



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM
Multi-Tenant Lease Investment Opportunity

584 N Germantown Parkway | Cordova, TN 38018

EXCLUSIVELY MARKETED BY:

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SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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Actual Property Image

INVESTMENT SUMMARY

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Sands Investment Group is Pleased to Exclusively Offer For Sale the 15,000 SF AutoZone Anchored Center Located at 584 N Germantown Parkway in Cordova, Tennessee. This Triple Net (NNN) Lease Contains Two Established Tenants in One Building.



Actual Property Image

OFFERING SUMMARY

PRICE	\$3,073,000
CAP	7.50%
NOI	\$230,508
PRICE PER SF	\$204.87
YEARS REMAINING	Varies
LEASE GUARANTY	AutoZone: Corporate Trinity & Trinity #2: Personal

PROPERTY SUMMARY

ADDRESS	584 N Germantown Parkway Cordova, TN 38018
COUNTY	Shelby
BUILDING AREA	15,000 SF
LAND AREA	3.00 AC
BUILT	1991/1998

HIGHLIGHTS



AutoZone is the Largest Retailer of Aftermarket Automotive Parts & Accessories in the United States – Based in Memphis, Tennessee



AutoZone is Corporate Guaranteed With 7 Years Remaining on the NNN Lease With Four (4) Five (5) Year Options Periods



Trinity Children's Learning Center Provides High-Quality Child Care and Full Educational Curriculum For Children Aged 6 Weeks to 12 Years



The Majority of Cordova Has Been Annexed By the City of Memphis – Memphis is the 2nd Largest City in Tennessee With a Population of Over 650,000 Residents



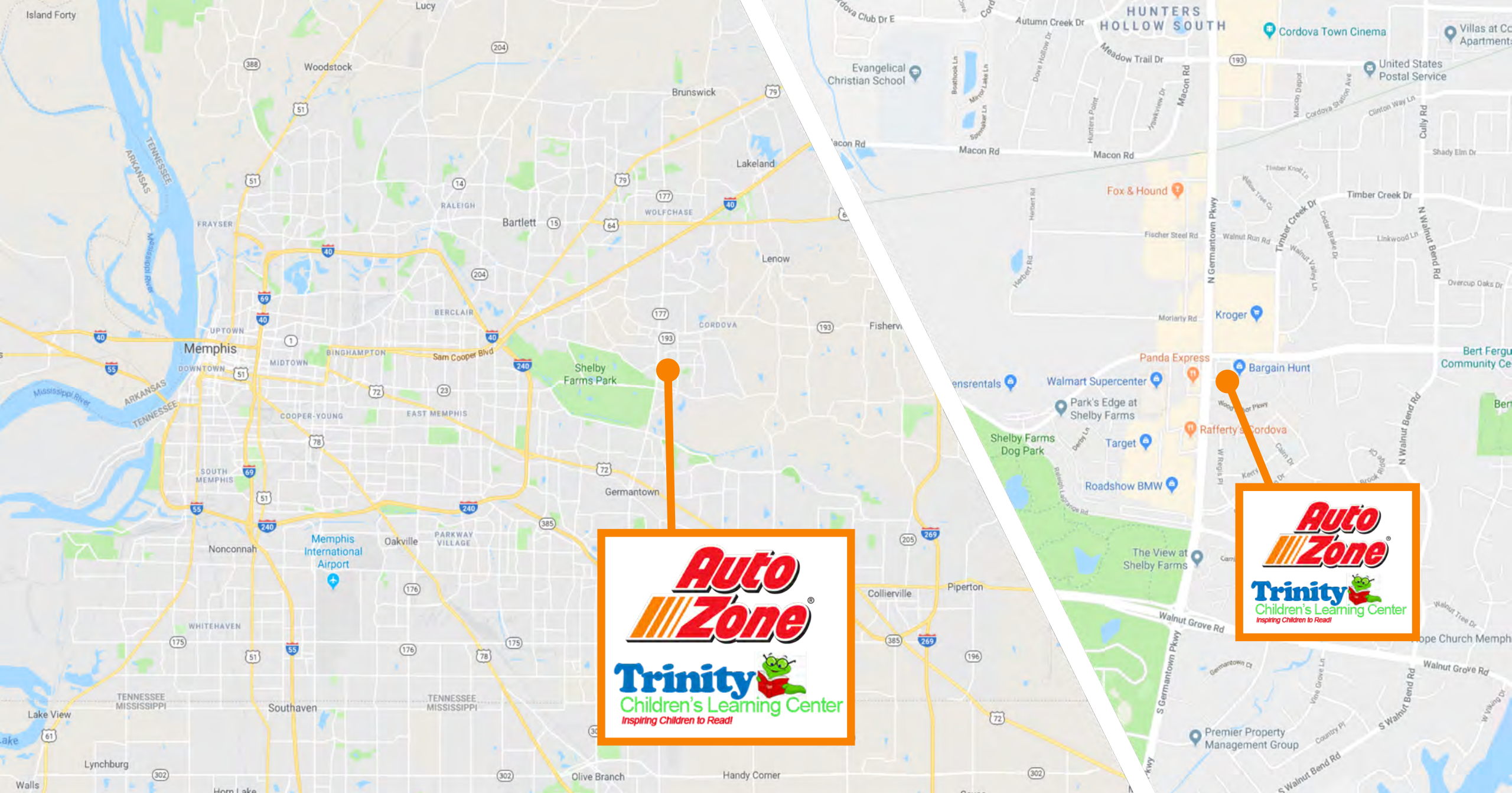
Traffic Count North of Germantown Parkway & Connecting Road S is 56,880 VPD



Highly Populated Location With Over 148,000 People and a Average Income of Over \$99,000 Within a 5-Mile Radius



Neighboring Tenants Include: Walmart Supercenter, Target, Starbucks, Wendy's, Taco Bell, Chipotle, Kroger and Region's Bank



AutoZone Anchored Center | 584 N Germantown Parkway | Cordova, TN 38018



Trinity Rd.



DENNIS UNIFORM

H&R BLOCK



MOMENTUMCHURCH



SHERWIN-WILLIAMS

Floorworks



MEMPHIS VETERINARY SPECIALISTS

THOMAS P. CHU, M.D., P.C.
DERMATOLOGIC & COSMETIC SURGERY

Park's Edge
AT SHELBY FARMS



TARGET



Walmart
Supercenter



ExtraSpace
Storage

ExxonMobil



Bargain Hunt

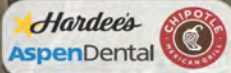


The Grove
at
Trinity Pointe Apartments

N Germantown Pkwy

Auto
Zone
Trinity
Children's Learning Center
Inspiring Children to Read!

KING JERRY LAWLER'S BBQ
GameStop
POWER TO THE PLAYERS
SportClips
HAIRCUTS
LENNYS GRILL & SUBS
Batteries + Bulbs
Moe's southwest grill



Trinity Rd.



CITY OVERVIEW

Cordova | Shelby County | Tennessee

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Cordova, TN

Cordova is a community in Shelby County in the state of Tennessee. Cordova lies east of Memphis, north of Germantown, south of Bartlett, and northwest of Collierville. The city's 2017 estimated population is 60,762 residents. The county's 2017 estimated population is 936,961 residents. The county is the state's largest both in terms of population and geographic area. Shelby County's county seat is Memphis. The city is part of the Memphis, TN-MS-AR Metropolitan Statistical Area, which is home to about 1,324,108 residents.



Economy

Shelby County employs about 430,726 people, and is specialized in Transportation & Warehousing, and Management & Enterprises. Due to the cities close proximity, Memphis' economy affects Cordova's. Memphis' central location has been strategic to its business development. Located on the Mississippi River and intersected by five major freight railroads and two interstates, it is ideally located for the transportation and shipping industry. Memphis is the home of three Fortune 500 companies: FedEx, International Paper, and AutoZone.



Contemporary Life

Cordova is a 20 min drive to Memphis, making it the perfect city for a day trip. Memphis is known as the home of the blues and birthplace of rock-n-roll, with its iconic Beale Street entertainment, star-studded Sun Studios artists, and Elvis's larger-than-life Graceland estate. Foodies will want to plan on sampling the famous Memphis BBQ in between visiting attractions like the Rock 'n' Soul Museum and STAX Museum of American Soul, and watching the Peabody Ducks make their march down the red carpet at the Peabody Hotel.

DEMOGRAPHICS

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AutoZone Anchored Center | 584 N Germantown Parkway | Cordova, TN 38018



Population

1-MILE

7,309

3-MILE

56,785

5-MILE

148,287



Average Household Income

1-MILE

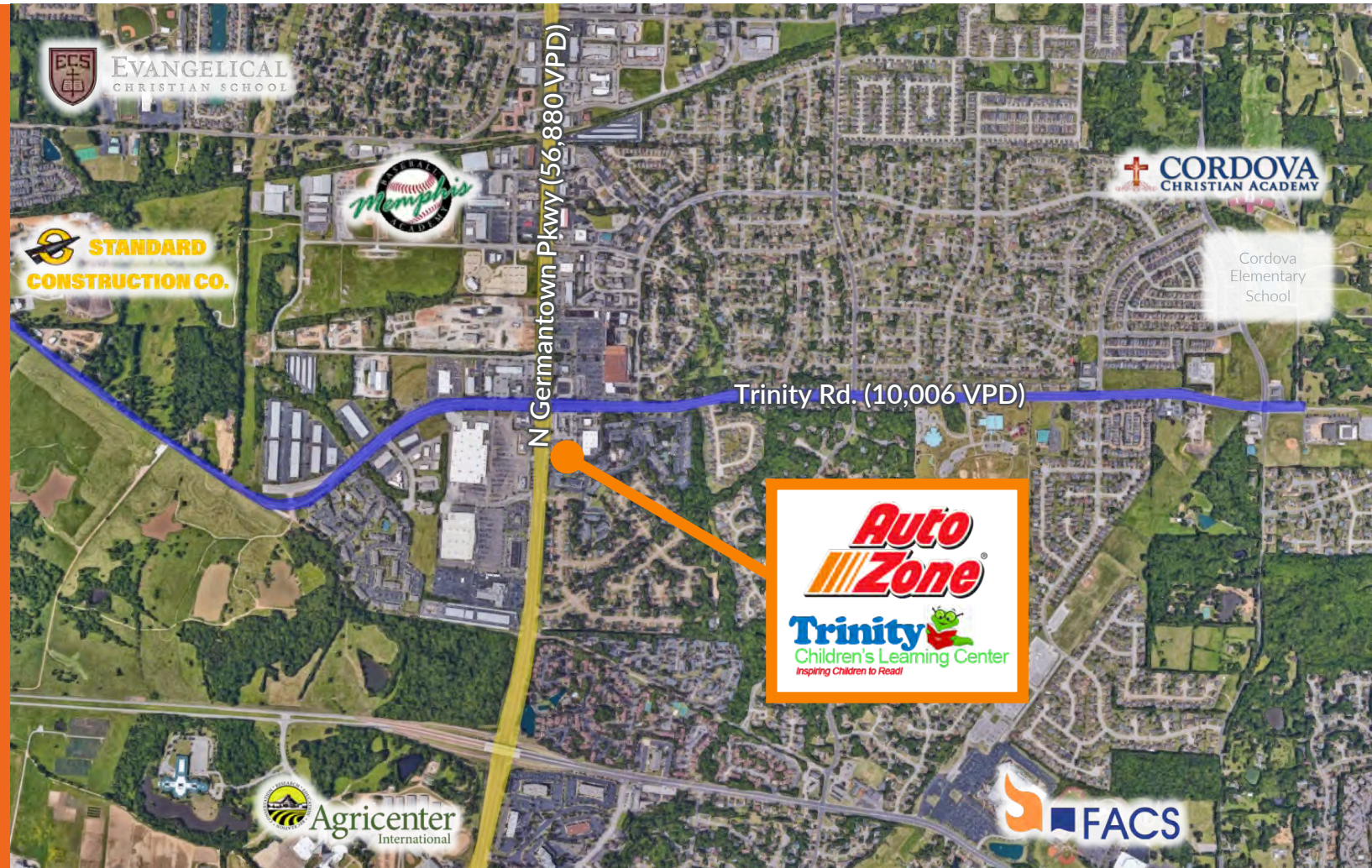
\$71,501

3-MILE

\$87,194

5-MILE

\$99,269



TENANT PROFILE

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AutoZone is an American retailer of aftermarket automotive parts and accessories, and it is the largest in the United States. The company was founded in 1979, and today has over 6,000 stores across the United States, Mexico, and Brazil. For more than 30 years, AutoZone has been committed to providing the best parts, prices and customer service in the automotive aftermarket industry.

AutoZone has a rich culture and history of going the Extra Mile for its customers and its community. AutoZone is the nation's leading retailer and a leading distributor of automotive replacement parts and accessories. Each store carries an extensive line for cars, sport utility vehicles, vans and light trucks, including new and remanufactured hard parts, maintenance items and accessories. Since opening its first store in Forrest City, Arkansas on July 4, 1979, the company has joined the New York Stock Exchange (NYSE: AZO) and earned a spot in the Fortune 500. AutoZone also sell automotive diagnostic and repair software through ALLDATA, diagnostic and repair information through alldatadiy.com, and auto and light truck parts and accessories through AutoZone.com.



COMPANY TYPE
NYSE: AZO



FOUNDED
1979



OF LOCATIONS
6,000+



HEADQUARTERS
Memphis, TN



WEBSITE
autozone.com



TENANT PROFILE

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Trinity Children's Learning Center is a Christian daycare center in Cordova, Tennessee. The center provides an outstanding curriculum built on a foundation of academic excellence and Christian character training for kids from six weeks to 12 years of age.

The center's vision is to create an environment where children can succeed and flourish spiritually, emotionally, intellectually, socially, and physically. The staff provides leadership, wisdom and guidance to students as they grow and develop before entering a traditional private/public school environment. The lead teachers are well-rounded individuals with college degrees, professionalism, and loving hearts. The learning center also provide children with enriching after-school activities such as tutoring and piano lessons. The Trinity Children's Learning Center is devoted to the safety of all children in their care.



COMPANY TYPE
Private



FOUNDED
2015



OF LOCATIONS
1



HEADQUARTERS
Cordova, TN



WEBSITE
trinityclc.com



LEASE SUMMARY

TENANT	AutoZone
PREMISES	A Building of Approximately 7,200 SF
LEASE COMMENCEMENT	May 6, 2006
LEASE EXPIRATION	April 30, 2026*
LEASE TERM	7 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	5% At Options
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Retail - Auto
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility

*Tenant Extending its Lease Until 2026 Shall Be a Condition of Closing



Actual Property Image

LEASE SUMMARY

TENANT	Trinity Children's Learning Center
PREMISES	A Building of Approximately 3,800 SF
LEASE COMMENCEMENT	January 1, 2015
LEASE EXPIRATION	December 31, 2025*
LEASE TERM	6+ Years Remaining
RENEWAL OPTIONS	1 x 5 Year
RENT INCREASES	N/A
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Child Care and Learning Center
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility

*Tenant Extending its Lease Until 2025 Shall Be a Condition of Closing



Actual Property Image

LEASE SUMMARY

TENANT	Trinity Children’s Learning Center #2
PREMISES	A Building of Approximately 4,000 SF
LEASE COMMENCEMENT	May 15, 2017
LEASE EXPIRATION	September 20, 2025*
LEASE TERM	6+ Years Remaining
RENEWAL OPTIONS	1 x 5 Year
RENT INCREASES	3% Annually
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Child Care and Learning Center
PROPERTY TAXES	Tenant’s Responsibility
INSURANCE	Tenant’s Responsibility
COMMON AREA	Tenant’s Responsibility
ROOF & STRUCTURE	Landlord’s Responsibility
REPAIRS & MAINTENANCE	Tenant’s Responsibility
HVAC	Tenant’s Responsibility
UTILITIES	Tenant’s Responsibility

*Tenant Extending its Lease Until 2025 Shall Be a Condition of Closing



Actual Property Image

RENT ROLL

AutoZone Anchored Center | 584 N Germantown Parkway | Cordova, TN 38018



Actual Property Images

SIZE		ANNUAL RENT				LEASE TERM					
TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	MONTHLY CONTRIBUTION TO CAM	TOTAL MONTHLY PAYMENT	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
AutoZone	7,200 SF	48%	\$132,000	\$18.33	\$2,502	\$13,502	5%	At Options	05/06/2006	04/30/2026*	3 x 5 Years
Trinity Children's Learning Center	3,800 SF	25.33%	\$49,068	\$12.91	\$1,346.22	\$5,435.22	N/A	N/A	01/01/2015	12/31/2025*	1 x 5 Year
Trinity Children's Learning Center #2	4,000 SF	26.67%	\$49,440	\$12.36	\$1,450	\$5,570	3%	Annually	05/15/2017	09/20/2025*	1 x 5 Year
TOTALS	15,000 SF	100%	\$230,508		\$5,298.22	\$24,507.22					

*Tenant Extending its Lease Until 2025/2026 Shall Be a Condition of Closing

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and 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 the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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