



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

1819 W Parmer Lane | Austin, TX 78727

EXCLUSIVELY MARKETED BY:

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SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 7,360 SF AutoZone Located at 1819 W Parmer Lane in Austin, Texas. This Opportunity Includes a High Quality Tenant With Over 7 Years Remining on the Lease in an Excellent Location, Providing For a Secure Investment.



OFFERING SUMMARY

PRICE	\$2,400,000
CAP	5.00%
NOI	\$120,000
PRICE PER SF	\$326.07
GUARANTOR	AutoZone, Inc.

PROPERTY SUMMARY

ADDRESS	1819 W Parmer Lane Austin, TX 78727
COUNTY	Travis
BUILDING AREA	7,360 SF
LAND AREA	0.94 AC
BUILT	2006

HIGHLIGHTS



Irreplaceable Location - Austin, TX Has Been Ranked the #1 Fastest Growing City in the U.S. Since 2010



Fixed Rent Increase in Year 2021 of Initial Term



Texas is an Income Tax-Free State



Strong Corporately Guaranteed Lease By E-Commerce and Recession-Proof Tenant



Dense Infill Area With High Traffic Counts - Over 54,800 Vehicles Per Day



2-Miles From Austin Community College - Serving Over 100,000 Students in Academic, Adult and Continuing Education



Less Than 3-Miles From "The Domain" Coined Austin's Second Downtown and Home to the Corporate Offices For Amazon and IBM



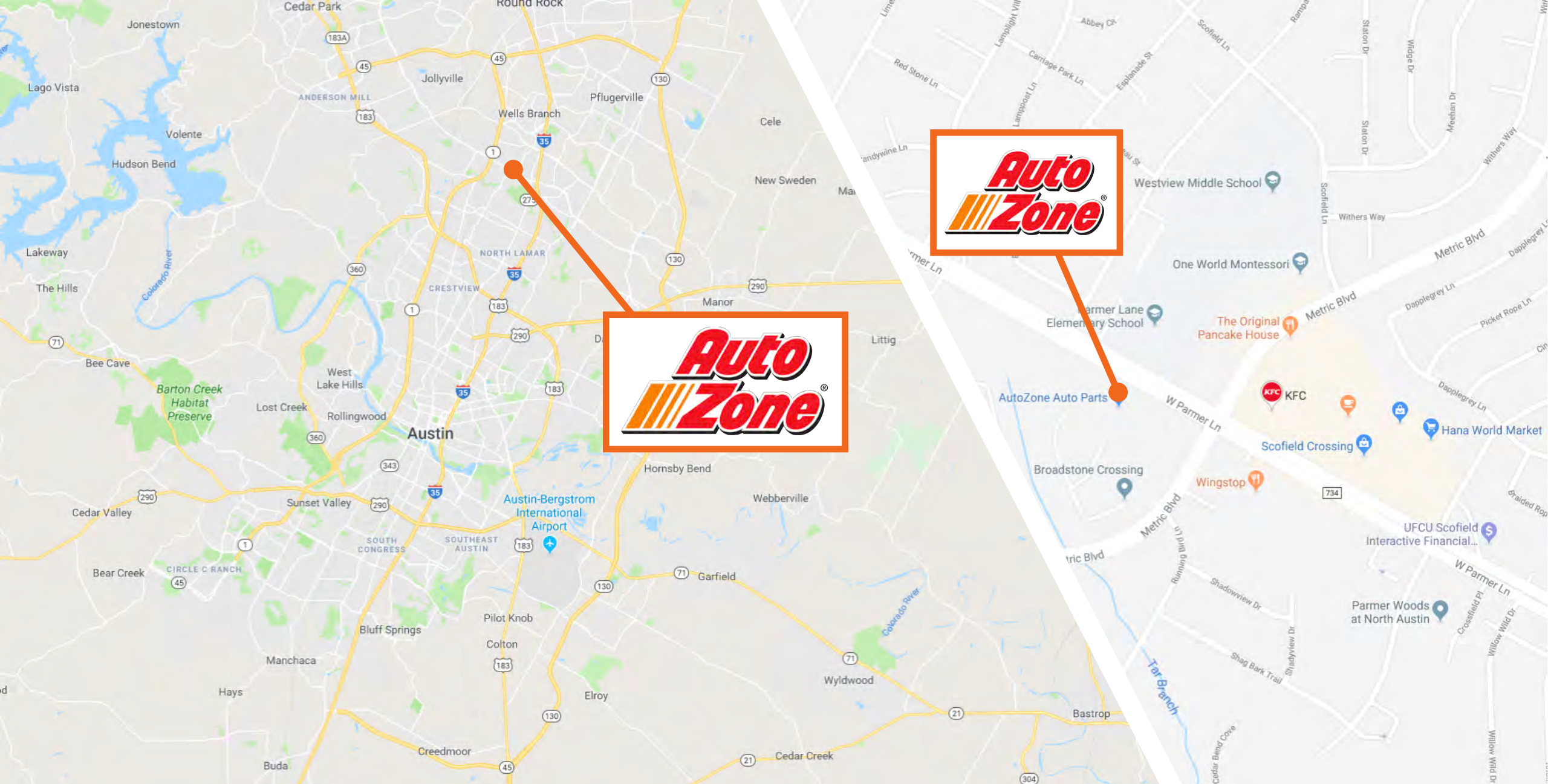
Strong Demographics - Population of Over 109,500 Residents With an Average Household Income of \$82,140 Within a 3-Mile Radius



In 2018, *U.S. News & World Report* named Austin the #1 Place to Live in the United States



Nearby Tenants Include: Taco Bell, McDonald's, CVS Pharmacy, Advanced Auto Parts, Wing Stop, Sonic Drive-In, Starbucks, Chick-fil-A, Walmart Supercenter and Much More



AutoZone | 1819 W Parmer Lane | Austin, TX 78727

KUKA

NATIONAL
INSTRUMENTS™

StDavid's

NORTH AUSTIN
MEDICAL CENTER

ORTHOPEDIC
ASSOCIATES
OF CENTRAL TEXAS

AUSTIN UROLOGY
INSTITUTE

Bank of America

Sprint



HARBOR
FREIGHT
TOOLS

MEGA
FURNITURE

Fry's
ELECTRONICS

Renaissance
AT NORTH BEND

Austin Police
North Substation

SONIC
America's
Drive-In.

Chevron

palms
CAR WASH

Mr. Gatti's
pizza

National
PAWN
& JEWELRY

Create A Cig
Since 2012

ELITE
GUNS

Poke 'n
Buns

cricket
wireless

MOTHERSHIP

BROADSTONE
CROSSING

Auto
Zone

TACO
BELL

W Parmer Blvd
(54,870 VPD)

ACE Chiropractic
& Acupuncture

Parmer Lane
Elementary School

Advance/
Auto Parts



LOWE'S

Walmart
Supercenter

truSource labs
An R/F&B Company



STAYBRIDGE SUITES
AN IHOP HOTEL

Red Robin
DISCOUNT TIRE

golden corral



DIEBOLD
NIXDORF



STARBUCKS COFFEE

CHIPOTLE MEXICAN GRILL

goodwill

Teaplo Lounge
SUBWAY

HANA WORLD MARKET
AUSTIN'S PREMIER CHOICE IN ASIAN PRODUCTS

CHASE



Metric Blvd

Walgreens

W Parmer Blvd
(54,870 VPD)



TACO
SHACK

♥ CVS

Advance
Auto Parts



Auto
Zone



River Oaks
Elementary School



WHICH WICH?

SUPERIOR SANDWICHES

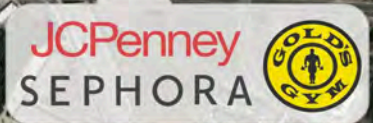
WING STOP

TOMMYCHIT Frozen Yogurt



BROADSTONE
CROSSING

Parmer Lane
Elementary School



AREA OVERVIEW

Austin | Travis County | Texas

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Austin, TX

Austin is the capital of the U.S. state of Texas and the county seat of Travis County, with portions extending into Hays and Williamson counties. It is the 11th most populous city in the U.S. and the 4th most populous city in Texas. It is also the fastest growing large city in the U.S. and the second most populous state capital. The city's 2017 estimated population is about 950,715 residents. The city is the cultural and economic center of the Austin-Round Rock metropolitan statistical area, which had an estimated population of 2,168,316 as of July 2018. U.S. News & World Report named Austin the #1 place to live in the U.S. for 2017 and 2018. In 2017 Forbes placed the city on the list for the "Next Biggest Boom Town in the U.S." Also in 2017, Forbes awarded the South River City neighborhood of Austin its #2 ranking for "Best Cities and Neighborhoods for Millennials."



Economy

Austin is considered to be a major center for high tech. Thousands of graduates each year from the engineering and computer science programs at the University of Texas at Austin provide a steady source of employees that help to fuel Austin's technology and defense industry sectors. Austin is also emerging as a hub for pharmaceutical and biotechnology companies; the city is home to about 85 of them. The city was ranked by the Milken Institute as the No.12 biotech and life science center in the United States. Whole Foods Market, an international grocery store chain specializing in fresh and packaged food products, was founded and is headquartered in Austin. Other companies based in Austin include NXP Semiconductors, Temple-Inland, Sweet Tea Leaf Company, Keller Williams Realty, National Western Life, Forestar Group, EZCorp, Outdoor Voices, Tito's Vodka, Indeed and YETI.



Contemporary Life

Austin is home to the Zilker Metropolitan Park which is a 350 acre recreational area at the juncture of Barton Creek and the Colorado River. The park is great for people to rent canoes, kayaks & stand-up paddleboards and go floating on Lady Bird Lake to explore Austin's outdoors. The city is also home to the Texas State Capitol, recognized as a National Historic Landmark and is a remarkable building. The city also includes the Bullock Texas State History Museum which tells the story of Texas in a wonderful special effects theater presentation. The museum also has an IMAX theater, seating 400 with both a 2-D and 3-D projector capability. The city is also home to the Barton Springs Pool which is a man-made recreational swimming pool filled by water from Main Barton Springs, one of the largest springs in Texas. Austin is also home to many picture worthy murals located all around the city.

DEMOGRAPHICS

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AutoZone | 1819 W Parmer Lane | Austin, TX 78727



Population

1-MILE

13,179

3-MILE

109,558

5-MILE

293,594



Average Household Income

1-MILE

\$79,931

3-MILE

\$82,140

5-MILE

\$84,536



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



LEASE SUMMARY

TENANT	AutoZone, Inc.
PREMISES	A Building of Approximately 7,360 SF
LEASE COMMENCEMENT	December 2006
LEASE EXPIRATION	December 2026
LEASE TERM	7+ Years Remaining
RENEWAL OPTIONS	5% in Dec 2021 and 10% at Each Option
RENT INCREASES	4 x 5 Years
LEASE TYPE	NN+
PERMITTED USE	Auto Parts Store
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 Up to \$1,500
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	None



Actual Property Image

RENT ROLL

AutoZone | 1819 W Parmer Lane | Austin, TX 78727

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TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
AutoZone, Inc.	7,360 SF	\$120,000	\$16.30	5% in 12/2021 and 10% at Each Option	12/2006	12/2026	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.



ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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