



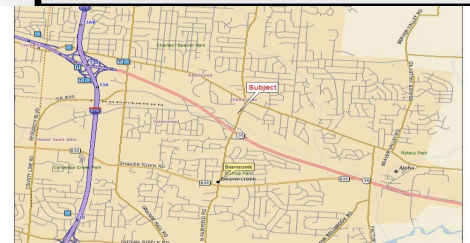
**Advance Auto
1205 N. Fairfield Road
Beavercreek, OH**



- Tenant: Advance Store Company Incorporated. S&P Rating BBB-, 5,372 Locations & \$9.69 Billion Sales Volume
- Traffic Counts Over 24,800 VPD on N. Fairfield Road
- 15-Year Lease with Minimal Landlord Responsibilities
- Oversized Parcel 1.8 Acres
- Located Next to Wal-Mart Supercenter, Lowes, Target, HomeGoods, Kohl's, Bed Bath & Beyond, LA Fitness Sam's Club, PetSmart and more
- Located within Minutes from Wright-Patterson Air Force Base with 26,000+ Employees
- New, All Brick Construction
- Located Close Proximity to Wright State University with 17,779 Students

**Advance Auto
1205 N. Fairfield Road
Beavercreek, OH**

List Price:	\$2,250,000
CAP:	5.62%
Base Rent:	\$126,476
Increases:	Yes in Options
Building sf:	6,895 sf
Lease Type:	Modified NNN
Structure:	Landlord
Parcel Size:	1.8 Acres (78,408sf)
Lease Term:	14 Years Remaining
Year Built:	2016
Options:	Three (5) Year, with Increases
Traffic Counts	24,800 VPD N. Fairfield Road & HWY 35 42,000 VPD



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Disclaimer

This Confidential Offering Memorandum (the "Memorandum") has been prepared and presented to the recipient (the "Recipient") by Belco Development & Investments, Inc. as part of Belco's efforts to market property for sale and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Belco Development & Investments, Inc. also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Belco, the Owner or this Memorandum, in determining whether to purchase the Property.

Please Note the Following: Belco Development & Investments, Inc., the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the property. This Memorandum includes statements and estimates provided by or to Belco and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as representation or warranty about any aspect of the Property, including, without limitation, the Property's (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or non-compliance with any permit, license, law, regulation, rule, guideline or ordinance, or (5) appropriateness for any particular purpose, investment, use or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein. This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, Colliers may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner's consent, Belco will provide the Recipient with copies of all referenced contracts and other documents.

Belco Development & Investments, Inc. assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of this Memorandum. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. Belco and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other.

Advance Auto

Advance Stores Company, Inc., the major subsidiary of Advance Auto Parts, Inc. (NYSE: "AAP"), wholesales and retails automotive parts and maintenance items. In the retail segment, its stores offer a selection of brand name and proprietary automotive products for domestic and imported cars, and light trucks. These stores carry between 16,000 and 21,000 stock keeping units. Advance Auto Parts, Inc. is the largest North American retailer of automotive after-market parts, accessories, batteries and maintenance items primarily operating within the United States. Headquartered in Roanoke, VA, Advance Auto Parts, Inc. serves both the do-it-yourself and professional installer markets. As of January 3, 2015, it operated 5,261 total stores and 111 distribution branches primarily under the Advance Auto Parts, Autopart International, Car-quest, and Worldpac trade names, as well as served approximately 1,325 independently-owned Car-quest stores in the United States, Canada, Puerto Rico, and the U.S. Virgin Islands.

Ownership: Public
 Tenant: Advance Stores Company, Incorporated
 Sales Volume: \$9.69 Billion
 Stock Symbol: Standard & Poor's BBB-
 Credit Rating: NYSE:AAP
 Number of Locations: 5,372+
 Headquartered: Roanoke, VA Website: www.advanceautoparts.com

Lease Commencement Date: EST. August 2016
 Lease Expiration Date: July 31, 2031
 Current Rent: \$126,476
 Options: 3 (5) year with Increases

Population

<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
4,096	45,923	135,935

Income

<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
\$93,663	\$97,547	\$69,744

Household Growth 2000-2015

<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
75.15%	17%	9%

Population Growth 2000-2016

<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
65.14%	14.49%	6.25%

Options / Increases

	Monthly Rent
First Option	\$11,067
Second Option	\$11,620
Third Option	\$12,201

Traffic Counts

N. Fairfield Road	24,800
Highway 35	42,000
Interstate 675	70,800

Advance Auto

Site

Subject offering consist of a newly built all brick freestanding 6,895 square foot Advance Auto located on N. Fairfield Road, major thoroughfare running North & South connecting Interstate 675 and Hwy 35. Advance Auto was built in 2016 with 15 year primary term expiring July 31, 2031, with three (5) year options. Landlord is responsible for structure only. Advance is located across from new Kroger Marketplace anchored shopping center. Site is within minutes from Wright-Patterson Air Force Base with over 26,000+ Employees and within close proximity to Wright State University with over 17,779 Students. Other retailers nearby include Walmart Supercenter, Sam's Club, LA Fitness, PetSmart, Toys"R"us, Home Goods, Target, Kohl's, Lowe's, Bed Bath & Beyond, 3 miles North of site is The Mall at Fairfield Commons / 5+ million shoppers annually, over 1.1 Million SF retail.

Tenant Reimburse Landlord for property tax

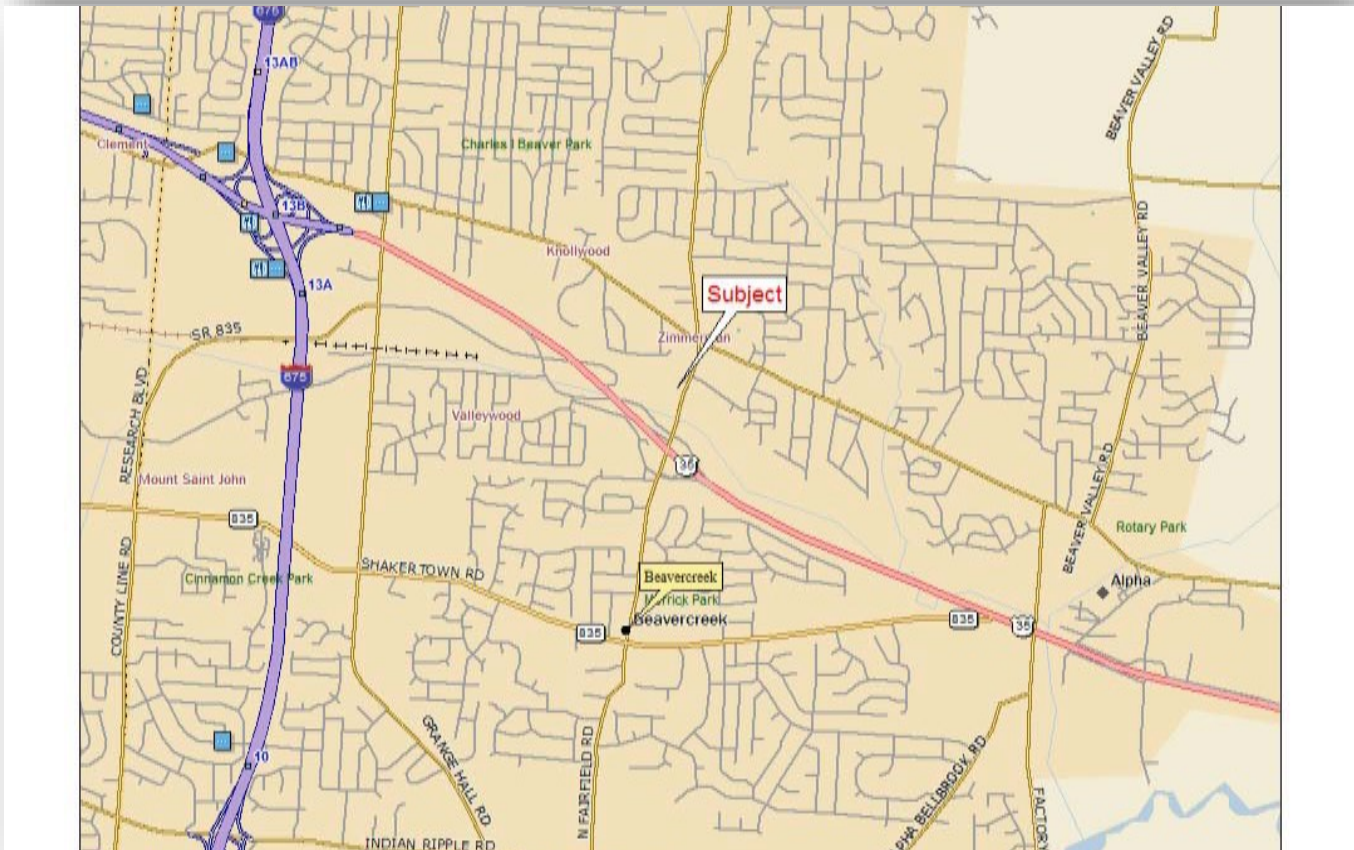
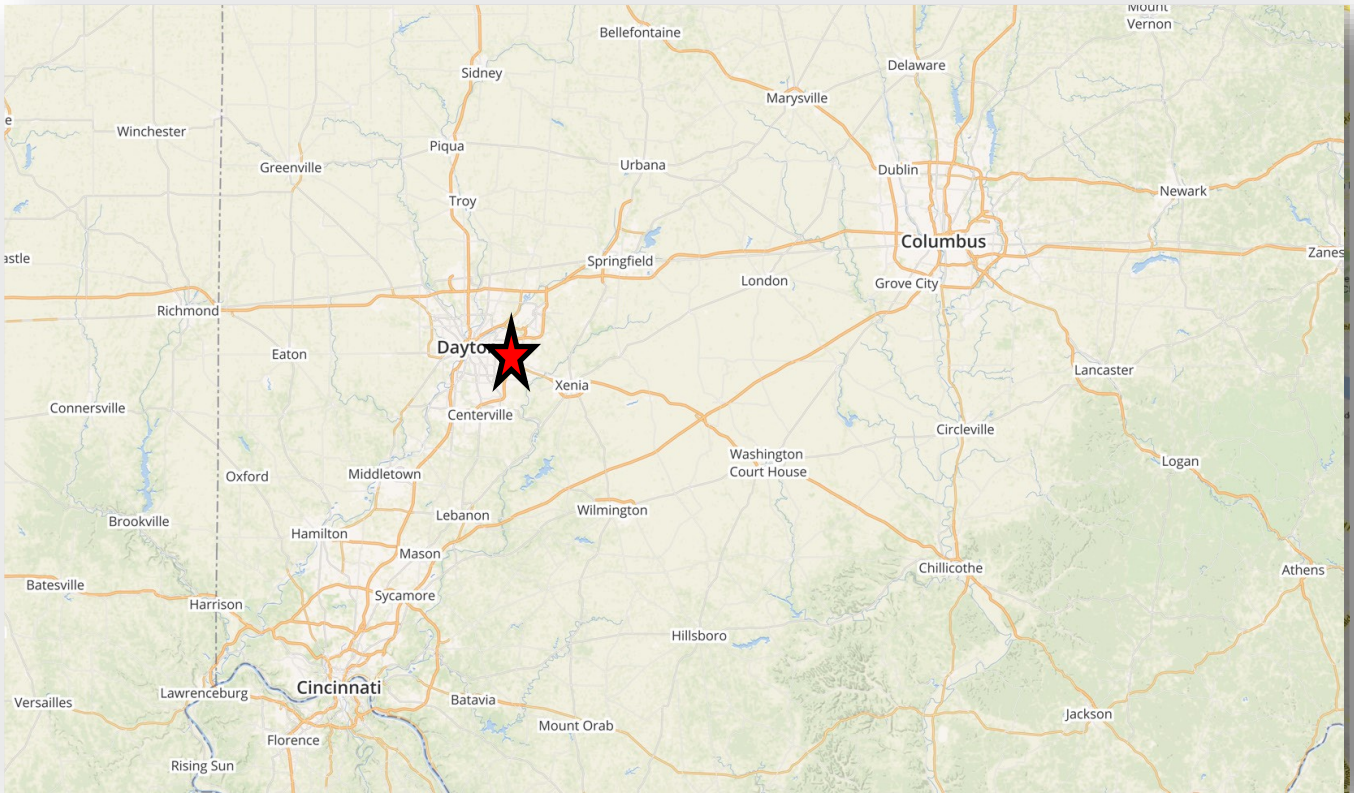
Landlord at its sole cost shall maintain commercial general liability insurance

Beavercreek

Beavercreek is the largest city in Greene County, Ohio, and is the second largest suburb of Dayton behind Kettering. It is part of the Dayton Metropolitan Statistical Area. The city boasts two golf courses, Beavercreek Golf Club (Public) and The Country Club of the North (Private). Many Beavercreek residents work on the nearby Wright-Patterson Air Force Base. The Mall at Fairfield Commons and The Greene Town Center are two malls in the city. In terms of number of residents in an incorporated area, Beavercreek is third in the region behind Dayton and Kettering. In 2007, Beavercreek ranked 84th in Money's Top 100 places to live.



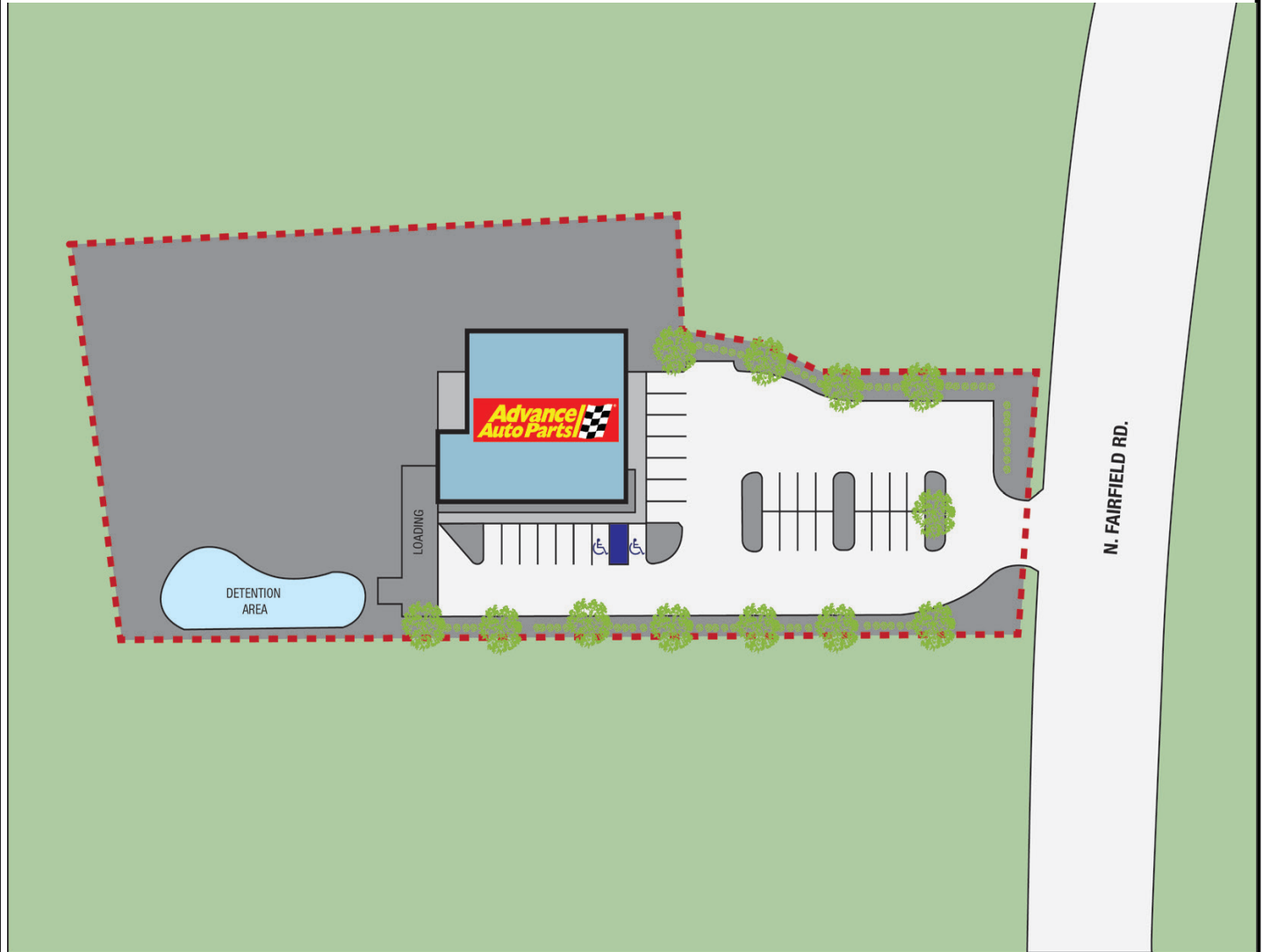
MAPS



Photos



SITE PLAN



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Ariel Photo



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