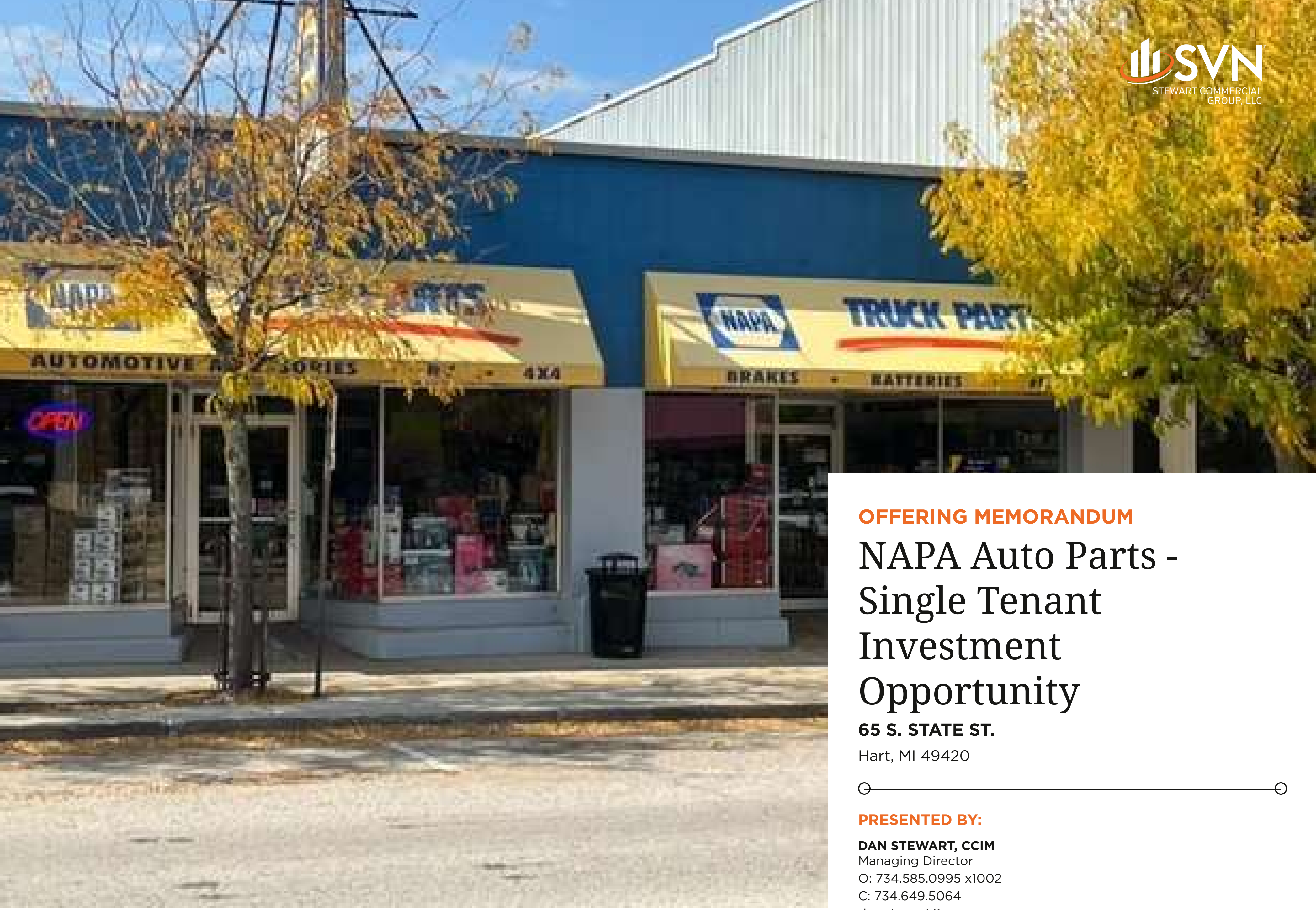

SVN
STEWART COMMERCIAL GROUP, LLC

OFFERING MEMORANDUM

NAPA Auto Parts - Single Tenant Investment Opportunity

65 S. STATE ST.

Hart, MI 49420

PRESENTED BY:

DAN STEWART, CCIM
Managing Director
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EXECUTIVE SUMMARY

OFFERING SUMMARY

SALE PRICE:	$285,000
BUILDING SIZE:	3,000 SF +/-
PRICE / SF:	$95.00
CAP RATE (PROFORMA):	8.95%
NOI (PROFORMA):	$25,499
LEASE GUARANTOR	GPC
TENANT HISTORY AT LOCATION	Since 1962

PROPERTY OVERVIEW

SVN | Stewart Commercial Group is pleased to present the opportunity to acquire a modified gross, corporate guaranteed, single tenant, NAPA investment property located in Hart, MI. Genuine Auto Parts (NYSE; GPC), NAPA Auto Part's parent and a Fortune 200 company, (annual revenue of $24B), acquired the Hart, MI location in 2022 from a long standing, retiring owner to cements its place in the market. NAPA boasts a long and strong operating history at this location with 60 years of continual occupancy. This location is known and recognized by area businesses and residents far and wide for having a long-standing presence on Main Street since 1962.

Genuine Parts Company (GPC) singed it's initial three year lease for the Hart location effective June 2022. and recently executed a 3-year renewal option. The corporate backed lease has one (1), 3-year renewal option, which include a 5% rent increase. Local store management has been in place for decades and the location is deemed to be a solid performer in the NAPA store network.

NAPA Auto Parts was founded in 1925 and is a leading retailer of automotive replacement parts. Genuine Auto Parts (NYSE: GPC), NAPA's parent company, has a BBB investment-grade rating from Standard & Poor's.

PROPERTY DESCRIPTION

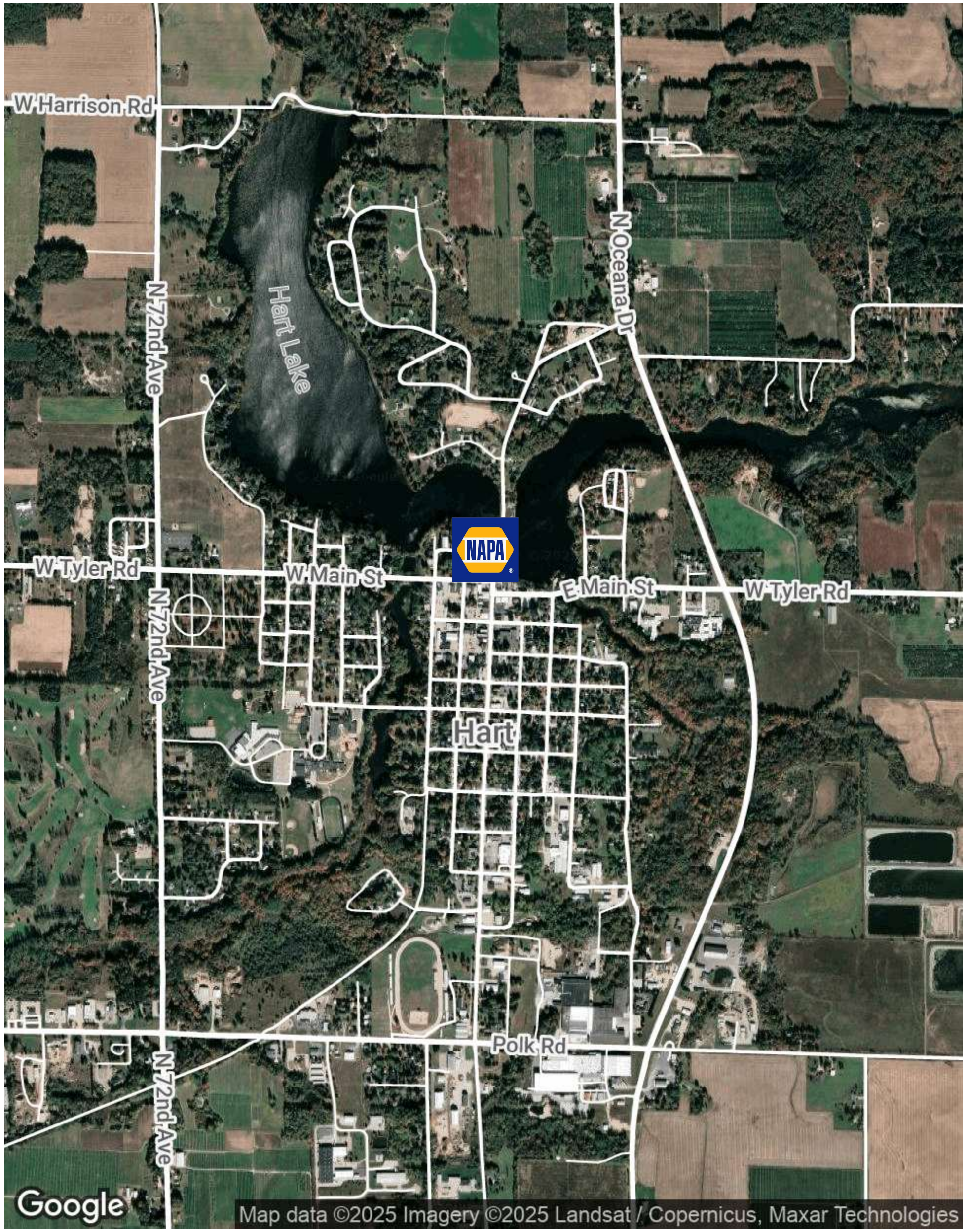
LOCATION DESCRIPTION

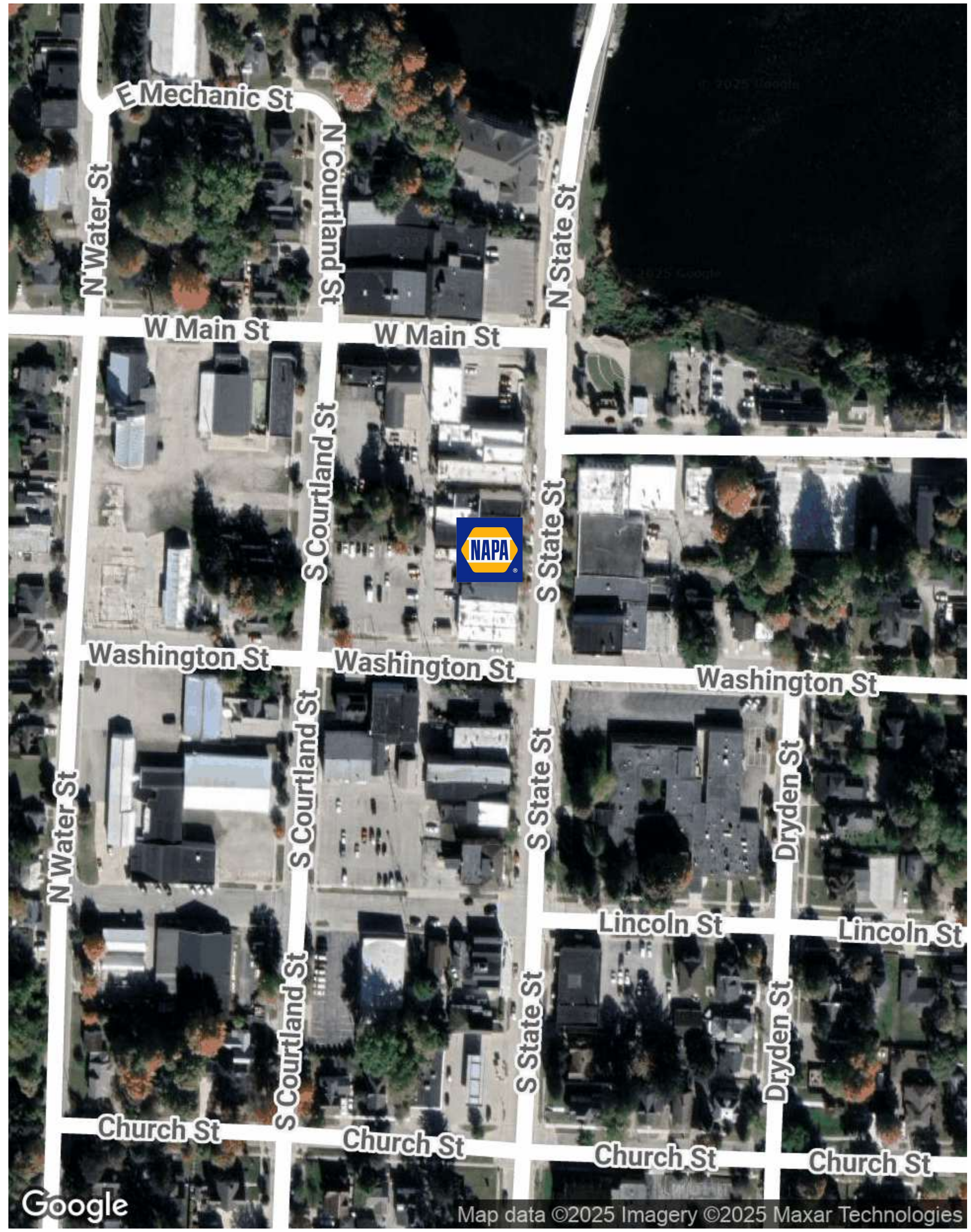
Long standing NAPA Auto Parts location located in the resort community of Hart, MI. Conveniently located off US-31 between Grand Rapids, MI and Traverse City, MI. Excellent visibility on signaled Main Street in the historic downtown central business district. Convenient parking is available along Main Street as well as in the public lot directly behind the NAPA store.

BULLETS HEADLINE

- 60+ Year History: NAPA Has Been at the Property Since 1962
- Fortune 200 Tenant with a $17.7 Billion Market Cap
- Highly Visible and Recognizable Main Street Location in Historic Downtown
- Recession Resistant Investment
- Attractive Cap Rate

REGIONAL MAP





Hart, MI

SVN
STEWART COMMERCIAL GROUP, LLC

CITY INFORMATION

HART, MI

Hart, MI is located along Michigan's west shoreline between Muskegon and Ludington. It was named for its central location in the "heart" of Oceana County, and it serves as the county seat. The city and township have a combined population of over 3,600.

While many enjoy this area as a vacation destination, it is also known for its thriving business climate with companies whose products are marketed locally and globally. The largest industries in Hart are Manufacturing, Tourism, Public Administration, and Arts, Entertainment, and Recreation.

One of Michigan's favorite beach towns, the charming city is located along the shores of the all-sport Hart Lake, just six miles inland from Lake Michigan. It's also just a seven minute drive from the Silver Lake Sand Dunes State Park which sees approximately 850,000 visitors a year.

Hart's historic downtown is an excellent place for shopping, eating, and entertainment. In addition, it's home to Michigan's first rail-trail known as the Hart-Montague Trail that spans 23 miles south, used year-round by bicyclists, snowmobilers, runners, and walkers. The Ocean Historical & Genealogical Society is headquartered in the historic Chadwick-Munger house. The Society owns and operates the Oceana Historical Park Museum Complex, a collection of buildings, exhibits and gardens throughout Hart and the adjacent town of Mears.

ADDITIONAL PHOTOS

Financial Analysis

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	$285,000
PRICE PER SF	$95
CAP RATE (PROFORMA)	8.95%
CASH-ON-CASH RETURN (YR 1) (PROFORMA)	8.95%
TOTAL RETURN (YR 1) (PROFORMA)	$25,499

OPERATING DATA

2025 TOTAL SCHEDULED INCOME	$31,500
OPERATING EXPENSES (2024 ACTUAL)	$6,001
NET OPERATING INCOME (2025 PROFORMA)	$25,499

INCOME & EXPENSES

INCOME SUMMARY

TOTAL INCOME	**$31,500**

EXPENSE SUMMARY

PROPERTY TAX (2024 ACTUAL)	$4,901
PROPERTY INSURANCE (2024 ACTUAL)	$1,100
GROSS EXPENSES	**$6,001**

NET OPERATING INCOME	**$25,499**

RENT ROLL

UNIT	TENANT NAME	SIZE SF	ANNUAL RENT	LEASE START	LEASE END	COMMENTS
-	Genuine Parts Company (NAPA)	3,000 SF	$31,500.00	06/01/2025	5/31/2028	-
-	Genuine Parts Company (NAPA)	3,000 SF	$33,072.00	6/01/2028	5/31/2031	Option Period

Lease is a Gross Lease with Landlord having responsibility for property tax, property insurance, roof, structure, parking lot, repairs/maintenance above $1,000 aggregate in any year.

TENANT PROFILES

GPC GENUINE PARTS COMPANY

ABOUT GPC

Genuine Parts Company, founded in 1928, is a global service organization engaged in the distribution of automotive and industrial replacement parts through a network of more than 10,000 locations in fourteen counties. Worldwide, GPC serves hundreds of thousands of customers and employs approximately 53,000 people. In North America they sell more than 650,000 parts primarily under the NAPA brand name. The Automotive Parts Group serves both retail and wholesale customers offering products and serves for essentially all motor vehicles both domestic and foreign. GPC is considered an investment grade tenant, a good choice for an investor seeking a recession-resistant investment.

NAPA AUTO PARTS

ABOUT NAPA

The National Auto Parts Association was founded in Detroit, MI in 1925 by a group of independent auto parts sellers. Recognizing a quickly growing reliance on cars and trucks, the group saw the need to improve the distribution of auto parts to people and business, Nearly a century later, NAPA consists of about 6,600 auto parts stores, 69 Distribution Centers, over 12,000 affiliated NAPA AutoCare repair facilities, 200,000 parts in inventory every day, and more ASE-Certified Parts Professionals than anyone in the industry. They are one of the leading suppliers of specialty parts and equipment for the collision repair as well as heavy-duty truck and industrial markets. Local NAPA auto parts stores provide easy availability on thousands of parts, accessories and supplies, meaning that you can get what you want whenever you need it. They specialize in fast "hot-shot" deliveries, which cut down on waiting time, and they're also known for employing knowledgeable, professionals further adding to their strong reputation for reliability and efficiency. NAPA Auto Parts is considered an "essential" business and heavy reliance on motor vehicles makes auto parts distribution a recession-resistant industry.

NAPA AUTO PARTS INVESTMENT HIGHLIGHTS

- Headquartered in Atlanta, Georgia
- Investment grade credit tenant
- Essential business - open throughout the pandemic
- Recession-resistant industry with projected long-term strength
- Corporate guarantee from General Parts Company, the largest global auto parts network

GPC Snapshot (as of 3/31/2025)

Key Statistics

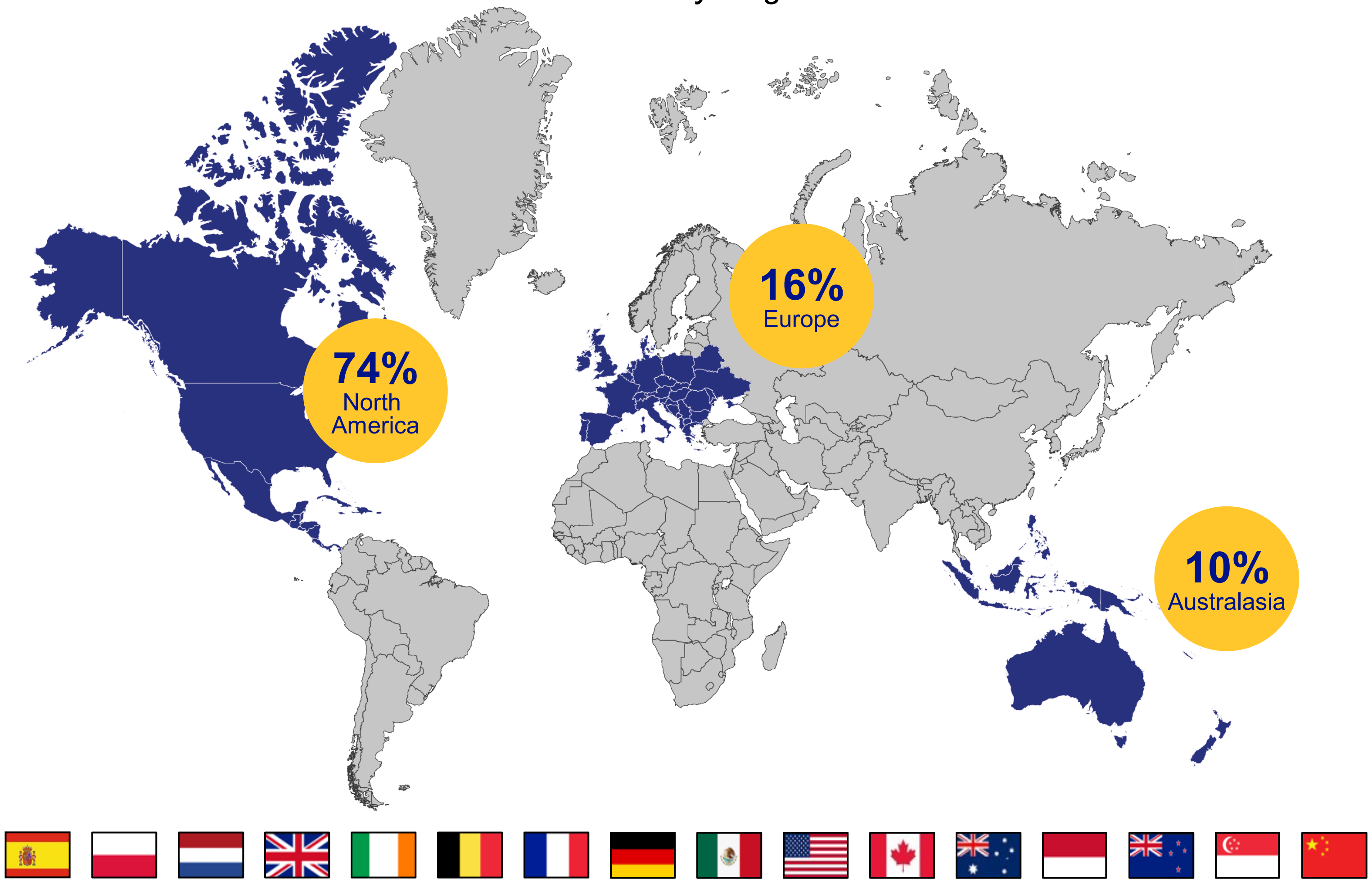
Founded	**1928**
Headquarters	**Atlanta, GA**
Countries Served	**17**
Locations	**~10,810**
• Distribution Centers	~195
• Branches/Service Centers	~750
• Retail (Owned/Independent)	~9,865
Employees	**63,000+**

TTM Financial Highlights

Revenue	**$23.6B**
• Automotive	63%
• Industrial	37%
Adj. EBITDA Margin[1]	**8.3%**
Free Cash Flow[1]	**~$321M**
Dividend Yield[2]	**3.5%**

Global Footprint

TTM Revenue by Region



Leading Global Distributor and Solutions Provider in Diversified End Markets

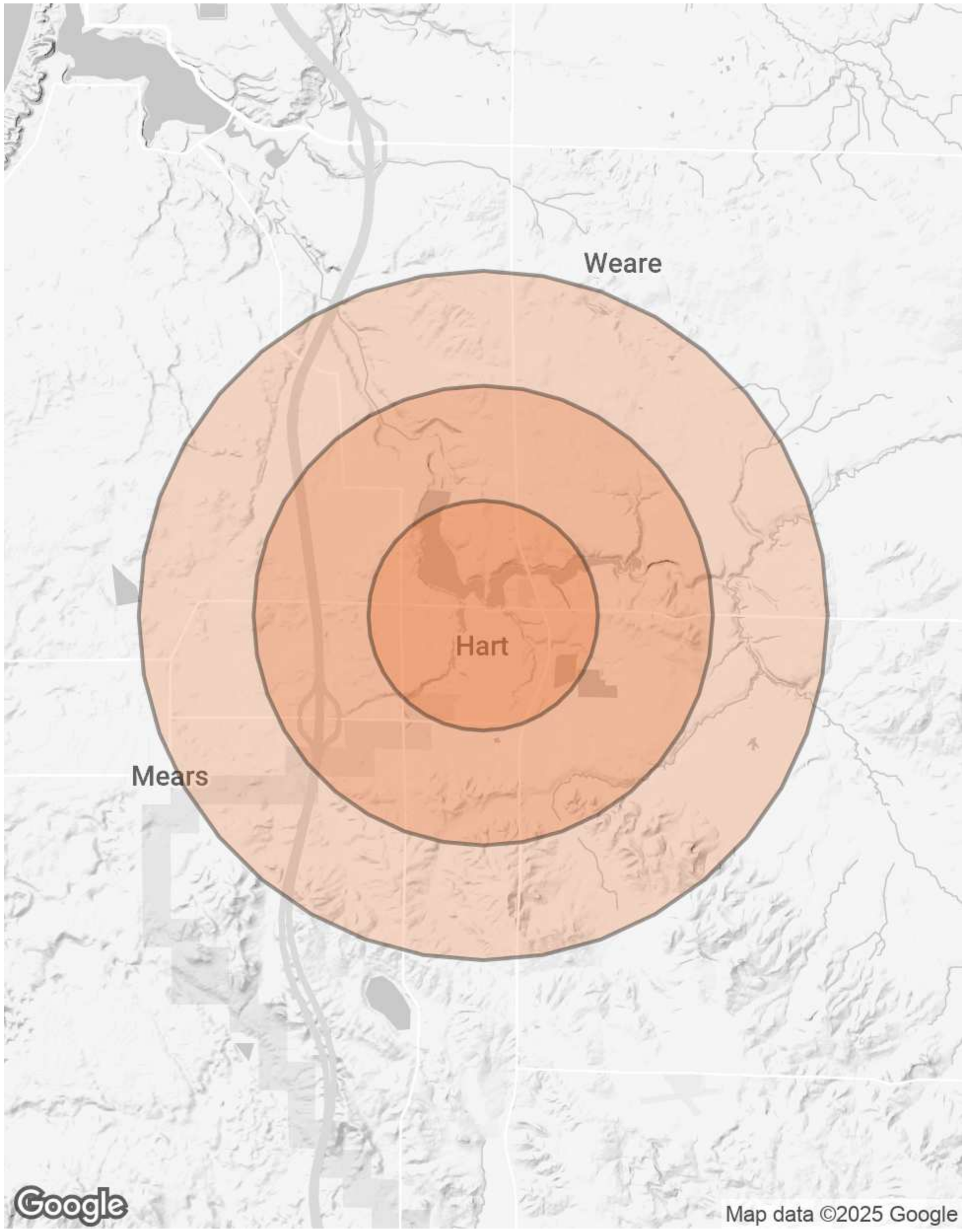
[1]See Appendix C [2]Calculated based on annual dividend per share divided by share price as of 3/31/25

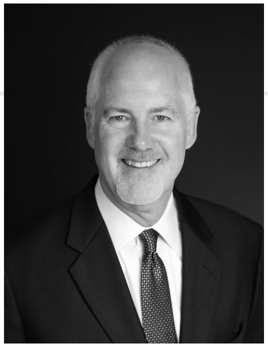
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	1,977	2,724	3,442
AVERAGE AGE	38.5	40.7	43.1
AVERAGE AGE (MALE)	33.8	36.9	40.0
AVERAGE AGE (FEMALE)	44.5	45.5	47.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	817	1,200	1,776
# OF PERSONS PER HH	2.4	2.3	1.9
AVERAGE HH INCOME	$49,236	$49,705	$44,347
AVERAGE HOUSE VALUE	$98,135	$106,774	$118,518

** Demographic data derived from 2020 ACS - US Census*





DAN STEWART, CCIM

Managing Director

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MI #6502361450

PROFESSIONAL BACKGROUND

Dan Stewart, CCIM serves as Managing Director for SVN |Stewart Commercial Group, LLC in Ann Arbor, Michigan. Stewart has more than 23 years of commercial real estate brokerage experience and specializes in representing both owners and buyers in the sale and acquisition of single tenant net leased retail, multifamily, multi-tenant retail, industrial and office property throughout Michigan and the United States.

Stewart previously was an owner and President of Michigan Commercial Realty, a full-service commercial brokerage based in Ann Arbor, MI. He has an extensive network of owners, investors, brokers, and lenders which he relies upon in each transaction. Stewart has successful sale and leasing experience in all commercial property types and has represented public and private entities, international corporations, and high net worth individuals.

Stewart earned his Certified Commercial Investment Member (CCIM) designation in 2006. He is a licensed real estate broker in the state of Michigan and is a member of the National Association of Realtors (NAR), Michigan Association of Realtors (MAR), Michigan Commercial Board of Realtors (CBOR), and the Michigan CCIM Chapter. He is also a member of the International Council of Shopping Centers (ICSC) and serves on the SVN National Apartment and Single Tenant Investment Team.

Prior to entering the commercial real estate field, Stewart enjoyed a long and successful career in the energy industry. He was one of the founding partners of NESI Energy Marketing, a non-regulated natural gas marketing and trading subsidiary of NiSource, Inc., a fortune 500 company. Stewart's firm grew to $1 billion in revenue and he and his partners sold their interest in the company to a large utility holding company in 1999.

Stewart is a graduate of Michigan State University's Broad College of Business with a BA in Marketing. He is married with two children and resides in Ann Arbor, MI.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.