ranked #18 Best Performing City in the Nation  
- Forbes, 2012
- McAllen MSA ranked #7 Fastest Growing U.S. City  
- CNN Money, 2012
- Texas/Mexico corridor was named a Top Region to Watch in 2012 for automotive manufacturing revival  
- Forbes, 2012
- McAllen MSA was named the fastest growing metro area in the nation  
- The Fiscal Times, 2012
- Twenty-nine percent of McAllen's general population with a bachelor's degree or higher outperformed state and national averages of 26 percent and 28 percent respectively  
- U.S. Census Bureau - American Community Survey, 2012
- McAllen MSA was ranked as the best housing market in the nation  
- Market Watch - The Wall Street Journal, 2012



**DEMOGRAPHIC ANALYSIS**

# **Advance Auto Parts**

MISSION, TX

### DEMOGRAPHIC REPORT

|                                    | 1 Mile   | 3 Miles  | 5 Miles  |
|------------------------------------|----------|----------|----------|
| 1990 Population                    | 3,066    | 49,603   | 115,003  |
| 2000 Population                    | 6,740    | 63,373   | 145,491  |
| 2010 Population                    | 9,250    | 81,634   | 189,301  |
| 2012 Population                    | 9,796    | 86,448   | 200,452  |
| 2017 Population                    | 11,007   | 97,117   | 225,161  |
| 1990 Households                    | 988      | 13,855   | 33,287   |
| 2000 Households                    | 2,180    | 19,306   | 44,282   |
| 2010 Households                    | 3,012    | 25,420   | 58,426   |
| 2012 Households                    | 3,191    | 26,922   | 61,887   |
| 2017 Households                    | 3,549    | 29,949   | 68,838   |
| 2012 Average Household Size        | 3.06     | 3.20     | 3.22     |
| 2012 Daytime Population            | 2,156    | 27,520   | 79,805   |
| 1990 Median Housing Value          | \$56,515 | \$42,527 | \$48,137 |
| 2000 Median Housing Value          | \$87,334 | \$63,802 | \$65,615 |
| 2000 Owner Occupied Housing Units  | 58.38%   | 57.05%   | 55.45%   |
| 2000 Renter Occupied Housing Units | 13.60%   | 25.91%   | 27.29%   |
| 2000 Vacant                        | 28.04%   | 17.03%   | 17.26%   |
| 2012 Owner Occupied Housing Units  | 55.81%   | 58.65%   | 57.82%   |
| 2012 Renter Occupied Housing Units | 21.48%   | 31.19%   | 33.21%   |
| 2012 Vacant                        | 22.71%   | 10.16%   | 8.97%    |
| 2017 Owner Occupied Housing Units  | 57.44%   | 59.32%   | 58.29%   |
| 2017 Renter Occupied Housing Units | 23.88%   | 34.15%   | 36.29%   |
| 2017 Vacant                        | 18.68%   | 6.53%    | 5.42%    |
| \$ 0 - \$14,999                    | 9.9%     | 20.2%    | 20.6%    |
| \$ 15,000 - \$24,999               | 16.1%    | 14.6%    | 14.1%    |
| \$ 25,000 - \$34,999               | 6.3%     | 11.5%    | 11.8%    |
| \$ 35,000 - \$49,999               | 17.6%    | 14.9%    | 14.8%    |
| \$ 50,000 - \$74,999               | 19.0%    | 15.5%    | 15.8%    |
| \$ 75,000 - \$99,999               | 12.6%    | 9.0%     | 9.4%     |
| \$100,000 - \$124,999              | 9.7%     | 5.6%     | 5.3%     |
| \$125,000 - \$149,999              | 2.9%     | 2.9%     | 2.8%     |
| \$150,000 - \$199,999              | 2.0%     | 2.3%     | 2.1%     |
| \$200,000 - \$249,999              | 0.9%     | 0.9%     | 0.8%     |
| \$250,000 +                        | 3.1%     | 2.7%     | 2.6%     |
| 2012 Median Household Income       | \$50,141 | \$38,476 | \$38,018 |
| 2012 Per Capita Income             | \$21,280 | \$17,378 | \$17,076 |
| 2012 Average Household Income      | \$64,756 | \$55,111 | \$54,566 |

Demographic data © 2010 by Experian/Applied Geographic Solutions.

## SUMMARY REPORT

**Geography: 5 Miles****Population**

In 2012, the population in your selected geography was 200,452 . The population has changed by 37.77% since 2000. It is estimated that the population in your area will be 225,161 five years from now, which represents a change of 12.32% from the current year. The current population is 47.8% male and 52.1% female. The median age of the population in your area is 31.6 , compare this to the U.S. average which is 36.9. The population density in your area is 2,555.90 people per square mile.

**Households**

There are currently 61,887 households in your selected geography. The number of households has changed by 39.75% since 2000. It is estimated that the number of households in your area will be 68,838 five years from now, which represents a change of 11.23% from the current year. The average household size in your area is 3.22 persons.

**Income**

In 2012, the median household income for your selected geography is \$38,018 , compare this to the U.S. average which is currently \$53,620. The median household income for your area has changed by 25.74% since 2000. It is estimated that the median household income in your area will be \$41,543 five years from now, which represents a change of 9.27% from the current year.

The current year per capita income in your area is \$17,076 , compare this to the U.S. average, which is \$28,713. The current year average household income in your area is \$54,566 , compare this to the U.S. average which is \$73,458.

**Race & Ethnicity**

The current year racial makeup of your selected area is as follows: 84.31% White, 1.08% African American, 0.49% Native American and 1.12% Asian/Pacific Islander. Compare these to U.S. averages which are: 72.40% White, 12.60% African American, 0.95% Native American and 4.93% Asian/Pacific Islander.

People of Hispanic origin are counted independently of race. People of Hispanic origin make up 87.78% of the current year population in your selected area. Compare this to the U.S. average of 16.90%.

**Housing**

The median housing value in your area was \$65,615 in 2000, compare this to the U.S. average of \$110,796 for the same year. In 2000, there were 29,678 owner occupied housing units in your area and there were 14,606 renter occupied housing units in your area. The median rent at the time was \$379 .

**Employment**

In 2012, there are 79,805 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 61.6% of employees are employed in white-collar occupations in this geography, and 38.3% are employed in blue-collar occupations. In 2012, unemployment in this area is 6.96% . In 2000, the median time traveled to work was 17.8 minutes.

Demographic data © 2010 by Experian/Applied Geographic Solutions.

BROKERAGE SERVICES

**Approved by the Texas Real Estate Commission for Voluntary Use**  
*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

**Information About Brokerage Services**

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**  
 The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**  
 The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**  
 A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

---

Buyer, Seller, Landlord or Tenant Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



# Advance Auto Parts

MISSION, TX

## OFFERING MEMORANDUM

**Presented By:**

Bethany Babcock  
Associate  
Associate Member, National Retail Group  
San Antonio Office  
License: TX 0598255  
Tel: (210)343-7800  
Fax: (210)343-7810  
Bethany.Babcock@marcusmillichap.com  
[www.marcusmillichap.com/BethanyBabcock](http://www.marcusmillichap.com/BethanyBabcock)

Offices Nationwide  
[www.MarcusMillichap.com](http://www.MarcusMillichap.com)

**Marcus & Millichap**  
Real Estate Investment Services