



*REPRESENTATIVE SITE



OFFERING MEMORANDUM

AUTOZONE

NET LEASED OFFERING

24937 FM 1314, PORTER, TX 77365

OFFERING MEMORANDUM
PRESENTED BY:

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FOUNDING PRINCIPAL

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DISCLAIMER & CONFIDENTIALITY

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.



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INVESTMENT OVERVIEW



The subject property is a 6,795 square foot, single-tenant AutoZone located in Porter (Houston), TX. The property is wholly leased to AutoZone under a net lease calling for minimal landlord obligations. The tenant has four, 5-year options to renew beyond the initial term with 10% rental increases with each. The site is ideally located on a major commercial thoroughfare and surrounded by major retailers including CVS/Pharmacy, Walgreens, Denny's, Whataburger, Dollar General, and many more.

INVESTMENT HIGHLIGHTS

NET LEASED OFFERING

100% FEE SIMPLE INTEREST

MINIMAL LANDLORD OBLIGATIONS

S&P RATED BBB INVESTMENT GRADE CREDIT

CORPORATE GUARANTY - NYSE: AZO

INCOME TAX FREE STATE

LOCATED ON A MAJOR COMMERCIAL THOROUGHFARE

OFFERING SPECIFICATIONS

PRICE \$1,631,077

CAP RATE 6.50%

NET OPERATING INCOME \$106,020

SQUARE FOOTAGE 6,795

LOT SIZE 45,895 SF

FINANCIAL SUMMARY

AUTOZONE • NET LEASED OFFERING OFFERING

24937 FM 1314, PORTER, TX 77365

\$1,631,077 • 6.50%

SUMMARY

TENANT NAME	AutoZone
SQUARE FOOTAGE	6,795
LEASE START	12/1/04
LEASE END	8/31/25
ANNUAL RENT	\$106,020
OPTIONS	Four, 5-Year
INCREASES	10% at Options

OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$106,020.00	6.50%
OPTION 1	\$116,622.00	7.15%
OPTION 2	\$128,284.20	7.86%
OPTION 3	\$141,112.62	8.65%
OPTION 4	\$155,223.88	9.52%

TENANT OVERVIEW



AUTOZONE

AutoZone, Inc. is an American retailer of aftermarket automotive parts and accessories, the largest in the United States. Founded in 1979, AutoZone has over 6,000 stores across the United States, Mexico, and Brazil. The company is based in Memphis, Tennessee.

For more than 37 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 their customers and their community.

Today, AutoZone is the leading retailer and a leading distributor of automotive replacement parts and accessories in the U.S.

AutoZone is the largest automotive aftermarket retailer in the United States based on sales and store count. The company premiered on the Fortune 500 list of companies in 2003 at No. 466 and has remained on the list since that time. As of June 2014, it was ranked at No. 1,412 on the Forbes magazine "World's Biggest Public Companies" list. Soon after, AutoZone was bumped to 2nd largest automotive aftermarket retailer by competitor, AutoZone, and has held that position as of July 2018.



S&P RATED CREDIT

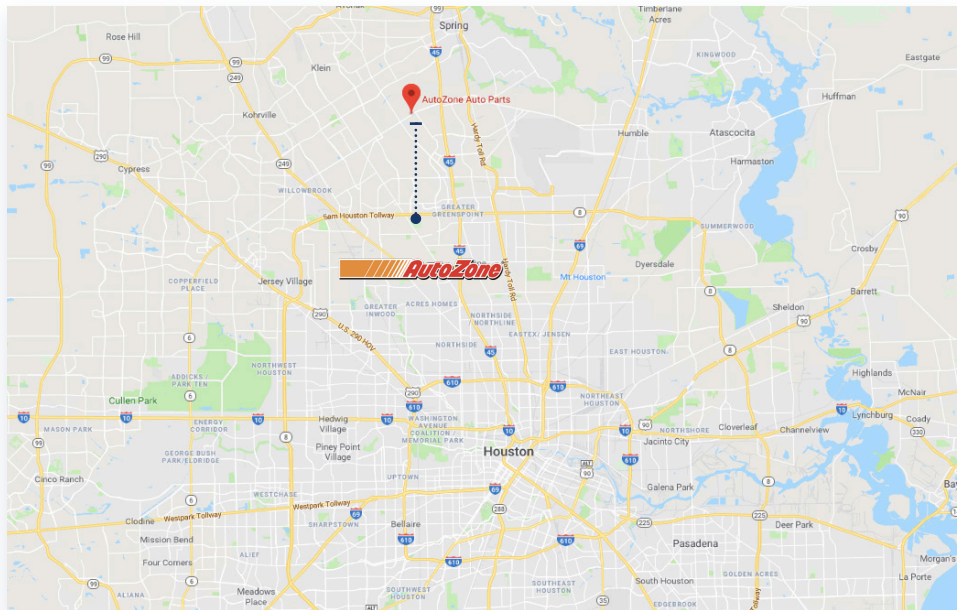
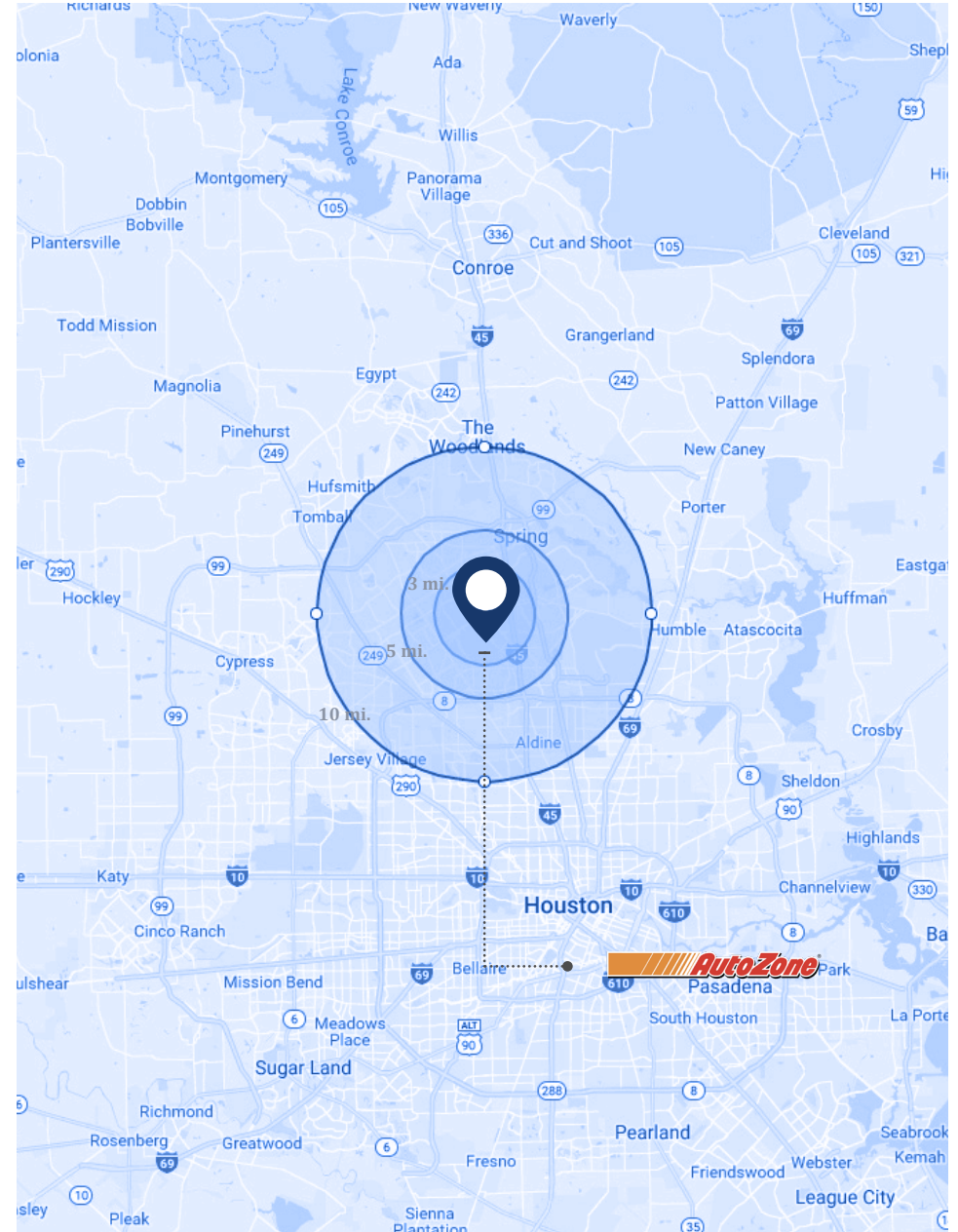
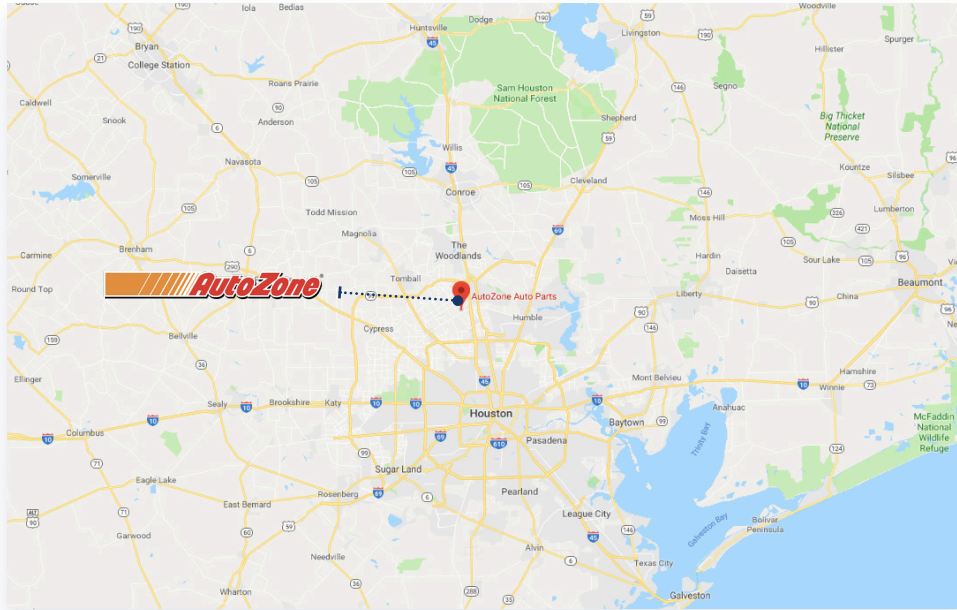


6,000 LOCATIONS



87,000+ EMPLOYEES

REGIONAL OVERVIEW



DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	129,701	314,461	949,433
TOTAL HOUSEHOLDS	48,435	111,327	322,508
AVERAGE HOUSEHOLD INCOME	\$71,577	\$77,040	\$83,766
AVERAGE AGE	34.10	34.20	34.10

AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	48,435	111,327	322,508
TOTAL POPULATION	129,701	314,461	949,433
PERSONS PER HOUSEHOLD	2.70	2.80	2.90
AVERAGE HOUSEHOLD INCOME	\$71,577	\$77,040	\$83,766
AVERAGE HOUSE VALUE	\$162,197	\$161,811	\$167,137
AVERAGE AGE	34.10	34.20	34.10
POPULATION WHITE	73,134	189,454	644,696
POPULATION BLACK	43,457	90,401	203,788
POPULATION AM. INDIAN & ALASKAN	1,130	2,790	9,761
POPULATION ASIAN	9,015	24,793	70,437
POPULATION HAWAIIAN & PACIFIC ISLAND	265	527	1,596
POPULATION OTHER	2,699	6,496	19,155

PORTER, TEXAS

Porter is an unincorporated community in Montgomery County in southeastern Texas within the Houston–The Woodlands–Sugar Land metropolitan area. In 2010, its population was estimated at 25,769. Porter is north of the Kingwood area of Houston.

Interstate 69, which is combined with U.S. Highway 59, connects Porter to Houston. State Highway 99, also known as the Grand Parkway, travels through Porter. It is the outermost beltway surrounding Houston. Farm to Market Road 1314 runs from Porter to Conroe.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

TKG Net Lease Inc.	9006301	kevin@thekasegroup.com	512.636.9613
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Kevin Cordova	485683	kevin@thekasegroup.com	512.636.9613
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Kevin Cordova	485683	kevin@thekasegroup.com	512.636.9613
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



PORTER, TEXAS



The Kase Group

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