



EMBREE
Capital Markets Group, Inc.

CONFIDENTIAL OFFERING MEMORANDUM



Representative Photo

AUTOZONE

SINGLE-TENANT ABSOLUTE NNN LEASE

9 N. Main Street Tuba City | AZ 86045



EXCLUSIVE OFFERING

LISTED BY:



JOSIAH BYRNES
VICE PRESIDENT

Josiah Byrnes serves as Vice President of Embree Capital Markets Group, Inc., where he helps guide the formation and execution of diversified real estate capital structures and investment strategies for individual, institutional, and international investors, developers, and tenants.

Josiah joined Embree Group of Companies in 2010. He received BA and MBA degrees from the University of Colorado, as well as a Master of Real Estate Development Degree from Arizona State University.

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KLINTON LEWIS
ASSOCIATE-NET LEASE SERVICES

Klinton Lewis serves as Associate of Net Lease Services with Embree Capital Markets Group, Inc., where he is responsible for marketing current assets, new developments, and private client's commercial real estate properties. Klinton also provides investment advice to clients, and is focused on new and existing client business development.

Prior to joining the Embree Capital Markets Group Inc., Klinton served as a real estate agent specializing in single-tenant, net-lease properties, with Marcus & Millichap in Austin, Texas.

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\$1,670,000
PURCHASE PRICE

\$96,000
ANNUAL RENT

5.75%
CAP RATE

\$15.24
RENT PER SQ. FT.

- 2017 Build-to-Suit
- 15-Year Lease Term
- Absolute NNN Lease
- 7.00% Increases at Options



ACTUAL LOCATION

DISCLAIMER & CONFIDENTIALITY STATEMENT

The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from the Embree Group of Companies (Embree Group) and should not be made available to any other person or entity without the written consent of the Embree Group (the Embree Group collectively refers to Embree Capital Markets Group, Inc., Embree Asset Group, Inc., Embree Healthcare Group, Inc., and Embree Construction Group, Inc.). This brochure has been prepared to provide summary information to prospective investors and to establish a preliminary level of interest in establishing an investment relationship with the Embree Group, which may or may not include the sale or purchase of any specific property referenced herein. Several Embree Group employees are licensed real estate agents and brokers in various states.

The information contained herein is not a substitute for a thorough due diligence investigation. The Embree Group has supplied information in this brochure from sources we believe are reliable; however, all potential Buyers and Investors must take appropriate measures to investigate and verify the income and expenses for any specific property, the future projected financial performance of any specific property, the size and square footage of any specific property and its improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant or any tenant's plans or intentions to continue its occupancy of any specific property.

The Embree Group reserves the right to withdraw this solicitation at any time without prior notice. The information contained herein is based upon sources deemed to be reliable, but the accuracy of the information is not guaranteed, nor should the information contained herein be considered all inclusive. Statements contained herein which involve matters of opinion, whether or not identified to be that only, are not representations of fact. The price and terms of this offering may be subject to change at any time.

The Embree Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of the Embree Group, its affiliates or subsidiaries, or any agent, product, or commercial listing of The Embree Group, and is solely included for the purpose of proving tenant lessee information about this listing to prospective customers.

The Embree Group has an ownership interest in the subject property.



The background of the slide is a photograph of an AutoZone store interior. On the left, a large red sign with the word "AutoZone" in white script is visible. The store is filled with various automotive products on shelves and racks. In the foreground, there are racks of car batteries and other automotive supplies. The lighting is bright, typical of a retail store.

AutoZone



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PROPERTY & LEASE DETAILS

THE OFFERING

PROPERTY ADDRESS	9 N. Main Street Tuba City, AZ 86045
TENANT	Autozone Parts, Inc.
GUARANTOR	Autozone, Inc.

SITE DESCRIPTION

BUILDING SIZE	Approximately 6,300 rentable square feet
LAND SIZE	Approximately 1.51 acres
CONSTRUCTION TYPE	Metal building, reinforced concrete slab

INVESTMENT SUMMARY

ASSET CLASS	Single-tenant, net leased retail
ANNUAL RENT	\$96,000
CAP RATE	5.75%
PURCHASE PRICE	\$1,670,000
RENT COMMENCEMENT	Feb 10, 2017
LEASE END	Feb 28, 2032
PRIMARY LEASE	15 years
LEASE TYPE	NNN (no landlord responsibilities)
LEASE ESCALATIONS	7% during options
RENEWAL OPTIONS	Three 5-year options

* Tenant has the option to terminate after tenth lease year, tenant is to pay landlord the sum on \$192,000 upon execution of termination.

OFFERING OVERVIEW

Embree Capital Markets Group is pleased to offer for sale a high-quality, single-tenant, net-leased discount retail asset. The property was newly built in 2017 and is being offered free and clear of any debt. It is a unique opportunity for an investor to acquire a well-located, investment-grade, credit-tenant asset in a desirable Arizona geography.

AREA OVERVIEW

Tuba City is located within Coconino County at the junction of state Highway 264 and U.S. 160. Located approximately 80 miles Northeast of Flagstaff, Arizona and 60 miles East of the Grand Canyon National Park. According to the United States Census Bureau (2010), the city has a total area of 8.9 square miles and a population of approximately 8,611 citizens. The town is located in Northern Arizona and is the second-largest community in Coconino County. Tuba City is the Navajo Nation's largest community and home of the Western Navajo Agency's headquarters.



TENANT PROFILE



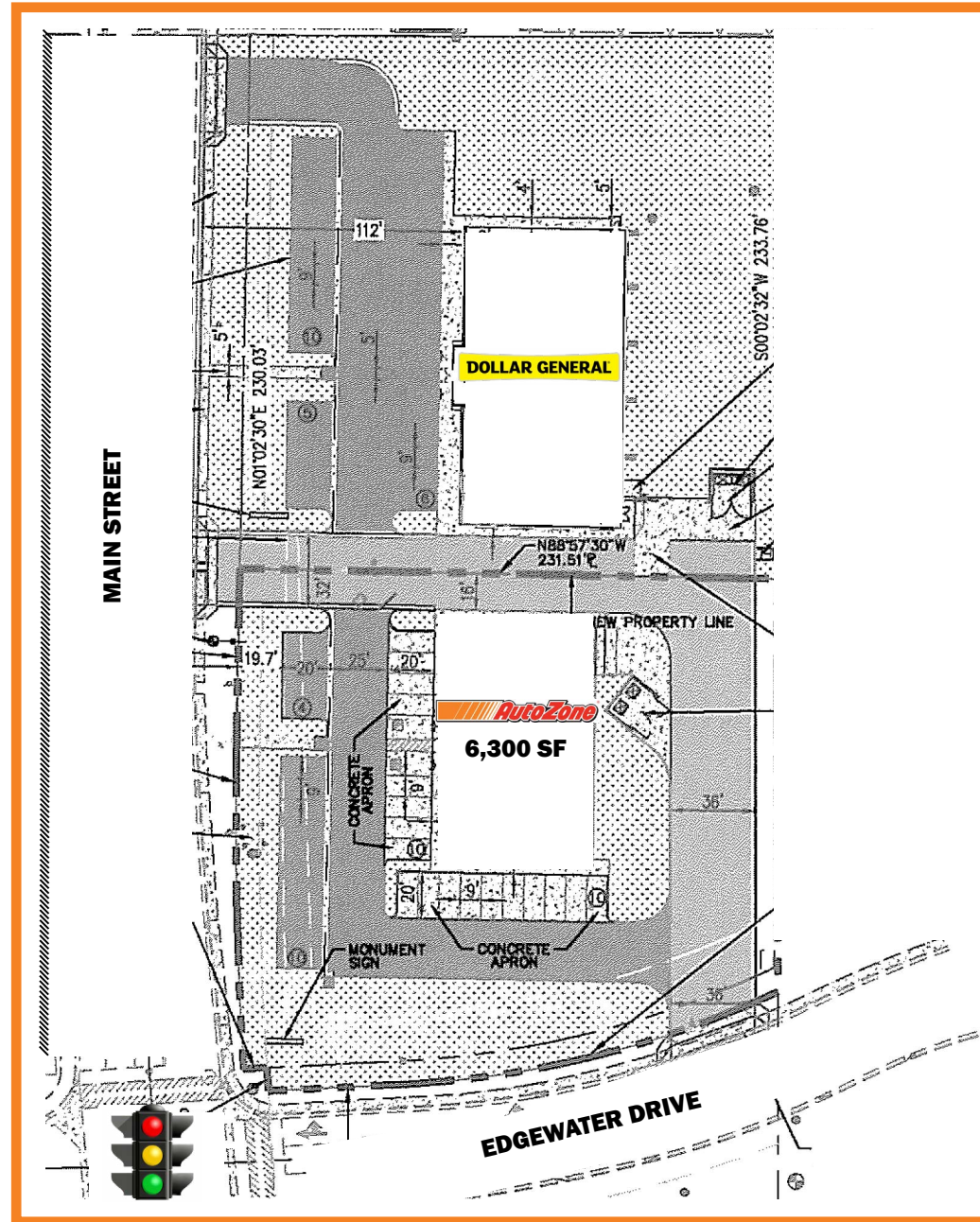
INVESTMENT SUMMARY

COMPANY TYPE	Public (NYSE: AZO)
2018 NET SALES	\$11.2 Billion
STORE COUNT	6,202+
EMPLOYEES	90,000+
WEBSITE	www.AutoZone.com

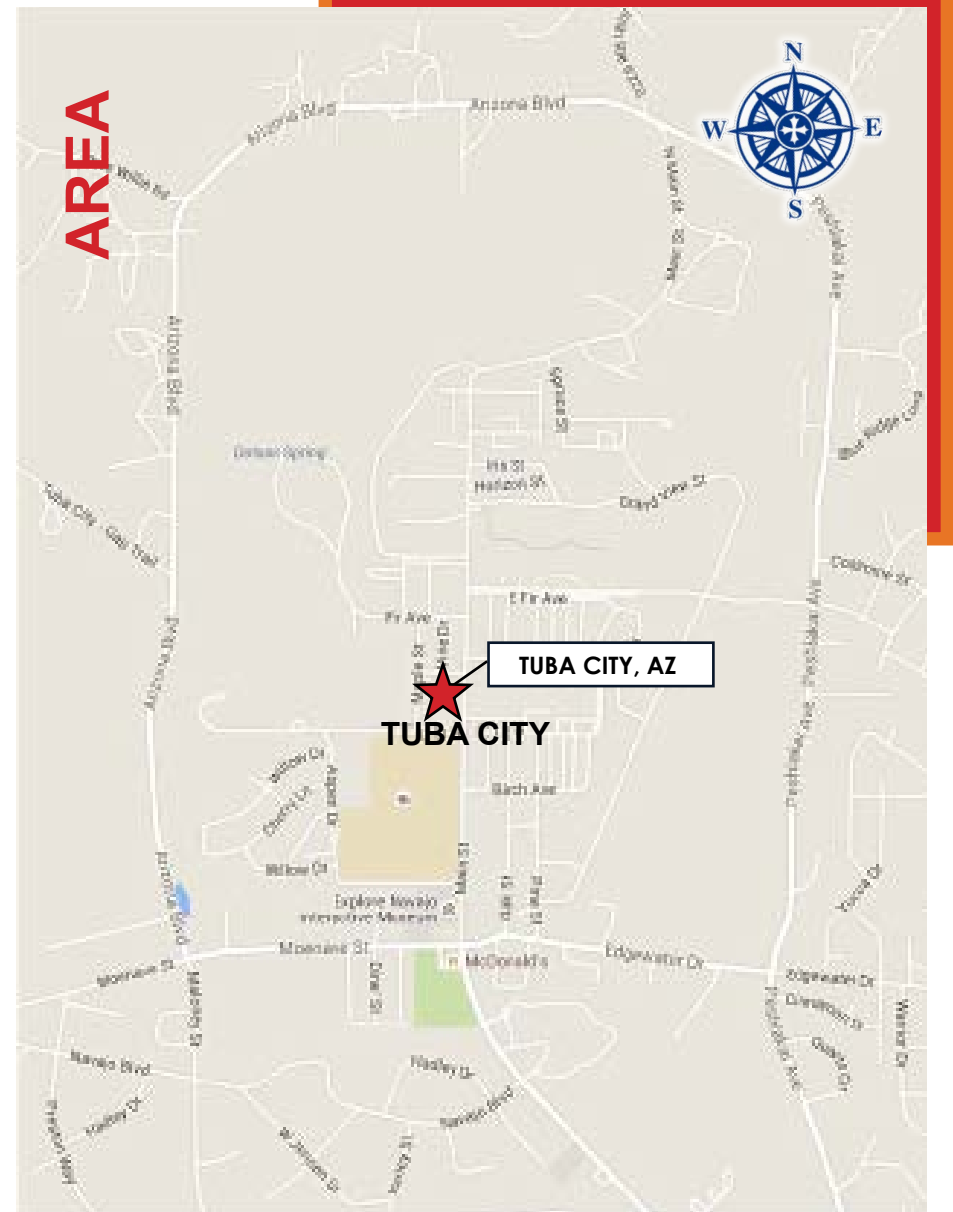


- AutoZone, Inc. (NYSE: AZO) is the nation's leading retailer and a leading distributor of automotive replacement parts and accessories in the United States.
- Based in Memphis, Tennessee, the company began operations in 1979 and operates over 5,500 AutoZone stores located in 49 states, the District of Columbia, Puerto Rico and internationally in Mexico and Brazil.
- Each AutoZone store carries an extensive product line for cars, sport utility vehicles, vans and light trucks, including new and remanufactured automotive hard parts, maintenance items, accessories and non-automotive products. Many stores also have a commercial sales program that provides commercial credit and prompt delivery of parts and other products to local, regional and national repair garages, dealers, service stations and public sector accounts.
- AutoZone serves six million customers per week who select AutoZone as their retailer of choice for their automotive parts and accessory needs.
- AutoZone was ranked #280 in the Fortune 500 in 2016 (#307 in 2015), with over \$10 billion in sales (7.5% increase from 2015).

SITE PLAN



STATE & AREA CONTEXT



CITY AERIAL



Arizona Boulevard

Black Mesa Avenue

Peshlakai Drive

Main Street

Grand View Street

DOLLAR GENERAL

AutoZone

DaVita

Edgewater Drive

Warrior Drive

7
ELEVEN

WELLS
FARGO

KFC

SUBWAY

True Value

SONIC

Chevron

Basha's

Denny's

SITE AERIAL



Tuba City Junior
High School

Black Mesa Avenue

Navajo Nation
Fire Department

Tuba City Regional
Health Care

Tuba City
Boarding School

Main Street

Grand View Street

DOLLAR GENERAL

AutoZone



DaVita

Edgewater Drive

Peshlakai Drive

DEMOGRAPHIC ANALYSIS

	1 MILE	3 MILE	5 MILE	
POPULATION	Estimated Population (2018)	4,715	9,329	9,540
	Projected Population (2023)	4,890	9,652	9,862
	Census Population (2010)	5,034	9,960	10,170
	Projected Annual Growth (2018-2023)	175	323	322
	Historical Annual Growth (2010-2017)	-319	-631	-630
HOUSEHOLDS	Estimated Households (2018)	1,323	2,528	2,584
	Projected Households (2022)	1,437	2,742	2,800
	Census Households (2010)	1,369	2,616	2,670
	Projected Annual Growth (2018-2023)	114	213	216
	Historical Annual Change (2000-2016)	48	167	176
	Average Household Size	3.5	3.7	3.7
	Housing Units Owner-Occupied	660	1,556	1,603
	Housing Units Renter-Occupied	663	972	981
RACE/ETHNICITY	Total Population	4,715	9,329	9,540
	White	223	301	302
	Black or African American	24	33	34
	American Indian or Alaska Native	2,170	4,404	4,837
	Asian	64	88	88
	Hawaiian or Pacific Islander	2	2	2
	Other Race	415	771	870
	Two or More Races	1,817	3,731	4,072

		1 MILE	3 MILE	5 MILE
HOUSEHOLD INCOME	Est. Average HH Income (2018)	\$61,642	\$59,120	\$58,854
	Projected Average HH Income (2023)	\$70,806	\$67,798	\$67,482
	Est. Median HH Income (2018)	\$52,484	\$48,861	\$48,494
	Projected Median HH Income (2023)	\$57,823	\$54,361	\$53,956
	Est. Per Capita Income (2018)	\$17,363	\$16,063	\$15,980
	Projected Per Capita Income (2023)	\$20,870	\$19,298	\$19,198
HH INCOME DIST.	HH Income \$200,000 or More	27	31	31
	HH Income \$150,000 to \$199,999	60	110	112
	HH Income \$125,000 to \$149,999	28	85	87
	HH Income \$100,000 to \$124,999	95	185	187
	HH Income \$75,000 to \$99,999	258	390	393
	HH Income \$50,000 to \$74,999	233	432	440
	HH Income \$35,000 to \$49,999	171	352	359
	HH Income \$0 to \$24,999	68	234	242
DAYTIME				
Total Businesses	91	105	105	
Total Employees	2,323	2,669	2,669	



TUBA CITY, ARIZONA | OFFERING MEMORANDUM

EXCLUSIVELY PRESENTED BY:

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ABOUT EMBREE

Embree Group of Companies provides nationwide turnkey real estate services, specializing in build-to-suit development, design/build, general construction, program management, and capital markets for specialty retail, financial, automotive, restaurant, healthcare and senior living facilities. Embree's fully integrated, in-house services allow us to become an extension of the client's organization. Since 1979, Embree's foundation has been built on developing tailored programs for 300+ national clients. The firm is headquartered near Austin, Texas, with a regional office located in Phoenix. Over the past 40 years, Embree's executive team has developed, built, or transacted more than 12,000 assets in all 50 states, Puerto Rico, and Canada with a total market value in excess of \$10 billion.



ACTUAL LOCATION