

GOODWILL & CARQUEST

OFFERING MEMORANDUM

149 & 159 US-6, Coudersport, PA 16915



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As the Buyer of a Net Lease 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 Lease 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 Lease 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 Lease property.

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TENANT OVERVIEW



**Headquarters
Rockville, MD**

**3,200+
Retail Thrift Stores
Globally**

**Non-Profit
Organization**

**Founded in 1902
In Boston, MA**

**Network of
150+ Community-Based
Organizations**

Goodwill is a well-established nonprofit organization known for its retail stores and charitable mission.

Goodwill provides job training, employment and community-centered programs. Their thrift store model, relying on donated goods, offers a cost advantage and allows them to thrive during economic downturns. Goodwill's business model is sustained through retail operations and philanthropic efforts, demonstrating reliability and customer convenience.



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TENANT OVERVIEW



Headquarters
Raleigh, NC

920+ Locations
In the United States

Credit Rating
"BBB-"

Founded
In 1974

Owned and Operated by
Advance Auto Parts, Inc.

Carquest Auto Parts is a player in the automotive aftermarket parts industry and operates as a distribution network for automotive parts, serving both professional mechanics and do-it-yourself customers. Carquest is owned and operated by Advance Auto Parts Inc., a leading automotive provider in North America. Carquest offers a wide range of automotive parts and products. Their inventory includes replacement parts for various types of vehicles, including domestic and imported cars, light trucks, farm vehicles and recreational vehicles.



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OFFERING SUMMARY

LIST PRICE

\$2,155,555

CAP RATE

6.75% Entry

TERM REMAINING

Goodwill – 12+ Years

Carquest – 4 Years

LEASE TYPE

Double Net

GOODWILL RENT SCHEDULE

Current – 8/31/2037	\$9,625	\$115,500
Years 6-10	\$10,587	\$127,050
Years 11-15	\$11,646	\$139,755
Option 1	\$12,811	\$153,732
Option 2	\$14,092	\$169,104
Option 3	\$15,501	\$186,012

CARQUEST RENT SCHEDULE

Current – 5/31/2029	\$2,500	\$30,000
Option 1	\$2,750	\$33,000
Option 2	\$3,025	\$36,300
Option 3	\$3,327	\$39,930

Total NOI
Cap Rate

\$145,500
6.75%

Tenant	NOI	Square Feet	Rental Increases	Lease End Date	TAXES	Insurance
Goodwill	\$115,500	11,000 (73% Share)	10% Every Five Years	8/31/2037	Tenant	Tenant
Carquest	\$30,000	4,000 (27% Share)	In Options	5/31/2029	Tenant	Tenant

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OVERVIEW

INVESTMENT HIGHLIGHTS

- Two-Tenant Investment Property (Goodwill & Carquest Auto Parts)
- Strong Tenant Guarantees (Goodwill Industries of North Central PA, Inc. and Advance Auto Parts, Inc.)
- NN Lease Structure - Landlord Responsible for Roof, Structure and HVAC Repairs Over \$500 per Occurrence
- Tenants Fully Reimburse for Real Estate Taxes
- Tenants are Responsible for Insurance
- Tenants are Responsible for Parking Lot Maintenance and Snow and Ice Removal
- Goodwill Lease Has Attractive 10% Rental Increases Every Five Years in the Base Term
- Property is Near Multiple National Tenants Including Sheetz, McDonald's, Dollar General and Tractor Supply
- Located Near Other Notable Tenants Including a GMC & Chevrolet Dealership, USDA Office and Kwik Fill
- Positioned on the Main Highway Into Town
- Site Sees More Than 6,800 Vehicles Per Day Passing By
- Located Near the Pennsylvania and New York Border
- Approximately Three Hours From Pittsburgh and Two Hours from Buffalo

REGIONAL MAP



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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
2024 Population	1,719	2,841	3,871
Projected 2029 Population	1,775	2,855	3,792
Household Income			
Average	\$58,605	\$64,051	\$67,977
Households			
2024 Households	739	1,171	1,589
2029 Household Projection	758	1,205	1,622
Housing			
Median Home Value	\$126,551	\$143,275	\$151,724

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FINANCIAL ANALYSIS

149 & 159 US-6, Coudersport, PA 16915

OFFERING

Price	\$2,155,555
Total NOI	\$145,500
Capitalization Rate	6.75%
Price/SF	\$143.70

PROPERTY DESCRIPTION

Gross Leasable Area	15,000 Sq Ft
Type of Ownership	Fee Simple
Lot Size	1.41 Acres

LEASE SUMMARY

Tenants	Goodwill & Carquest
Lease Type	Double Net
Rental Increases	Yes
Renewal Options	Yes

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EXCLUSIVELY LISTED BY



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