ADVANCE AUTO PARTS

NYSE: AAP | Recent 5-Year Lease Extension | 767,000+ People in 5-Miles

OFFERING MEMORANDUM

CHICAGO, ILLINOIS

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THE SULO GROUP

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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.

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OFFERING SUMMARY

PROPERTY ADDRESS

Advance Auto Parts
4625 S. Pulaski Road
Chicago, IL 60632

OFFERING SUMMARY	
Price:	$1,958,000
Cap Rate:	8.25%
Net Operating Income:	$161,564
Building Square Footage:	6,974 Sq Ft
Year Built:	2004
Lot Size:	+/- 0.50 Acres

LEASE SUMMARY	
Tenant:	Advance Stores Company, Inc.
Guaranty:	Corporate
Lease Commencement:	12/26/2005
Rent Commencement:	7/1/2026
Lease Expiration:	6/30/2031
Lease Term Remaining:	5+ Years
Lease Type:	Double Net
Roof and Structure:	Landlord Responsible
Rental Increases:	See Rent Roll
Renewal Options:	Three, Five-Year
Right of First Refusal:	None

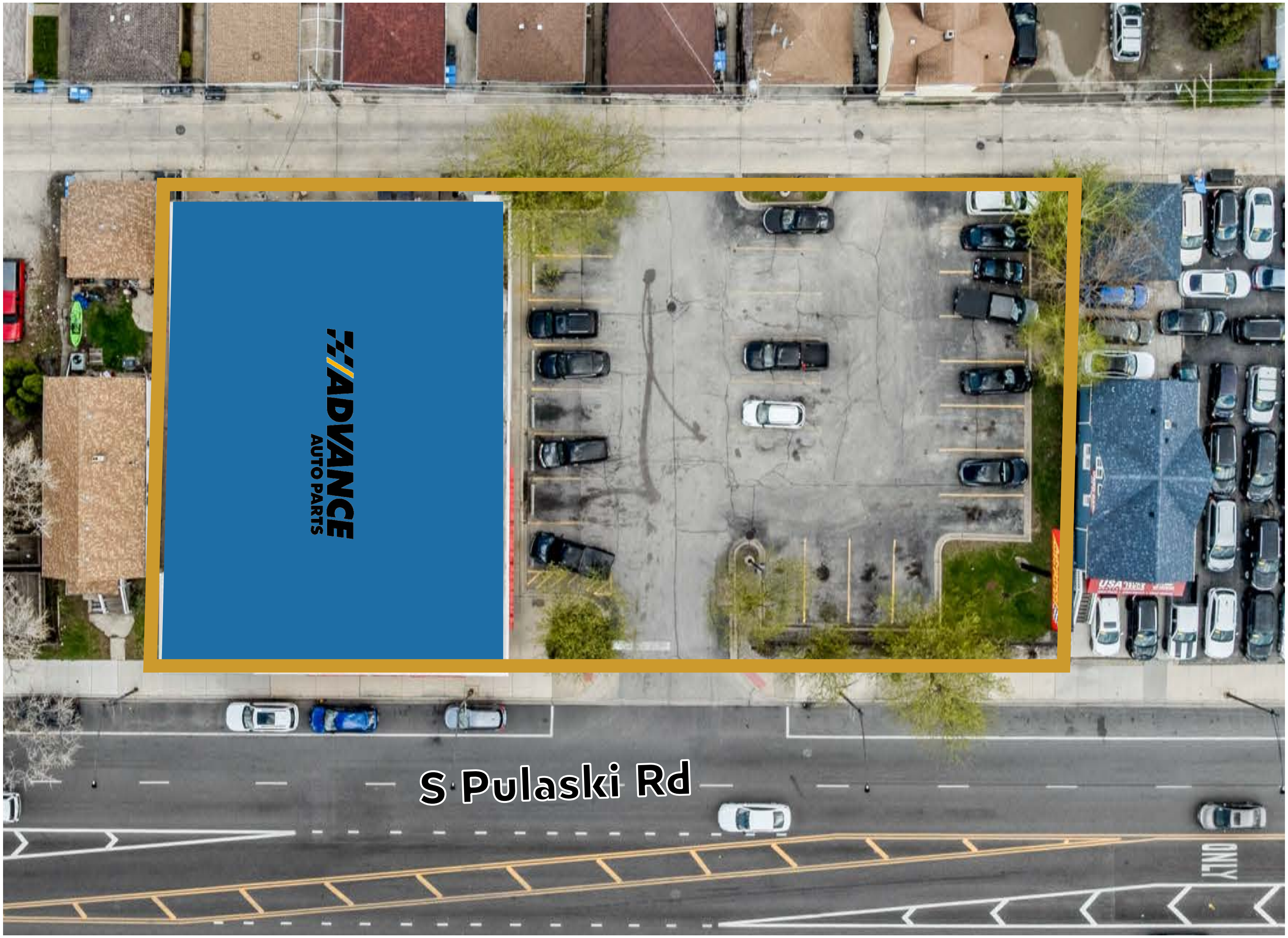
OPERATING DATA

Year	Start Date	End Date	Annual Rent	Cap Rate
21-25	7/1/2026	6/30/2031	$161,564	8.25%
26-30 **(Option 1)**	7/1/2031	6/30/2036	$177,721	9.08%
31-35 **(Option 2)**	7/1/2036	6/30/2041	$190,161	9.71%
36-40 **(Option 3)**	7/1/2041	6/30/2046	$203,473	10.39%

INVESTMENT HIGHLIGHTS

- **Corporate Guaranty (NYSE: AAP)**
  - Advance Auto Parts is a NYSE listed company (AAP) with a market capitalization of approximately $3.5 billion, providing a transparent financial reporting profile, audited SEC filings, and public accountability not available with private operators.
  - Advance Auto Parts is one of the four largest automotive aftermarket parts retailers in North America, competing alongside AutoZone, O'Reilly, and NAPA, with a nationwide footprint exceeding 4,300 company operated locations and hundreds of independently owned Carquest locations.
  - The company serves both DIY consumers and professional installers (commercial/DIFM segment), providing diversified demand channels and higher frequency customer relationships than pure DIY formats.
- **Durable Brand with Nearly 100-Year Operating History**
  - Founded in 1929, Advance Auto Parts has operated through multiple recessions, fuel shocks, retail cycles, and technological shifts—an operating history few retailers can match.
  - Brand longevity, professional installer relationships, and integrated supply chain infrastructure create meaningful barriers to entry for new competitors.
- **Recent 5-Year Lease Extension with 20+ Year Operating History**
  - Advance Auto Parts has over 5 years remaining on a recently extended 5-year lease.
  - The lease includes 5.00% rent increases every 5 years and three, five-year options to renew.
- **Over $1,419,000,000 Spent on Transportation & Maintenance in a 5-Mile Radius**
  - Fixed costs (buying, insuring, and maintaining a car) account for roughly three-quarters of total automobile expenses.
  - Consumer spending on transportation and maintenance within a 5-mile radius is a vital driver of local economic health, as nearly 90% of all public transit trips directly impact the local economy.
- **Chicago – 3rd Largest City in the United States**
  - Chicago-Naperville-Elgin is one of the largest metros in the nation. The Chicagoland area is bounded to the east by Lake Michigan and expands over a 5,000-square-mile region in northeastern Illinois, extending into Wisconsin and Indiana.
  - The metro has one of the biggest economies in the nation and is buoyed by its distribution, finance, manufacturing operations and growing high-technology sectors.

SITE PLAN



AERIAL OVERVIEW

AERIAL OVERVIEW

TENANT PROFILE

Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider that serves both professional installer and do-it-yourself customers. As of January 3, 2026, Advance operated 4,305 stores primarily within the United States, with additional locations in Canada, Puerto Rico and the U.S. Virgin Islands. The Company also served 809 independently owned Carquest branded stores across these locations in addition to Mexico and various Caribbean islands.

They sell batteries, brakes, engine parts, chemicals, and accessories for cars, trucks, and SUVs. Free services include battery testing/installation, wiper blade installation, and engine code scanning. The company serves both professional installers and do-it-yourself customers, as well as independently owned operators.

Founded in 1932, the company has grown significantly over the decades,, including acquiring General Parts Incorporated (Carquest) in 2013.

Company Type:	Public
Location:	Raleigh, North Carolina (4,305 Locations)
Website:	http://www.advanceautoparts.com

$8.6B
2025 Net Sales

NYSE: AAP
Publicly Traded Company

4,305+
Locations Nationwide

PROPERTY PHOTOS

REGIONAL MAP

CHICAGO O'HARE INTERNATIONAL AIRPORT

- One of the busiest airports in the United States and the world
- Serving over 73 million passengers annually
- Several domestic, international and intercontinental flights
- Non-stop flights to over 200 destinations

CHICAGO MIDWAY INTERNATIONAL AIRPORT

- MDW airport serves nearly 22MM passengers annually, delivering more than 61.7MM annual impressions
- The airport connects to over 89 nonstop destinations across more than seven airlines
- The CTA Orange line provides train service to Midway
- Located only 10 miles from Chicago's downtown business district

AREA OVERVIEW

CHICAGO

- Chicago-Naperville-Elgin is one of the largest metros in the nation. The Chicagoland area is bounded to the east by Lake Michigan and expands over a 5,000-square-mile region in northeastern Illinois, extending into Wisconsin and Indiana.
- llinois trails only New York City, Texas and California in total corporate headquarters. There are over 30 Fortune 500 companies based locally
- The region is home to various well-known museums, including the world-class Field Museum, Shedd Aquarium, the Museum of Science and Industry, the Art Institute of Chicago, and Adler Planetarium. The theater scene rivals the world's best, and troupes, dance companies, symphony orchestras and music venues abound. Chicago is also home to the upcoming Obama Presidential Center, which is set to open in 2026.
- A premier American sports city, boasting major professional teams across all five major leagues, including the iconic Bears (NFL), Cubs and White Sox (MLB), Bulls (NBA), Blackhawks (NHL), and Fire (MLS).
- Chicago is a renowned culinary destination famous for its hearty, indulgent, and heavily influenced immigrant cuisine, including iconic deep-dish pizza, Italian beef sandwiches, and hot dogs without ketchup.
- The Chicago metro has something to offer each of its residents and visitors, whether it is legendary blues and jazz music, cultural and educational venues, professional sports, dining, entertainment, shopping, or recreational amenities.
- The region's transit network ranks among the largest and most efficient across the country, with the Chicago L spanning over 200 miles across the metro.

ECONOMY

- The metro has one of the biggest economies in the nation and is buoyed by its distribution, finance, manufacturing operations and growing high-technology sectors.
- Fortune 500 companies headquartered in the metro include Walgreens, State Farm Insurance and McDonald's.
- The area is a major global tourist and convention destination. Typically, more than 50 million people visit the metro annually, supporting nearly 500,000 jobs in the leisure and hospitality sector. Although suppressed during the pandemic, visitations and employment have rebounded substantially.
- Large tech firms operating in the metro, such as Amazon and Google, attract a wide array of startup companies.
- Backed by some of the nation's more well-regarded universities, the workforce is considered one of the most diverse and well trained among major United States metros.

WRIGLEY FIELD

THE UNIVERSITY OF CHICAGO

NAVY PIER

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	24,253	345,862	829,249
2020 Population	25,150	340,447	814,045
2024 Population	23,692	319,038	767,543
2029 Population	23,756	317,483	763,009
HOUSEHOLDS			
2010 Households	6,775	90,943	247,109
2020 Households	7,327	98,933	264,194
2024 Households	7,383	99,485	265,760
2029 Households	7,417	99,823	266,698
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	55.6%	46.2%	43.5%
2020 Owner Occupied Housing Units	55.5%	47.0%	43.3%
2024 Owner Occupied Housing Units	57.7%	48.5%	44.7%
2029 Owner Occupied Housing Units	58.1%	48.8%	45.0%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	35.3%	41.9%	43.3%
2020 Renter Occupied Housing Units	38.8%	45.6%	47.3%
2024 Renter Occupied Housing Units	36.6%	44.2%	45.9%
2029 Renter Occupied Housing Units	36.3%	44.0%	45.7%
AVERAGE HOUSEHOLD INCOME	**$89,006**	**$75,731**	**$79,691**

AREA SNAPSHOT

767,543
POPULATION (5-MILE)

568,671
DAYTIME POPULATION (5-MILE)

265,760
HOUSEHOLDS (5-MILE)

$89,006
AVERAGE HOUSEHOLD INCOME (1-MILE)