



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



## OFFERING MEMORANDUM

Absolute Triple Net (NNN) Ground Lease Investment Opportunity

113 Washington Street | Claremont, NH 03743

# EXCLUSIVELY MARKETED BY:

2



**SANDS INVESTMENT GROUP**  
NET INVESTMENTS... NET RESULTS

2701 Ocean Park Boulevard, Suite 140  
Santa Monica, CA 90405  
844.4.SIG.NNN

[www.SIGnnn.com](http://www.SIGnnn.com)

In Cooperation with Venture Retail Partners, LLC

**JOHN KERR**

Lic. # 01996892

424.228.1718 | DIRECT  
jkerr@SIGnnn.com

**ANDREW CALLAHAN**

NH Lic. # 069544

617.894.4499 | DIRECT  
andrew@vrpartners.com

© 2019 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum,' has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy, however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.

# TABLE OF CONTENTS

3

AutoZone | 113 Washington Street | Claremont, NH 03743



## Investment Overview

Investment Summary  
Investment Highlights

## Property Overview

Location Map  
Aerial Map  
Retail Map

## Area Overview

City Overview  
Demographics

## Tenant Overview

Tenant Profile

## Lease Abstract

Lease Summary  
Rent Roll

# INVESTMENT SUMMARY

4

Sands Investment Group is Pleased to Exclusively Offer For Sale the 6,116 SF AutoZone Located at 113 Washington Street in Claremont, New Hampshire. This Opportunity Includes a Rare New Hampshire AutoZone Investment With Over 3 Years Remaining, Providing For a Secure Investment With an Established Tenant.



## OFFERING SUMMARY

PRICE	\$1,101,000
CAP	5.80%
NOI	\$63,888
PRICE PER SF	\$180.02
LEASE GUARANTY	AutoZone, Inc.

## PROPERTY SUMMARY

ADDRESS	113 Washington Street Claremont, NH 03743
COUNTY	Sullivan
BUILDING AREA	6,116 SF
LAND AREA	0.81 AC
BUILT	2003

Actual Property Image

# HIGHLIGHTS



Absolute Triple Net (NNN) Ground Lease With Zero Landlord Responsibilities



Corporately Guaranteed By AutoZone (S&P:BBB)



Over 3 Years Remaining on Primary Term With 10% Rent Increases at Each Option Period



Proven Location With 16 Year Operating History - Showing Commitment to Site



Hard Signalized Corner at Entrance to Walmart Supercenter



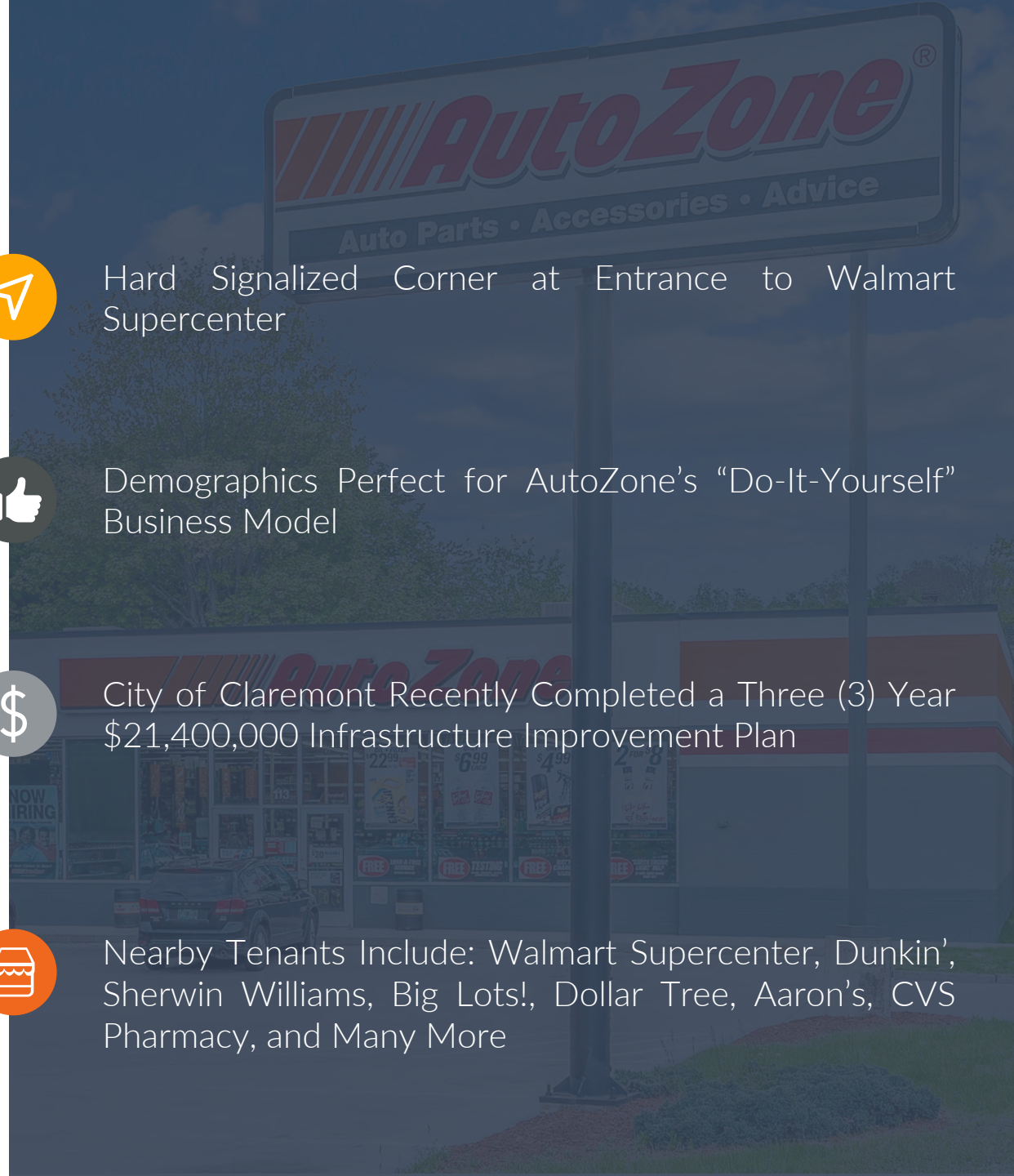
Demographics Perfect for AutoZone's "Do-It-Yourself" Business Model



City of Claremont Recently Completed a Three (3) Year \$21,400,000 Infrastructure Improvement Plan



Nearby Tenants Include: Walmart Supercenter, Dunkin', Sherwin Williams, Big Lots!, Dollar Tree, Aaron's, CVS Pharmacy, and Many More





AutoZone | 113 Washington Street | Claremont, NH 03743

Walmart

The Auto Clinic

COLDWELL BANKER  
HOME'S UNLIMITED REAL ESTATE

The Magic Mushroom

U.S. Cellular

H&R BLOCK

Imperial Automotive

Imperial Buffet

103

Auto Zone

verizon wireless

LoanMax  
TITLE LOANS



Claremont Cinemas 6



Imperial Automotive

Imperial Buffet



H&R BLOCK

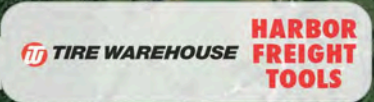
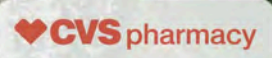
The Magic Mushroom







103



# CITY OVERVIEW

Claremont | Sullivan County | New Hampshire



## Claremont, NH

Claremont is a town in Sullivan County in the state of New Hampshire. The city's 2017 estimated population was 12,982 residents. Claremont is conveniently located along the banks of the Connecticut and Sugar Rivers in the Connecticut River Valley. Claremont is the only city in Sullivan County, New Hampshire. By highway, the town is located 21 miles south of Interstate 89 in Lebanon, New Hampshire, and 5 miles east of Interstate 91 in Weathersfield, Vermont. Most of Claremont falls within five miles of the Exit 8 on/off ramp of Interstate 91, making the major markets of Hartford, New York and Montreal readily accessible. Claremont is home to the Claremont Municipal Airport and is the only Amtrak served community in western New Hampshire.



## Economy

While Claremont is home to a number of diverse businesses, health care, precision technology and wood based manufacturing clusters provide an important part of the employment base. The workforce is drawn from Claremont and the many communities of the Upper Valley Lake Sunapee region in New Hampshire and Windsor County, Vermont. Claremont is emerging as an important center of commerce. Claremont's largest employers in 2017 included Claremont School District, Valley Regional Health Care and Walmart. Abundant land, a good transportation and broadband network, and much capacity in its infrastructure have made the city of Claremont a true land of opportunity for companies looking to locate or expand in New Hampshire.



## Contemporary Life

The historical architecture of downtown centered on Washington Street serves as Claremont's primary commercial district. The City Hall building also houses the Claremont Opera House, built in 1897 and designed by Charles A. Rich. The Claremont Opera House schedules a variety of performances through the year. The Claremont area also offers a year round array of recreational and leisure activities for anglers, bikers, hikers, kayakers, skiers, snowshoeing enthusiasts, snowmobilers, ATV riders, and leaf peepers. Moody Park, a 325 acre maintained trail system, Sugar River Recreational Trail, and Arrowhead Recreation Area offer plenty of outdoor opportunities. The region's natural beauty and resources enhance the charm of Claremont's small city ambiance.

# DEMOGRAPHICS

AutoZone | 113 Washington Street | Claremont, NH 03743



## Population

1-MILE	3-MILE	5-MILE	10-MILE
5,684	12,658	14,563	42,746



## Average Household Income

1-MILE	3-MILE	5-MILE	10-MILE
\$46,635	\$58,315	\$60,575	\$65,863



# TENANT PROFILE



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



# LEASE SUMMARY

TENANT	AutoZone, Inc
PREMISES	A Building of Approximately 6,116 SF
LEASE COMMENCEMENT	September 1, 2002
LEASE EXPIRATION	September 30, 2022
LEASE TERM	3+ Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% at Options
LEASE TYPE	Absolute Triple Net (NNN) Ground Lease
PERMITTED USE	Auto Parts
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes



Actual Property Image

# RENT ROLL

AutoZone | 113 Washington Street | Claremont, NH 03743



Actual Property Images

TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
AutoZone, Inc.	6,116 SF	\$63,000	\$10.30	10% at Options	09/01/2002	09/30/2022	4 x 5 Years



# 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.



AutoZone | 113 Washington Street | Claremont, NH 03743



Actual Property Image



**SANDS INVESTMENT GROUP**  
NET INVESTMENTS... NET RESULTS

2701 Ocean Park Boulevard, Suite 140  
Santa Monica, CA 90405  
844.4.SIG.NNN

[www.SIGnnn.com](http://www.SIGnnn.com)

In Cooperation with Venture Retail Partners, LLC

EXCLUSIVELY MARKETED BY:

**JOHN KERR**

Lic. # 01996892

424.228.1718 | DIRECT  
jkerr@SIGnnn.com

**ANDREW CALLAHAN**

NH Lic. # 069544

617.894.4499 | DIRECT  
andrew@vrpartners.com