



AutoZone (NYSE: AZO) - Rated "BBB" by S&P's Investment Grade Credit Tenant

712 N 1st St, Jesup, GA 31545





PROPERTY OVERVIEW

We are pleased to offer to qualified investors an opportunity to purchase (fee simple) a single tenant net leased investment that is fully occupied by AutoZone with a corporate guaranty from AutoZone, Inc. (NYSE: AZO - investment grade credit) that includes 6.5 years remaining on the initial term. Positioned on N 1 St; the subject property benefits from its location on the main thoroughfare through Jesup, GA along with its close proximity to Walmart Supercenter and other traffic generators such as CVS, Taco Bell, Hardee's, Zaxby's and more. This is an excellent opportunity to buy an investment grade credit tenant (rated "BBB" by S&P's) at an attractive price per square foot, with minimal landlord responsibilities, who has occupied this location for nearly 15 years and is ideally positioned in a market that fits the target customer profile for this tenant.

PRICING DETAILS

List Price	\$1,147,000
NOI	\$86,000
CAP Rate	7.50%
Taxes	NNN
Insurance	NNN
CAM	NNN

LEASE ABSTRACT

Tenant Trade Name	AutoZone
Lease Start	July 1, 2005
Lease Expiration	June 30, 2025
Lease Term	20 Years
Term Remaining On Lease	6.5 Years
Base Rent	\$86,000
Rental Adjustments	None
Option Periods	4 - 5 Yr Options 12% Increases Each Option 7/1/2025: \$96,324 7/1/2030: \$107,880 7/1/2035: \$120,828 7/1/2040: \$135,324
Lease Type	NN Lease
Roof & Structure	Landlord Responsible

INVESTMENT HIGHLIGHTS

- **AutoZone (NYSE: AZO)** - Rated “BBB” by S&P’s - Investment Grade Credit Tenant
- **~6.5 Years Remaining** - Corporate Guaranty - Long Term Occupancy History
- **4, 5 Year Option Periods** - 12% Increases Every 5 Years
- **Minimal Landlord Responsibilities** - Roof & Structure Only
- **Close Proximity to Wayne Memorial Hospital** - 84 Beds & 400 Employees
4th Largest Employer in Wayne County
- **Demographics** - 19,300 Residents within 5 Mile Radius
- **AHHI** of ~\$54,500 within 5 Mile Radius
- **Desirable Retail Location** - Major Surrounding Retailers: Walmart Supercenter, Aaron’s, CVS, Hardee’s, Zaxby’s, Dollar Tree, O’Reilly Auto Parts, Subway, Murphy USA and More
- **AutoZone** - Over 5,000 Stores - Ranked 253 on Forbe’s America’s Largest Public Companies 2018
- **Net Income of Approximately \$1.33 Billion** - Over \$9.3 Billion in Assets
- One of the Nation’s Top Automotive Replacement Part and Accessories Retailer
- **Deliverable Free and Clear of Existing Debt** - Pride of Ownership




PARCEL DETAILS

Parcel	Building Size	Land Size
J8-3	6,840 SF	.52 Acres 22,651 SF



N. 1ST ST.





TENANT OVERVIEW (NYSE: AZO)

AutoZone is the leading retailer and a leading distributor of automotive replacement parts and accessories in the U.S. They sell auto and light truck parts, chemicals and accessories through AutoZone stores in 50 U.S. states plus the District of Columbia, Puerto Rico, Mexico and Brazil. They 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.

AutoZone has over 6,000 stores across the United States, Mexico, and Brazil. The company is based in Memphis, Tennessee.



**AutoZone 1st Quarter Same Store Sales Increase 2.3%;
EPS Increases 6.8% to \$10.00**

AutoZone, Inc. (NYSE:AZO) today reported net sales of \$2.6 billion for its first quarter (12 weeks) ended November 18, 2017, an increase of 4.9% from the first quarter of fiscal 2017 (12 weeks). Domestic same store sales, or sales for stores open at least one year, increased 2.3% for the quarter.

MEMPHIS, Tenn., Dec. 05, 2017 (GLOBE NEWSWIRE)

ABOUT WAYNE COUNTY, GA

Jesup is a city in Wayne County, Georgia. Wayne County, GA has a population of 30,006 people with a median age of 37.9 and a median household income of \$39,908. The median property value in Wayne County, GA is \$98,600, and the homeownership rate is 65.4%.

The economy of Wayne County, GA employs 9,958 people. The economy of Wayne County, GA is specialized in Agriculture, Forestry, Fishing, Hunting; Public Admin.; and Construction. The largest industries in Wayne County, GA are Manufacturing (1,367), Retail trade (1,338), and Healthcare & Social Assistance (1,316), and the highest paying industries are Educational Services (\$35,880), Transportation & Warehousing (\$34,179), and Real Estate, Rental & Leasing (\$32,386).



DEMOGRAPHICS - JESUP, GA



Population	1-MILE	3-MILE	5-MILE
Estimated Population (2018)	2,398	12,325	19,311
Projected Population (2023)	2,463	12,458	19,489
Households	1-MILE	3-MILE	5-MILE
Estimated Households (2018)	961	4,172	6,600
Projected Households (2023)	989	4,232	6,674



Income	1-MILE	3-MILE	5-MILE
Avg. Household Income (2018)	\$44,128	\$52,734	\$54,467
Median Household Income (2018)	\$34,264	\$37,574	\$39,265
Business Facts	1-MILE	3-MILE	5-MILE
Total # of Businesses (2018)	363	804	944
Total # of Employees (2018)	2,577	6,896	9,736



This Offering Memorandum contains select information pertaining to the business and affairs of Auto Zone, Jesup, GA. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of Auto Zone, Jesup, GA or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

Colliers International | 3 Park Plaza, Suite 1200 | Irvine, CA 92614 | Snyder/Carlton Team

Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This publication is the copyrighted property of Colliers International and /or its licensor(s) 2015. All rights reserved

INVESTMENT CONTACTS:

Jereme Snyder

Executive Vice President

License No. 01360233

949.724.5552

jereme.snyder@colliers.com

Eric Carlton

Executive Vice President

License No. 01809955

949.724.5561

eric.carlton@colliers.com

Tony D'Ambrosio

Senior Vice President

GA License No. 26086

404.574.1048

tony.d'ambrosio@colliers.com

Colliers
INTERNATIONAL

