

OFFERING MEMORANDUM

11 Property Portfolio

3 States | New York, Rhode Island,
Pennsylvania



Colliers

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Executive Summary

Colliers is pleased to offer the opportunity to purchase a single tenant investment portfolio of 11 sites strategically located across 3 States made up of auto parts stores, warehouses. The portfolio has 3 different tenants ranging from publicly traded companies to regional players in the automotive parts distribution industry. The portfolio has 11 retail sites (1 property has 2 tenants), The buyer of this passive investment will receive an absolute NN lease offering with landlord responsible for roof, structure and paving of the parking lots.

Ownership will consider offers on all individual properties or any combination of properties... See next page for pricing summary.

Portfolio Overview | Tenants

ABV	LOC	TENANT	WEBSITE	COMMENTS	# of Stores
FMP	10	Elliott Auto Supply Co., Inc.	www.factorymotorparts.com	Large, private, semi national auto parts distributor, retailer	over 300
FAP	3	Fisher Auto Parts, Inc.	www.fisherautoparts.com	Large, private, semi national auto parts distributor, retailer	over 500
FST	1	Fastenal Company	www.fastenal.com	National fastener distributor (NASDAQ FAST)	1265

PORTFOLIO TENANTS



Portfolio Overview | Properties

ID	Ten	Address	City	State	Zip Code	Facility Type	Square Feet	Cap Rate	Asking Price	Expiration Date	Google Map
Properties Available											
193	FMP	3377 Andover Road	Wellsville	NY	14895	Retail/Auto Store	7,201	10%	\$388,130	5/31/2031	View Map
194	FMP	28 Edward St	Arcade	NY	14009	Retail/Auto Store	5,200	10%	\$325,000	5/31/2027	View Map
175	FMP	3521 State Rt 257	Seneca	PA	16346	Retail/Auto Store	15,880	10%	\$420,050	2/28/2029	View Map
661	FMP	26 S. Main Street	Pascoag	RI	2859	Retail/Auto Store	6,765	10%	\$430,250	5/31/2028	View Map
195	FMP & FST	195-197 Seneca St	Hornell	NY	14843	Retail/Auto Store	15,724	10%	\$862,000	5/31/2027 & 9/30/2029	View Map
198	FAP	908 Washington St	Jamestown	NY	14701	Retail/Auto Store	9,450	10%	\$400,000	7/31/2027	View Map
120	FMP	141 Clinton St (All)	Binghamton	NY	13901	Warehouse	81,000	9.33%	\$1,500,000	--	View Map
168	FMP	210 Lemoyne Ave	Syracuse	NY	13208	Retail/Auto Store	14,477	10%	\$652,190	5/31/2027	View Map
171	FMP	1501 William St	Buffalo	NY	14206	Retail/Auto Store	6,650	10%	\$560,000	5/31/2027 & 12/31/2026	View Map
151	FAP	1285 St Paul St	Rochester	NY	14615	Retail/Auto Store	21,153	10%	\$650,000	7/31/2028	View Map

Properties with Contracts Pending								Price PSF	Expiration Date	
671	FMP	125 Carlon Dr	Northampton	MA	01060	Retail/Auto Store	20,525	\$8.25	5/31/2030	View Map

Sold Properties								Price PSF	Expiration Date	
672	FAP	205 University Dr	Amherst	MA	01002	Retail/Auto Store	6,000	\$9.55	7/31/2028	View Map
200	TPH	1223 First Flags Dr	Austell	GA	30168	Warehouse	60,000	\$6.26	10/31/2027	View Map
371	Transtar	110 Henrietta St	Wichita Falls	TX	76301	Retail/Auto Store	14,700	\$3.35	12/31/2026	View Map
850	Transtar	1803 Avenue F	Lubbock	TX	79401	Retail/Auto Store	14,720	\$2.82	12/31/2027	View Map
350	Transtar	10765 Maple Ridge	Dallas	TX	75238	Retail/Auto Store	9,547	\$5.68	12/31/2027	View Map
400	WP	8980 East 33rd St	Indianapolis	IN	46226	Warehouse	40,000	\$7.07	5/31/2028	View Map
625	P/A	760 Lordship Blvd	Stratford	CT	6497	Warehouse	32,400	\$6.91	11/31/2029	View Map
887	C/B	102 N Wilson	Tulsa	OK	74063	Retail/Auto Store	7,980	\$5.58	12/31/2026	View Map
182	Vacant	1227 E. Main St	Clarion	PA	16214	Retail/Auto Store	7,200	\$0		View Map
854	Vacant	3319 82nd Street	Lubbock	TX	79423	Retail/Auto Store	5,000	\$0		View Map
183	Vacant	30 Pickering St	Brookville	PA	15825	Retail/Auto Store	4,900	\$0		View Map
785	FMP	4565 Hinckley Pkwy	Cleveland	OH	44109	Retail/Auto Store	15,000	\$3.52	10/31/2028	View Map
825	S/W	300 South Western	Oklahoma City	OK	73109	Retail	23,613	\$3.66	4/30/2030	View Map