



SANDS INVESTMENT GROUP
NET INVESTMENTS . . . NET RESULTS



AutoZone
3716 Reynolda Road
Winston-Salem, NC 27106

EXCLUSIVELY MARKETED BY:



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In Cooperation With:
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TABLE OF CONTENTS

04

06

07

12

14

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Lease Summary
Rent Roll

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

AREA OVERVIEW

City Overview
Demographics

TENANT OVERVIEW

Tenant Profile

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 8,000 SF AutoZone Located at 3716 Reynolda Road in Winston-Salem, NC. This Opportunity Includes a Tenant That Has Been at This Location For Over 23 Years, Showing a Long-Term Commitment to This Site.

OFFERING SUMMARY

PRICE	\$750,000
CAP	5.60%
NOI	\$42,000
PRICE PER SF	\$93.75
GUARANTOR	AutoZone

PROPERTY SUMMARY

ADDRESS	3716 Reynolda Road Winston-Salem, NC 27106
COUNTY	Forsyth
BUILDING AREA	8,000 SF
LAND AREA	0.67 AC
BUILT	1960



ACTUAL PROPERTY IMAGE

HIGHLIGHTS

- Strong Corporate Guarantee From AutoZone, Inc. (NYSE: AZO, BBB+)
- Rents Are Very Well Below Market - This Adds Value For an Investor Should the Tenant Not Exercise Their Renewal
- Tenant Has Been at This Location For Over 23 Years - Demonstrating a Long-Term Commitment to This Site
- In 2021, the Rent Will Increase By \$2,400/YR During the First Option Period
- Internet Resistant Tenant - Customers Need Auto Parts on Short Notice and Benefit From the Professionals at AutoZone
- Over 97,917 Residents Live Within a 5-Mile Radius With an Average Household Income of \$85,293
- Winston-Salem Has Over 246,328 Residents and is the 2nd Largest Municipality in the Piedmont Triad Region and the Third Largest Urban Area in North Carolina
- Nearby Tenants Include: Food Lion, Dollar General, Walgreens, Dunkin', AMC, Taco Bell, Goodwill, CVS Pharmacy, Starbucks, McDonald's and More



LEASE SUMMARY

TENANT	AutoZone, Inc.
PREMISES	A Building of Approximately 8,000 SF
LEASE COMMENCEMENT	January 23, 1996
LEASE EXPIRATION	September 30, 2021
LEASE TERM	~2 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	\$2,400 Fixed Increase At Each Option
LEASE TYPE	Double Net (NN)
PERMITTED USE	Retail
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant Reimburses Landlord
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Landlord's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
8,000 SF	\$42,000	\$5.25



ACTUAL PROPERTY IMAGES



The Children's Choice
CREATIVE DAY SCHOOL



cricket



SHERWIN
WILLIAMS

DEAN'S
ROBIN HOOD TOWING

Walgreens



Biscuitville



Bojangles

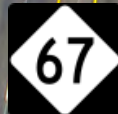


Allen's
Dairy Treats

Northwest
Barber Shop

Yarbrough Ave
Apartments

Reynolda Rd



Benchmark
WINSTON-SALEM, NC

Auto
Zone

Old Town
Elementary School



Old Town Clock Shop
& Repair, Inc.



Yarbrough Ave
Apartments



Reynolds Rd



Northwest
Barber Shop



DOLLAR GENERAL FOOD LION bp
Little Caesars Badcock & more

Auto Zone

TARGET CVS pharmacy Walgreens Speedway Starbucks

Walmart Neighborhood Market

DUNKIN' Speedway Marcos Pizza

Sherwin-Williams NAPA CITGO cricket metroPCS

Office DEPOT OfficeMax SUBWAY McDonald's tropical smoothie CAFE Burlington FOOD LION FAMILY DOLLAR

University Pkwy

Advance Auto Parts O'Reilly AUTO PARTS

Walgreens DUNKIN' TACO BELL AMC Speedway 9 CVS pharmacy Bojangles



Firestone Bank of America BB&T cicis Starbucks WELLS FARGO Kentucky Fried Chicken Harris Teeter SUBWAY SUNTRUST

LIDL

PET SUPPLIES PLUS T-Mobile Lowes SALLY BEAUTY planet fitness JIMMY JOHN'S TAKE 5 DOLLAR TREE GNC McDonald's Starbucks

Bank of America DUNKIN' Domino's Residence Inn Marriott Little Caesars

WINSTON-SALEM | FORSYTH COUNTY | NC

Winston-Salem is the county seat of Forsyth County in the state of North Carolina. With a 2018 estimated population of 246,328 residents it is the 2nd largest municipality in the Piedmont Triad region, the fifth most populous city in North Carolina, the third largest urban area in North Carolina, and the eighty-ninth most populous city in the U.S. With a metropolitan population of 676,673 people it is the 4th largest metropolitan area in North Carolina. Winston-Salem is called the "Twin City" for its dual heritage. Winston-Salem is also home to many colleges and institutions, most notably Wake Forest University and Winston Salem State University.

Winston-Salem tied with Charlotte for the highest growth in small business. WalletHub ranked Winston-Salem the third most affordable large city to start a small business. The city is the location of the corporate headquarters of BB&T, HanesBrands, Inc., Krispy Kreme Doughnuts, Inc., Lowes Foods Stores, ISP Sports, Reynolds American, Reynolda Manufacturing Solutions, K&W Cafeterias and TW Garner Food Company. Public and private investment of \$713 million has created the Wake Forest Innovation Quarter, an innovation district in downtown Winston-Salem which features business, education in biomedical research and engineering, information technology and digital media, as well as public gathering spaces, apartment living and community events.

The city lies between the Blue Ridge Mountains, North Carolina and the Atlantic Ocean. Today, the city has eight institutions of higher learning, 80 parks, numerous galleries and museums, 40 wineries, wedding venues, 450 restaurants, 12 golf courses and Salem College, the oldest college for women in the country. Best things to do in Winston-Salem, NC with kids include SciWorks, the Children's Museum of Winston-Salem, and the Southeastern Center for Contemporary Art. The city is home to the Reynolda House, Inc., established in 1964, which has hundreds of artifacts displayed in the museum and also displays unique exhibits.





	3 MILES	5 MILES	10 MILES
POPULATION	43,886	97,917	297,972
AVERAGE HH INCOME	\$68,888	\$85,293	\$68,443

AUTOZONE INC.

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

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.



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