



*REPRESENTATIVE SITE



OFFERING MEMORANDUM

AUTOZONE NET LEASED OFFERING

9716 RODNEY PARHAM ROAD, LITTLE ROCK, AR 72227

OFFERING MEMORANDUM
PRESENTED BY:

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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.

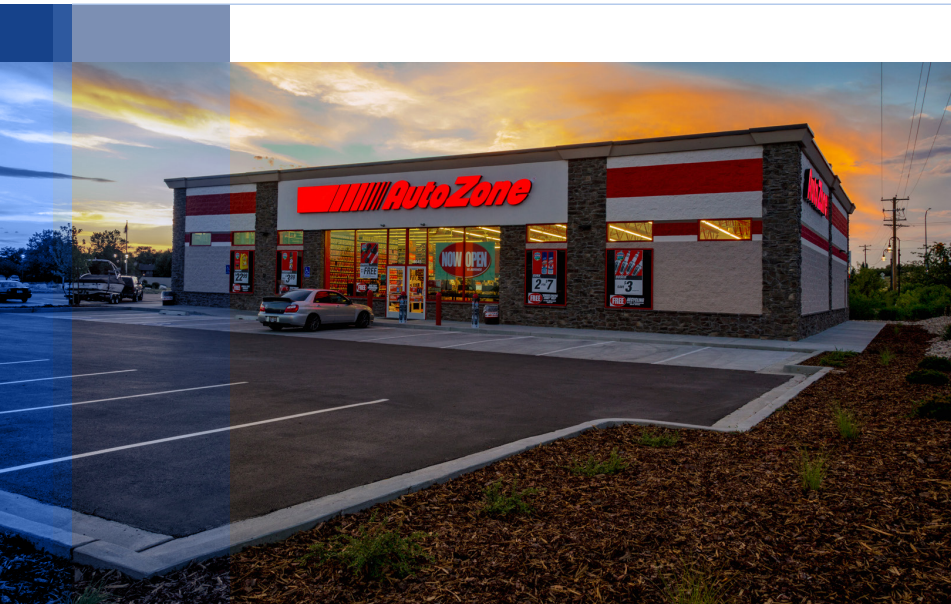
Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.



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INVESTMENT OVERVIEW



The subject property is a 5,320 square foot, single-tenant AutoZone located in Little Rock, AR. AutoZone has a newly executed 11 year lease extension - no rent reduction given to secure lease extension proving AutoZone's commitment to the location. The property is wholly leased to AutoZone under a net lease calling for minimal landlord obligations. The tenant has six, 5-year options to renew beyond the initial term with 9% rental increases with each. The site is ideally located on a major commercial thoroughfare and surrounded by major retailers including Kroger, Taco Bell, Arby's, Dollar General, McDonald's, and many more.

The site benefits from its position on Rodney Parham Road; a five lane corridor stretching from west Little Rock, across Interstate 430, to Little Rock's midtown.

INVESTMENT HIGHLIGHTS

NEWLY EXECUTED LONG TERM NET LEASED OFFERING

100% FEE SIMPLE INTEREST

MINIMAL LANDLORD OBLIGATIONS

S&P RATED BBB INVESTMENT GRADE CREDIT

CORPORATE GUARANTY - NYSE: AZO

HEAVILY TRAFFICKED LOCATION - OVER 27,000 VPD

LOCATED ON A MAJOR COMMERCIAL THOROUGHFARE

OFFERING SPECIFICATIONS

PRICE \$1,381,964

CAP RATE 5.50%

NET OPERATING INCOME \$76,008

SQUARE FOOTAGE 5,320

LOT SIZE 0.59 AC

FINANCIAL SUMMARY

AUTOZONE • NET LEASED OFFERING

9716 RODNEY PARHAM ROAD, LITTLE ROCK, AR 72227

\$1,381,964 • 5.50%

SUMMARY

TENANT NAME	AutoZone
SQUARE FOOTAGE	5,320
LEASE END	12/31/2030
ANNUAL RENT	\$76,008
OPTIONS	Six, 5-Year
INCREASES	9% each option period

OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$76,008.00	5.50%
OPTION 1	\$82,848.72	5.99%
OPTION 2	\$90,305.10	6.53%
OPTION 3	\$98,432.56	7.12%
OPTION 4	\$107,291.50	7.76%
OPTION 5	\$116,947.73	8.46%
OPTION 6	\$127,473.03	9.22%

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

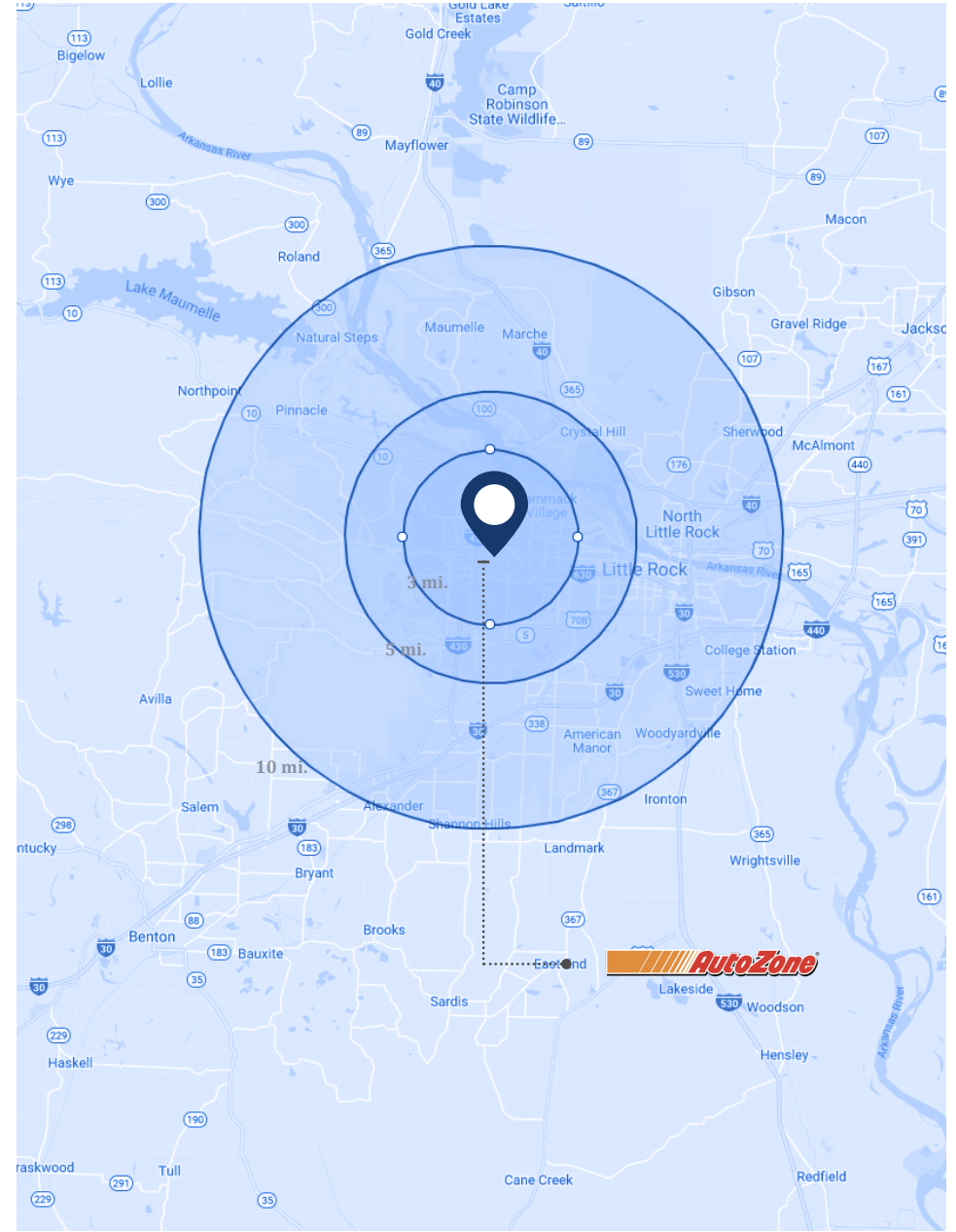
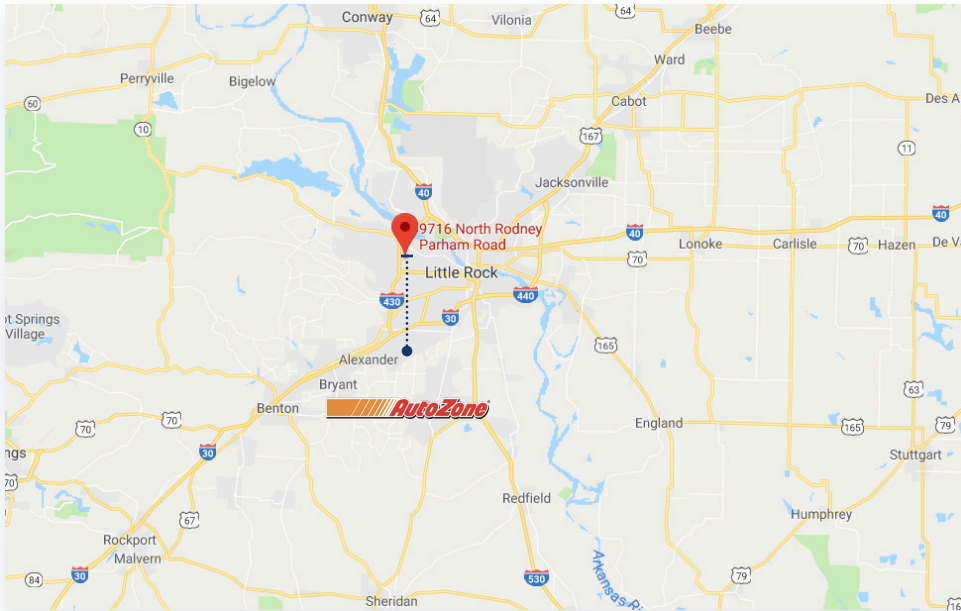


87,000+ EMPLOYEES

LOCATION AERIAL



A map of Little Rock, Arkansas, with a red pin marking the location of an AutoZone store at 9716 North Rodney Parham Road. The AutoZone logo is prominently displayed in the lower-left quadrant of the map. The map shows major highways including I-40, I-430, I-55, and I-630. Other labeled areas include Crystal Hill, Burns Park, Cammack Village, Hillcrest, North Little Rock, and the Bill and Hillary Clinton National Airport. The Arkansas River is visible on the right side of the map.



DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	69,986	125,714	311,978
TOTAL HOUSEHOLDS	32,012	54,699	131,296
AVERAGE HOUSEHOLD INCOME	\$82,106	\$81,175	\$73,899
AVERAGE AGE	38.60	38.20	38.10

AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	32,012	54,699	131,296
TOTAL POPULATION	69,986	125,714	311,978
PERSONS PER HOUSEHOLD	2.10	2.20	2.30
AVERAGE HOUSEHOLD INCOME	\$82,106	\$81,175	\$73,899
AVERAGE HOUSE VALUE	\$184,881	\$185,185	\$164,873
AVERAGE AGE	38.60	38.20	38.10
WHITE	43,849	72,853	177,400
BLACK	21,482	45,076	119,316
AM. INDIAN & ALASKAN	229	448	1,381
ASIAN	3,140	5,071	7,884
HAWAIIAN & PACIFIC ISLAND	28	42	183
OTHER	1,258	2,225	5,814

LITTLE ROCK, ARKANSAS

Little Rock is the capital and most populous city of the U.S. state of Arkansas. The city's population was 198,541 in 2016 according to the United States Census Bureau.

Little Rock is a cultural, economic, government, and transportation center within Arkansas and the South. Several cultural institutions are in Little Rock, such as the Arkansas Arts Center, the Arkansas Repertory Theatre, and the Arkansas Symphony Orchestra, in addition to hiking, boating, and other outdoor recreational opportunities. Little Rock's history is available through history museums, historic districts or neighborhoods like the Quapaw Quarter, and historic sites such as Little Rock Central High School. The city is the headquarters of Dillard's, Windstream Communications, Acxiom, Stephens Inc., University of Arkansas for Medical Sciences, Heifer International, Winrock International, the Clinton Foundation, the Rose Law Firm, and Arkansas Blue Cross and Blue Shield. Other corporations, such as Dassault Falcon Jet, LM Wind Power, Simmons Bank, Euronet Worldwide, AT&T, and Entergy have large operations in the city. State government is a large employer, with many offices downtown. Two major Interstate highways, Interstate 30 and Interstate 40, meet in Little Rock, with the Port of Little Rock serving as a shipping hub.



LITTLE ROCK, ARKANSAS



The Kase Group

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