

Retail 24/7.

SINGLE TENANT TRIPLE NET INVESTMENT OFFERING

CARQUEST AUTO PARTS

591 BLUE RIVER PARKWAY
SILVERTHORNE, CO 80948



FOR MORE INFORMATION PLEASE CONTACT:

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CBRE



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01

Property Overview

Pricing, Financial Analysis and Lease Summary

Investment Highlights and Overview

Location Highlights and Overview

Tenant Overview

PROPERTY SUMMARY		
		CURRENT
Price:		\$1,924,000
Down Payment:	100%	\$1,924,000
Current CAP:		6.50%
± Rentable Square Feet:		5,940
Price Per Square Foot:		\$323.90
± Land Square Feet:		26,923
Year Built:		2013
Parking Spaces:		18

ANNUAL OPERATING INFORMATION	
Base Rent	\$125,000
Net Operating Income:	\$125,000

LEASE SUMMARY	
Tenant's Name:	Carquest Auto Parts
Company Type:	Private
Guaranty:	Corporate
Lease Guarantor:	General Parts International, Inc.
Lease Type:	Absolute Triple Net (NNN)
Roof and Structure:	Tenant Responsible
Lease Commencement Date:	01/02/2013
Rent Commencement Date:	12/01/2013
Lease Expiration Date:	11/30/2028
Original Lease Term	15 Years
Lease Term Remaining:	15 Years
Rent Increases:	None in the Initial Term
Options to Renew:	6, 5 Year Options with 5% Increases at each Option



INVESTMENT HIGHLIGHTS

- New 15 year absolute Triple Net (NNN) lease, no landlord responsibilities
- Brand new construction
- Relocation store within Silverthorne
- Carquest has been in Silverthorne for 30 years
- General Parts International, Inc. Corporate Guarantee
- Carquest has 3,400 total locations in 48 states across the country

INVESTMENT OVERVIEW

CBRE, Inc. has exclusively listed for sale this absolute Triple Net Carquest Auto Parts Corporate lease. This offering consists of 5,940 rentable square feet on 26,923 square feet of land. This Carquest lease is guaranteed by General Parts International, Inc., with corporate headquarters based in Raleigh, North Carolina. Carquest currently operates 3,400 locations in 48 states across the country. This building is currently under construction and will open approximately December 1, 2013. A brand new 15 year lease was structured with six, five-year options for the tenant to renew.



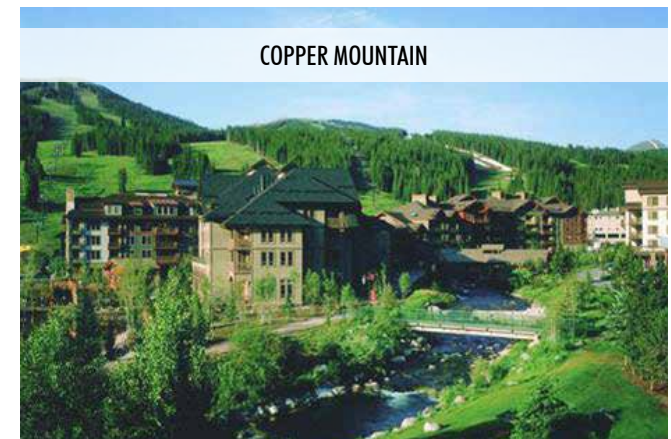
LOCATION HIGHLIGHTS

- Located on the highly traveled Blue River Parkway, with over 17,400 vehicles per day (SOURCE: CoStar)
- Immediately south of Target and right off of the I-70 freeway
- Approximately 66 miles west of downtown Denver
- Surrounded by many of the world's finest ski resorts
- Retailers in the immediate area include Target, Walgreens, Lowe's Home Improvement, FedEx, Nike, Bed Bath & Beyond, Sports Authority, AutoZone, Starbucks, Calvin Klein, J.Crew, and many more

SUMMIT COUNTY AREA SALIENT FACTS*

- Population: 28,044
- Median Age: 37
- Median Income: \$67,915
- Total Number of Housing Units: 30,005
- Home Ownership Rate: 68.6%
- Bachelor or Higher Education Degrees: 49.2%
- Median Home Value: \$465,200
- State Sales Tax: 2.9%
- County Tax: 2%

* (SOURCES: United States Census Bureau, 2012 & Summit County, CO Official Website)



LOCATION SUMMARY

This Carquest property is located at 591 Blue River Parkway in Silverthorne, Colorado, within Summit County which is approximately 65 miles west of downtown Denver. Nestled among the high peaks of the Colorado Rockies, Summit County is one of the greatest destination ski areas in the nation, and is known as “Colorado’s Playground.”

GATEWAY TO WESTERN COLORADO

The town of Silverthorne is considered by many to be the gateway not only to Summit County, but also to much of Western Colorado. This is largely due to its excellent location as the first exit west of the Eisenhower Tunnel along I-70, at the intersection of Highway 9 and Highway 6. Silverthorne is home to a well-balanced community of over 3,500 people with an abundance of luxury homes.

SILVERTHORNE AMENITIES

Silverthorne also offers a wide array of facilities to serve thousands of daily travelers and over 28,044 residents within Summit County (SOURCE: Claritas). Amenities include the Silverthorne Recreation Center, Raven Golf Club at Three Peaks, the Outlets at Silverthorne, Silverthorne Lodging, and

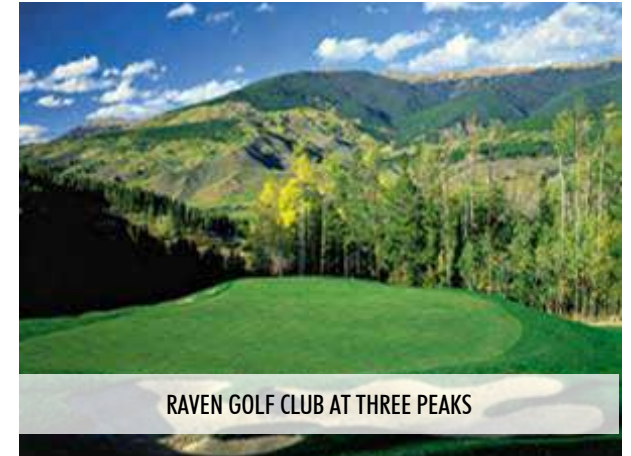
Gold Medal Fishing on the Blue River, all of which combine to firmly establish Silverthorne as a destination location in its own right.

WORLD-CLASS RESORTS

There are five major ski locations within a half hour of Silverthorne, to include Breckenridge, Copper Mountain, Keystone, Arapahoe Basin and Loveland. Although, world-renowned for skiing, the area also flourishes as a year-round destination, providing an abundant of employment opportunities for Summit County residents and high tourist activity throughout the year. This translates into a consistent level of traffic counts for the Town of Silverthorne.

HIGHER EDUCATION

Colorado Mountain College has several locations within the area and provides educational opportunities in traditional classroom settings, hands-on professional training and on-line classes for all of Summit County. University of Colorado Denver is located within an hour of Silverthorne.



RAVEN GOLF CLUB AT THREE PEAKS



BLUE RIVER GOLD MEDAL FISHING

TENANT OVERVIEW



CARQUEST AUTO PARTS COMPANY OVERVIEW

With its corporate headquarters in Raleigh, North Carolina, Carquest Auto Parts is the premier supplier of replacement products, accessories, supplies and equipment for virtually all makes of automobiles, as well as light and heavy-duty trucks, off-road equipment, buses, recreational vehicles and agricultural equipment.

Additionally, it distributes and sells tools, equipment, chemicals, paint and accessories. Carquest, founded in 1974, has over 3,400 locations in 48 states across the country; visit www.carquest.com. At Carquest, customer service is driven by 18,000 teammates who are passionate about delivering excellence in everything they do. This dedication is enhanced by a sophisticated network of distribution centers and advanced, automated inventory, and delivery management technology. Carquest always delivers the right products to the right place at the right time. As vehicle design and engineering continues to evolve, Carquest is committed to helping professional technicians and automotive enthusiasts stay on top of the latest trends, components, techniques, skills and tools. From today's sophisticated steering and suspension systems to drivetrain systems, engine and mechanical systems, brake systems, emissions control, temperature control and electrical systems, Carquest is the leader in supporting the success of today's automotive professional.

GENERAL PARTS INTERNATIONAL, INC. COMPANY OVERVIEW

General Parts International, Inc. operates the Carquest auto parts distribution network, which includes about 40 distribution centers, and owns about 1,400 of Carquest's 3,400 auto parts stores across the US, Canada, and Mexico. It sells parts to DIY mechanics, professional installers, body shops, farmers, and fleet owners. Commercial customers account for most of sales. Founded in 1961 by chairman and CEO, Temple Sloan Jr., General Parts also operates Carquest Canada and WORLD PAC, which supplies replacement parts for imported brands. General Parts International, Inc. is ranked #146 on Forbes largest private companies list.





02

Property Description

Property Elevation

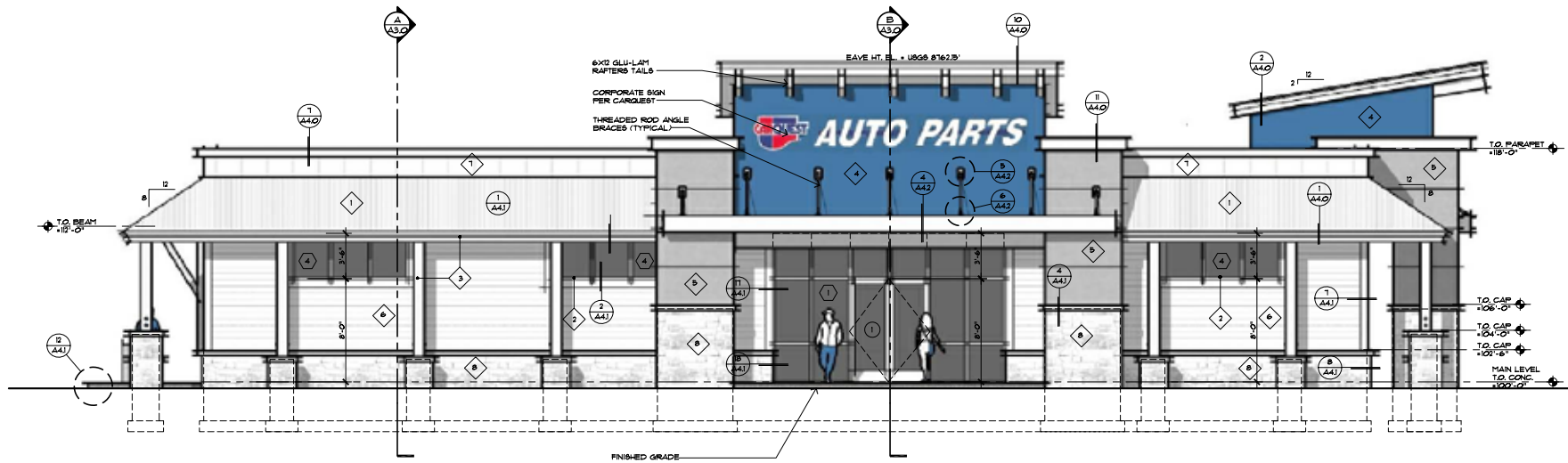
Site Plan

Location Map

Aerials

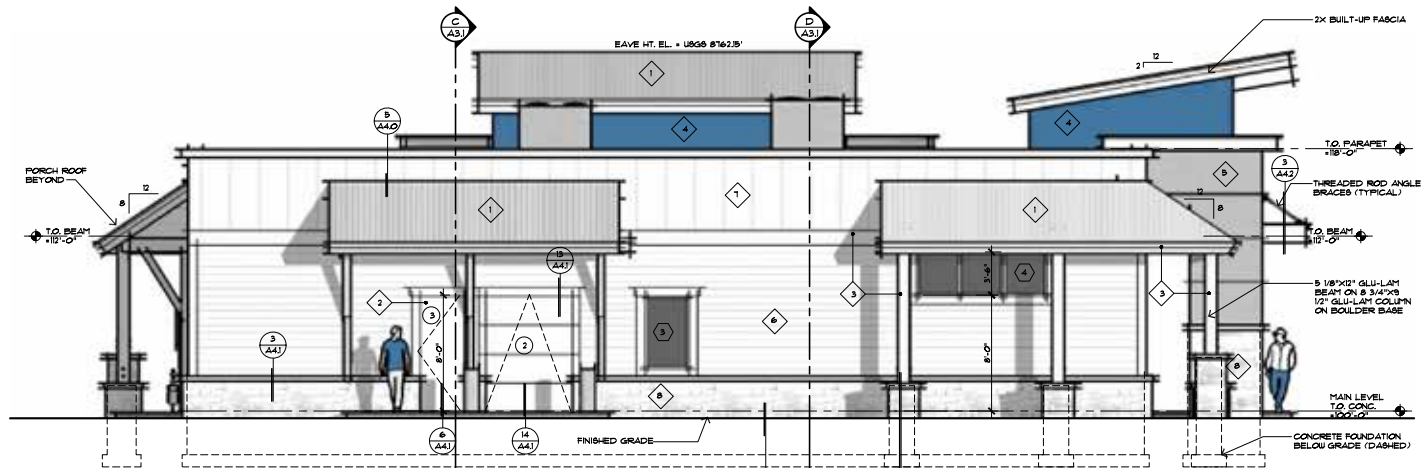


PROPERTY ELEVATION



EAST ELEVATION

SCALE: 1/4"=1'-0"



SOUTH ELEVATION

SCALE: 1/4"=1'-0"

EXTERIOR COLOR SCHEDULE

1	CORRUGATED METAL ROOFING (ALTA GRAY)
2	WINDOW CLAD, FLASHINGS & SUPPORT CABLES (DARK BRONZE)
3	WINDOW/DOOR TRIM ACCENT BEAMS-OLYMPIC-BEIT TRANSPARENT STAIN (LIGHT MOCHA)
4	STUCCO HARDCOAT-9102 (AQUA)
5	STUCCO HARDCOAT-9102 (BURNT ASH)
6	CEDAR LAP HORIZONTAL SIDING-CERTANTEEP (HERITAGE CLAY)
7	8\"/>
8	CULTURED STONE-SUNSET STONE (CHETENE)

REVISIONS:

JOB NO: 61012
 DATE: 07/26/13
 DRAWN BY: T.BHAFFER
 CHECKED BY: M.HOGAN

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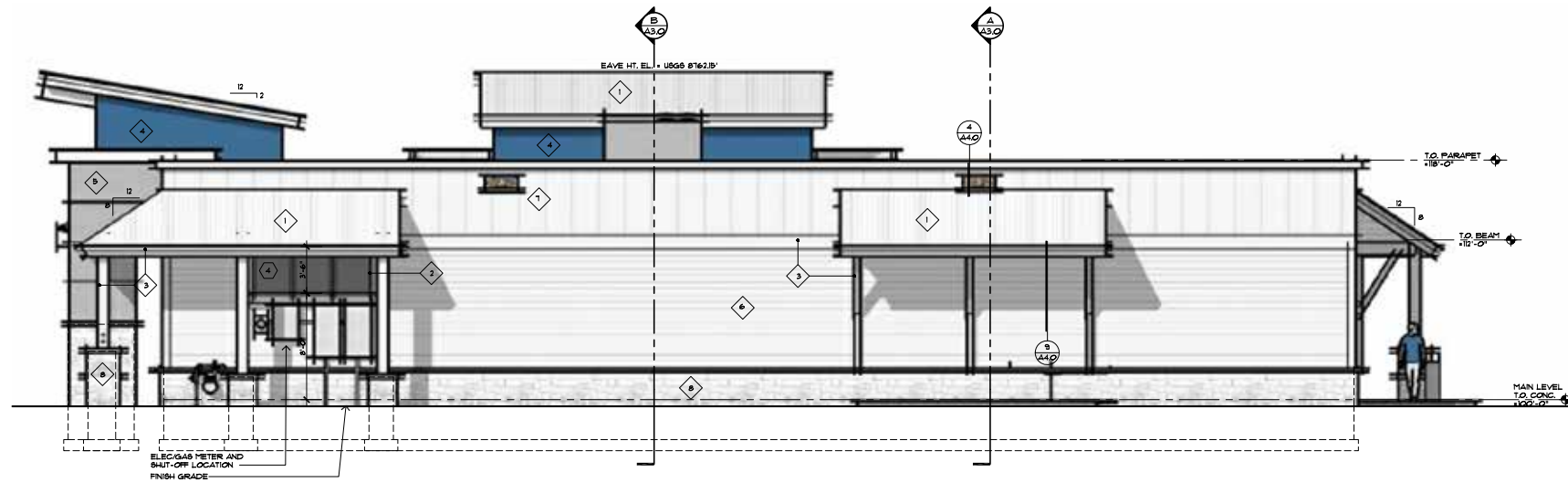
RE-RELEASED FOR CONSTRUCTION: 07/26/13

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 SHEET NUMBER:
A2.0
 BUILDING ELEVATIONS
 OF:

bhh Partners
 1000 EAST FAY AVENUE BREWERSVILLE, CO 80024 (303) 655-5888

CARQUEST
 501 BLUE RIVER PARKWAY, SILVERTHORNE, COLORADO

PROPERTY ELEVATION



WEST ELEVATION

SCALE: 1/4"=1'-0"

REVISIONS:

JOB NO: 61212
 DATE: 01/26/13
 DRAWN BY: T.SHAFFER
 CHECKED BY: M.HOGAN

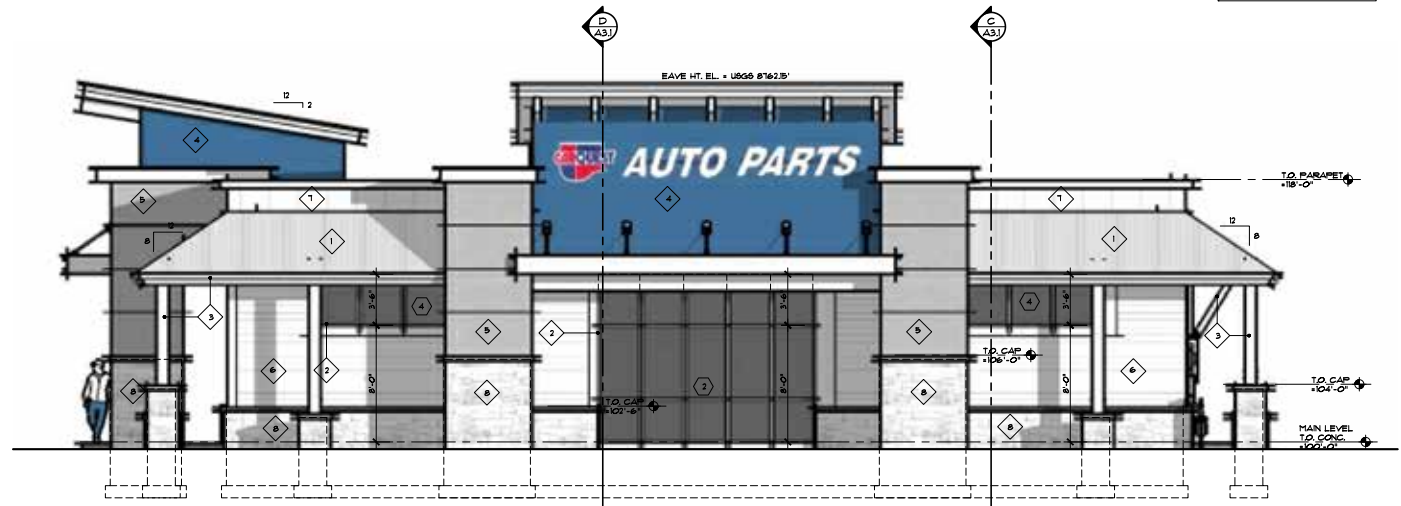
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PRE-ISSUED FOR CONSTRUCTION: 01/26/13

NOTE: SEE SHEET A2.0 FOR TYPICAL NOTES AND MATERIALS

EXTERIOR COLOR SCHEDULE

- 1 → CORRUGATED METAL ROOFING (SLATE GRAY)
- 2 → WINDOW CLAD, FLASHINGS + SUPPORT CABLES (DARK BRONZE)
- 3 → WINDOW/DOOR TRIM, ACCENT BEAMS, OLYMPIC-SEMI TRANSPARENT STAIN (LIGHT POCOA)
- 4 → STUCCO HARDCOAT- 3120 (AQUA)
- 5 → STUCCO HARDCOAT- 3122 (EBONY ASH)
- 6 → CEDAR LAP HORIZONTAL SIDING- CERTAINTEE® (HERITAGE CLAY)
- 7 → 8" V-GROOVE VERTICAL PANEL- CERTAINTEE® (HERITAGE CLAY)
- 8 → CULTURED STONE- SUNSET STONE (CHETENNE)



NORTH ELEVATION

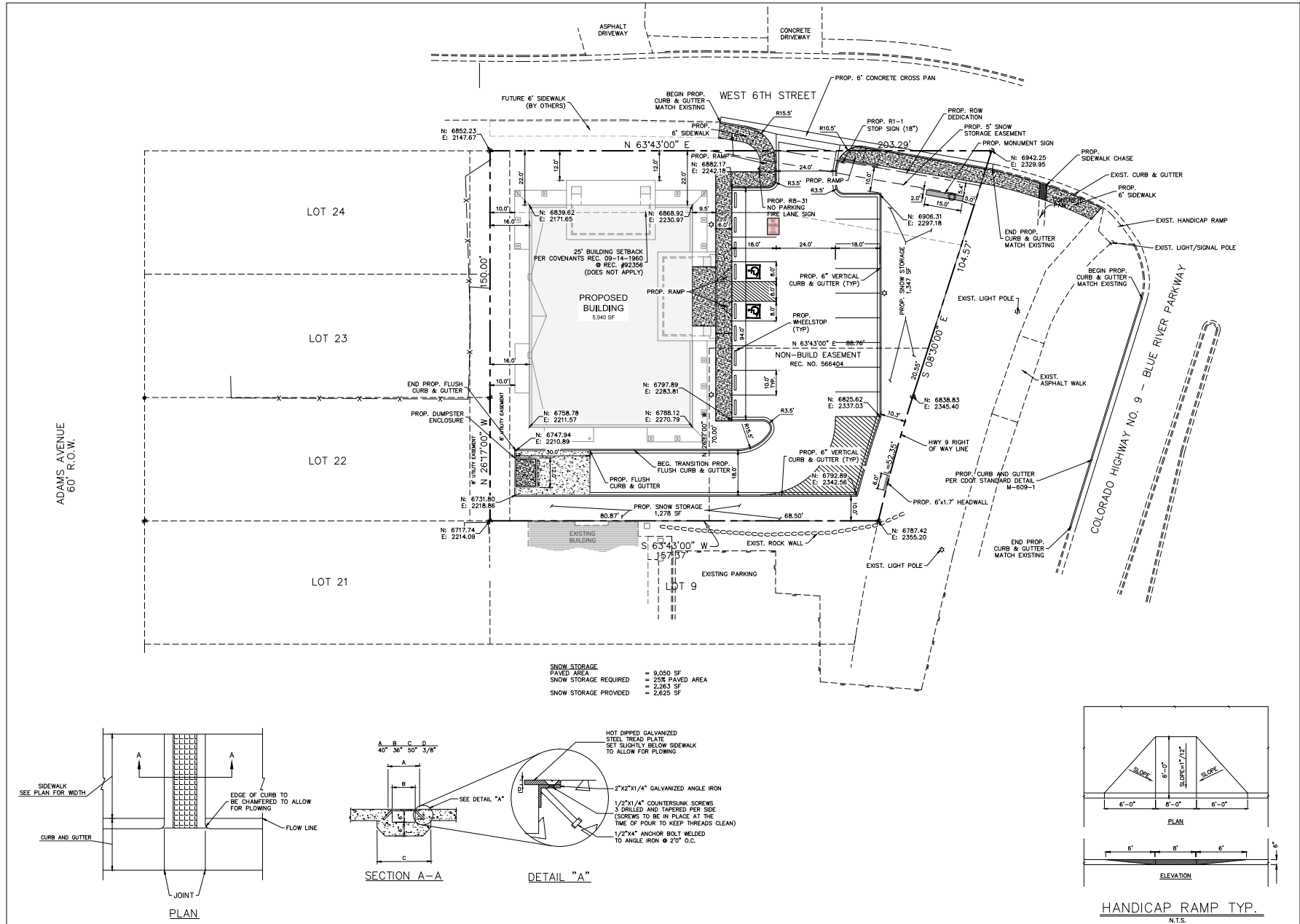
SCALE: 1/4"=1'-0"

bhh Partners
 100 EAST ADAMS
 BRECKENRIDGE, CO 80424 (970) 663-8800

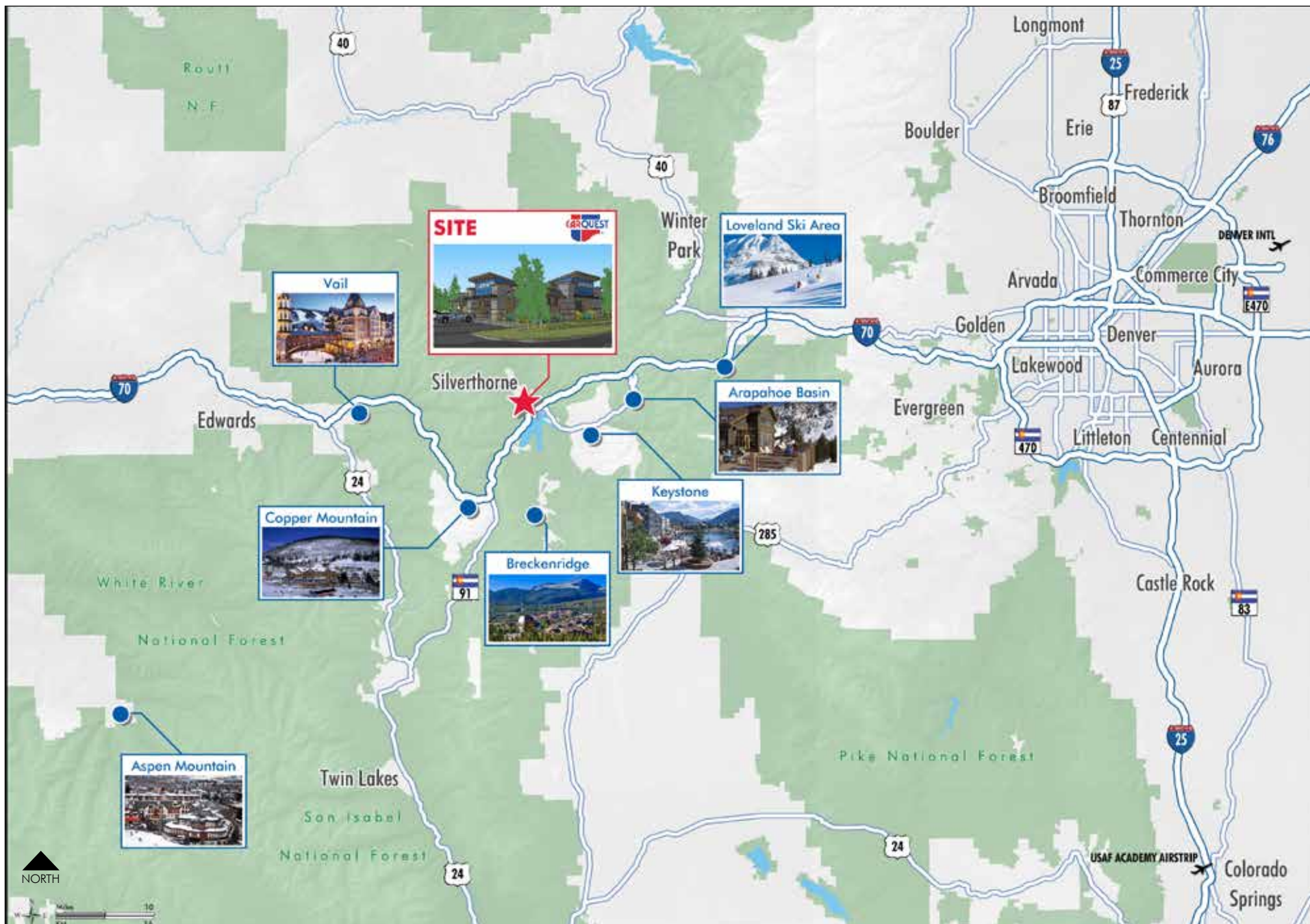
CARQUEST
 581 BLUE RIVER PARKWAY, SILVERTHORNE, COLORADO

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 SHEET NUMBER:
A2.1
 BUILDING ELEVATIONS
 OF:

PROPERTY SITE PLAN



LOCATION MAP



AERIALS





03

Demographic Information

Demographics



DEMOGRAPHICS

	10 MILE RADIUS	20 MILE RADIUS	30 MILE RADIUS
2013 Estimated Population	20,972	34,959	75,911
2018 Projected Population	21,387	34,923	76,588
2010 Census Population	20,944	35,360	76,270
2000 Census Population	17,451	30,419	66,172
2013 Estimated Median Age	38.19	37.61	37.47
2013 Estimated Average Age	38.51	38.71	37.96
2013 Estimated Households	8,865	15,258	31,844
2018 Projected Households	9,136	15,411	32,499
2010 Census Households	8,772	15,271	31,692
2000 Census Households	6,620	12,237	25,985
2013 Estimated Average Household Size	2.36	2.27	2.35
2013 Estimated Median Household Income	\$54,810	\$53,588	\$53,327
2018 Projected Median Household Income	\$46,686	\$46,239	\$47,608
2000 Census Median Household Income	\$58,251	\$56,680	\$54,774
2013 Estimated Average Household Income	\$68,492	\$67,965	\$66,983
2013 Estimated Per Capita Income	\$28,952	\$29,664	\$28,099
2013 Estimated Housing Units	18,961	38,111	68,905
2013 Estimated Occupied Units	8,865	15,258	31,844
2013 Estimated Vacant Units	10,096	22,853	37,061
2013 Estimated Owner Occupied Units	5,798	9,421	20,364
2013 Estimated Renter Occupied Units	3,067	5,837	11,479
2013 Estimated Median Housing Value	\$431,852	\$453,335	\$371,431
2013 Estimated Average Housing Value	\$514,375	\$563,072	\$487,914

SOURCE: Claritas

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confident nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

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