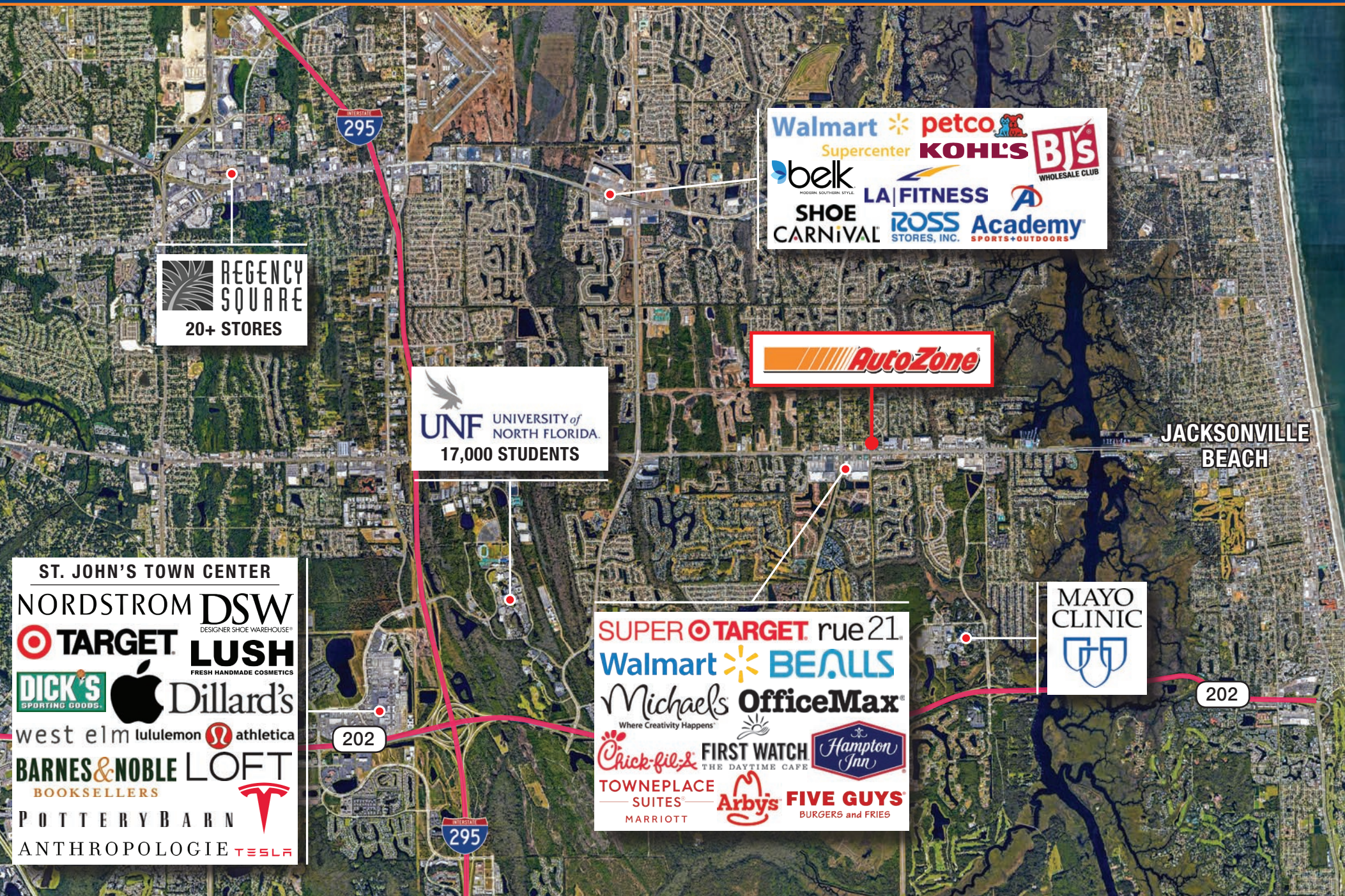




Offering Memorandum

AUTOZONE GROUND LEASE
13759 BEACH BOULEVARD
JACKSONVILLE, FL 32224

Marcus & Millichap





ATLANTIC OCEAN



AUTOZONE GROUND LEASE

13759 Beach Boulevard
Jacksonville, FL 32224

FINANCIAL SUMMARY

Price	\$2,215,000
Down Payment	100% \$2,215,000
Cap Rate	4.65%
Building SF	7,600 SF
Net Cash Flow	4.65% \$103,000
Year Built	2018
Lot Size	.68 Acres

LEASE SUMMARY

Lease Type	Triple-Net (NNN) Ground Lease
Tenant	AutoZone
Lease Guarantor	Corporate
Lease Commencement Date	January 25, 2019
Lease Expiration Date	January 31, 2034
Lease Term	15 Years
Rental Increases	10% Increases Every 5 Years
Renewal Options	7, 5 Year Options

ANNUALIZED OPERATING DATA

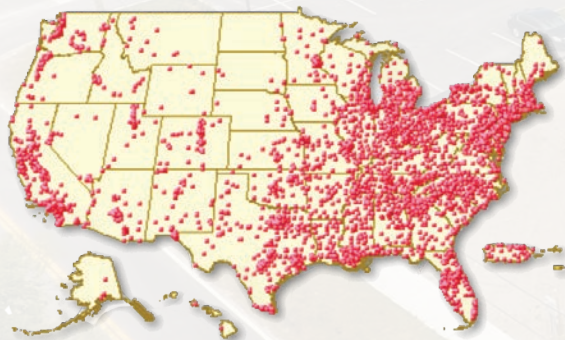
LEASE YEARS	ANNUAL RENT	CAP RATE
1 - 5	\$103,000.00	4.65%
6 - 10	\$113,300.00	5.12%
11 - 15	\$124,630.00	5.63%
OPTIONS	ANNUAL RENT	CAP RATE
Option 1	\$137,093.00	6.19%
Option 2	\$150,802.30	6.81%
Option 3	\$165,882.53	7.49%
Option 4	\$182,470.78	8.24%
Option 5	\$200,717.86	9.06%
Option 6	\$220,789.65	9.97%
Option 7	\$242,868.61	10.96%

BASE RENT	\$103,000
Net Operating Income	\$103,000
Total Return	4.65% \$103,000





AutoZone is the nation's leading retailer and a leading distributor of automotive replacement parts and accessories with more than 5,000 stores in US, Puerto Rico, Mexico, and Brazil. 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. AutoZone also sells automotive diagnostic and repair software through ALLDATA, diagnostic and repair information through alldatadiy.com, and auto and light truck parts and accessories through their website. For more than 30 years, AutoZone has been committed to providing the best parts, prices and customer service in the automotive aftermarket industry. Since opening its first store in Forrest City, Ark. on July 4, 1979, the company has joined the New York Stock Exchange (NYSE: AZO) and earned a spot in the Fortune 500.



Stock Symbol	NYSE: AZO
Headquarters	Memphis, Tennessee
Locations	+/- 6,000
Revenue (YE 2018)	\$11.22 Billion
Website	www.autozone.com



INVESTMENT HIGHLIGHTS

- Brand New 15-Year Triple-Net (NNN) Ground Lease with AutoZone
- 10% Rental Increases Every 5 Years
- 163,783 Residents in Growing Jacksonville Trade Area – Households Projected to Increase 13%+ in Immediate Area by 2023
- Excellent Visibility Along Beach Boulevard – 46,000+ CPD
- Surrounded by Major National Retailers – Super Target, Walmart, Publix, Hobby Lobby, Michaels, OfficeMax, and More
- Average Household Income Exceeds \$99K in 3-Mile Radius
- Minutes to University of North Florida (17,000 Students)
- 4 Miles Off the I-295 Freeway – Major Connector for the Jacksonville MSA
- 10 Minutes from Jacksonville Beach, a Popular Tourist Destination

DEMOGRAPHIC REPORT

Population	1-Mile	3-Miles	5-Miles
2023 Projection	11,334	78,734	179,097
2018 Estimate	10,165	71,066	163,783
Growth 2018 - 2023	11.49%	10.79%	9.35%
Households	1-Mile	3-Miles	5-Miles
2023 Projections	4,708	31,774	71,816
2018 Estimate	4,160	28,313	65,064
Growth 2018 - 2023	13.16%	12.22%	10.38%
Income	1-Mile	3-Miles	5-Miles
2018 Est. Average Household Income	\$94,280	\$99,969	\$98,832
2018 Est. Median Household Income	\$69,125	\$73,109	\$70,357
2018 Est. Per Capita Income	\$38,609	\$39,862	\$39,686

LOCATION OVERVIEW

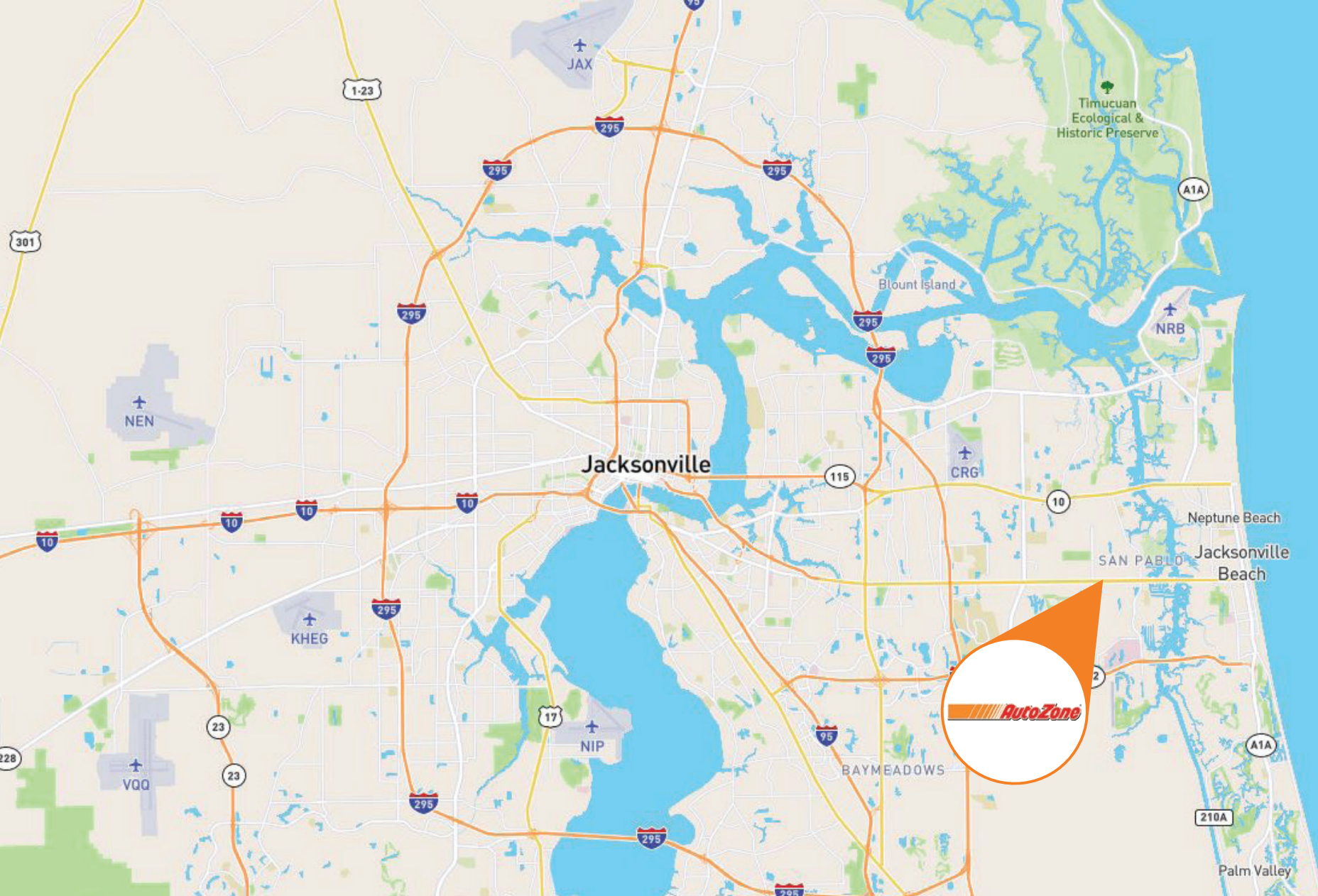
Jacksonville is a rapidly growing metropolitan city in Northeast Florida with approximately 850,000 residents. The city is consistently rated one of the “Hottest Cities in America” for business expansions and relocations in an annual poll featured in Expansion Management magazine. The city was also named the nation’s third least expensive city to launch a corporate headquarters, according to BizCosts.com. Jacksonville is also home to 22 miles of beaches, an extensive park system, world-class fishing, historic neighborhoods, vibrant street arts scene, creative coastal cuisine, vibrant nightlife, and more.

Due to its convenient location, mild climate, reasonable cost of living, high quality of life and a business-friendly government, Jacksonville is a popular location for corporate expansions and relocations. Its status as an intermodal transportation hub is another incentive for business to expand or relocate to this area. The city is also a leading distribution center, with a transportation network embracing port and air cargo facilities, rail and trucking routes. Millions of tons of raw materials and manufactured goods move through the city annually.

One of Jacksonville’s many natural assets its urban park systems, which is one of the largest in the county. The active and passive parks and preservation lands are a key part of Jacksonville’s quality of life. Other key features of Jacksonville include its miles of beaches and waterways, a major symphony orchestra, a sports and entertainment complex downtown, and a myriad of special events hosted in the city each year.







4 MILES
Jacksonville
Beach

13 MILES
Jacksonville
University

14 MILES
Downtown
Jacksonville

25 MILES
Jacksonville
International Airport

Net Leased Disclaimer

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

By accepting this Marketing Brochure, you agree to treat the information contained herein regarding the lease terms as confidential and proprietary and to only use such information to evaluate a potential purchase of this net leased property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

Confidentiality Agreement

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap Real Estate Investment Services of Florida, Inc. ("Marcus & Millichap") and should not be made available to any other person or entity without the written consent of Marcus & Millichap.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

exclusively listed

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