



\*REPRESENTATIVE SITE



OFFERING  
MEMORANDUM

# AUTOZONE

## NET LEASED OFFERING

9716 RODNEY PARHAM ROAD, LITTLE ROCK, AR 72227

OFFERING MEMORANDUM  
**PRESENTED BY:**

**KASE ABUSHARKH**  
FOUNDING PRINCIPAL

PHONE **925.348.1844**  
EMAIL **kase@thekasegroup.com**  
TX LICENSE **#708586**

**JACOB ABUSHARKH**  
MANAGING PRINCIPAL

PHONE **415.269.2474**  
EMAIL **jacob@thekasegroup.com**  
BRE **#01385529**



# 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.



# TABLE OF CONTENTS

04	<b>INVESTMENT OVERVIEW</b>
05	<b>FINANCIAL SUMMARY</b>
06	<b>TENANT OVERVIEW</b>
07	<b>LOCATION AERIAL</b>
08	<b>REGIONAL OVERVIEW</b>
09	<b>DEMOGRAPHICS</b>
10	<b>AREA OVERVIEW</b>

# 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. Landlord responsibilities limited to roof and structure. 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 that position as of July 2018



**S&P RATED** CREDIT



**6,000** LOCATIONS

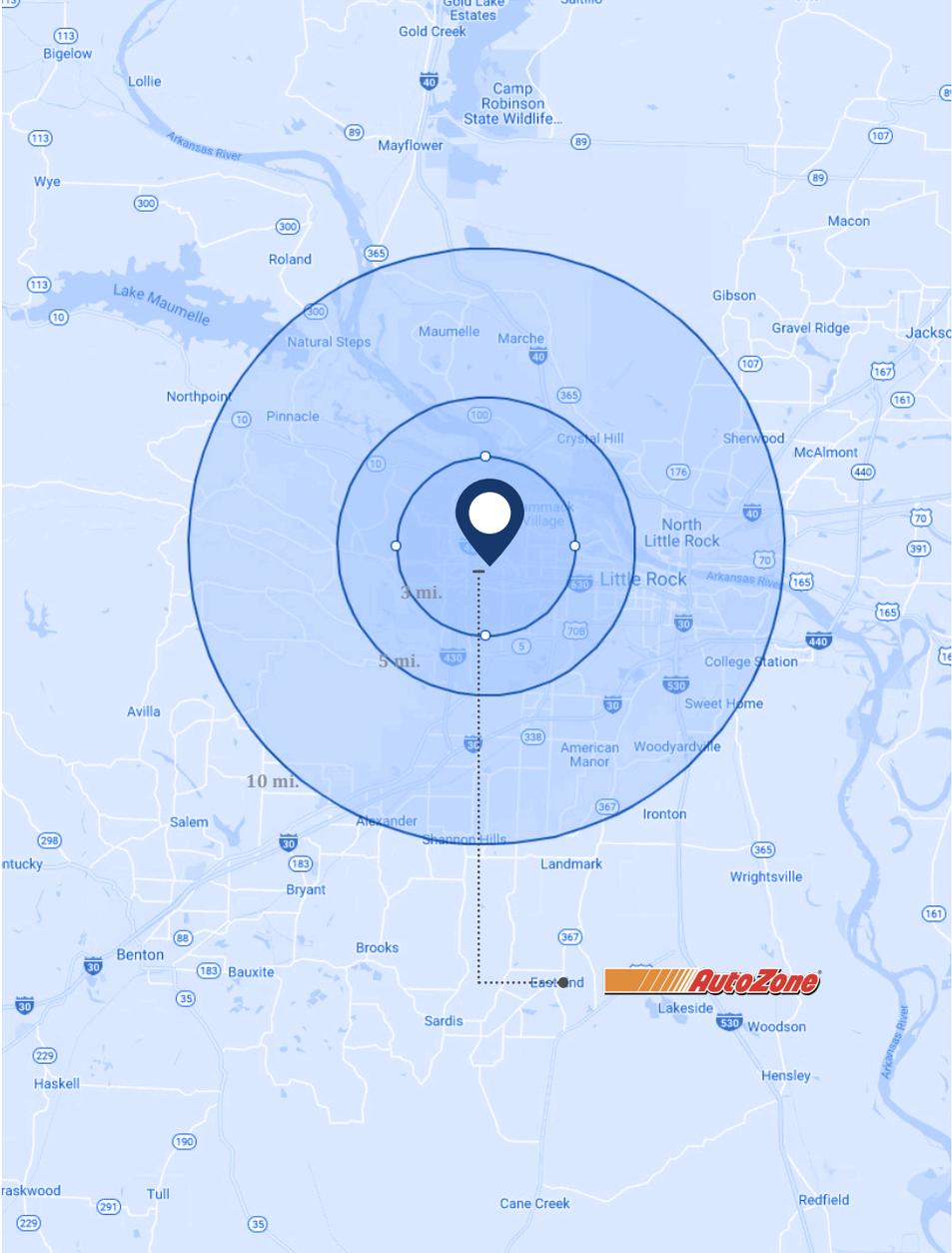
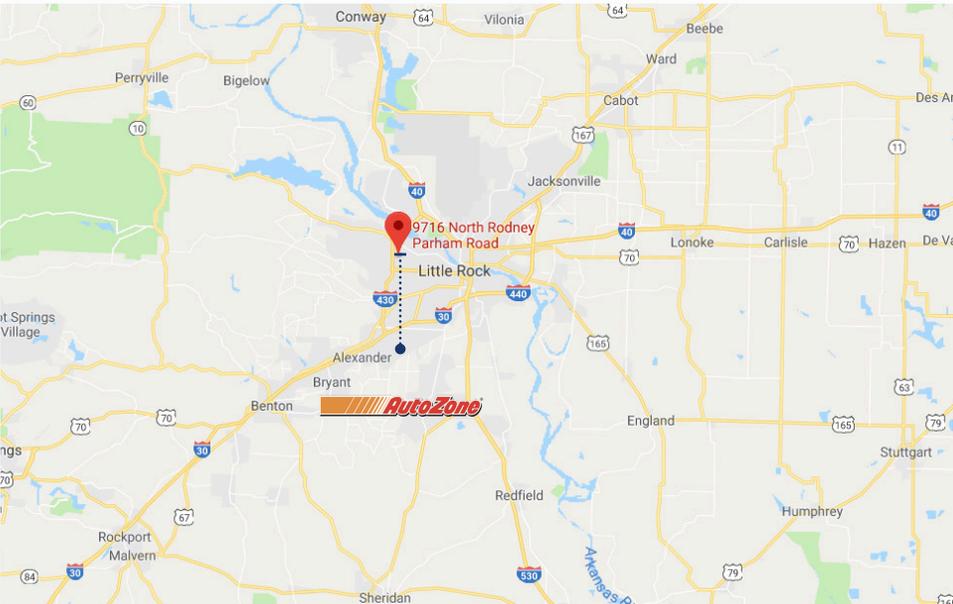
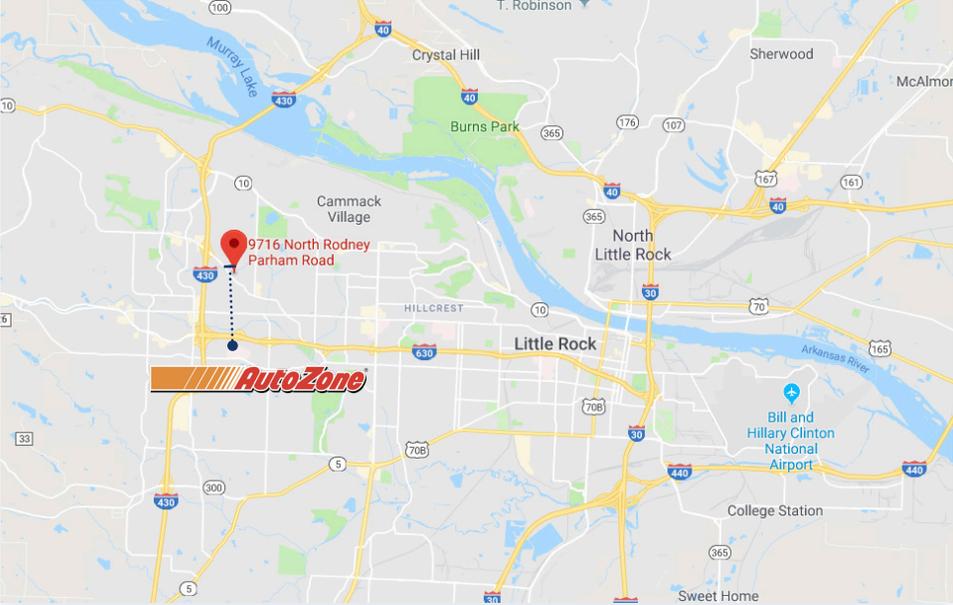


**87,000+** EMPLOYEES

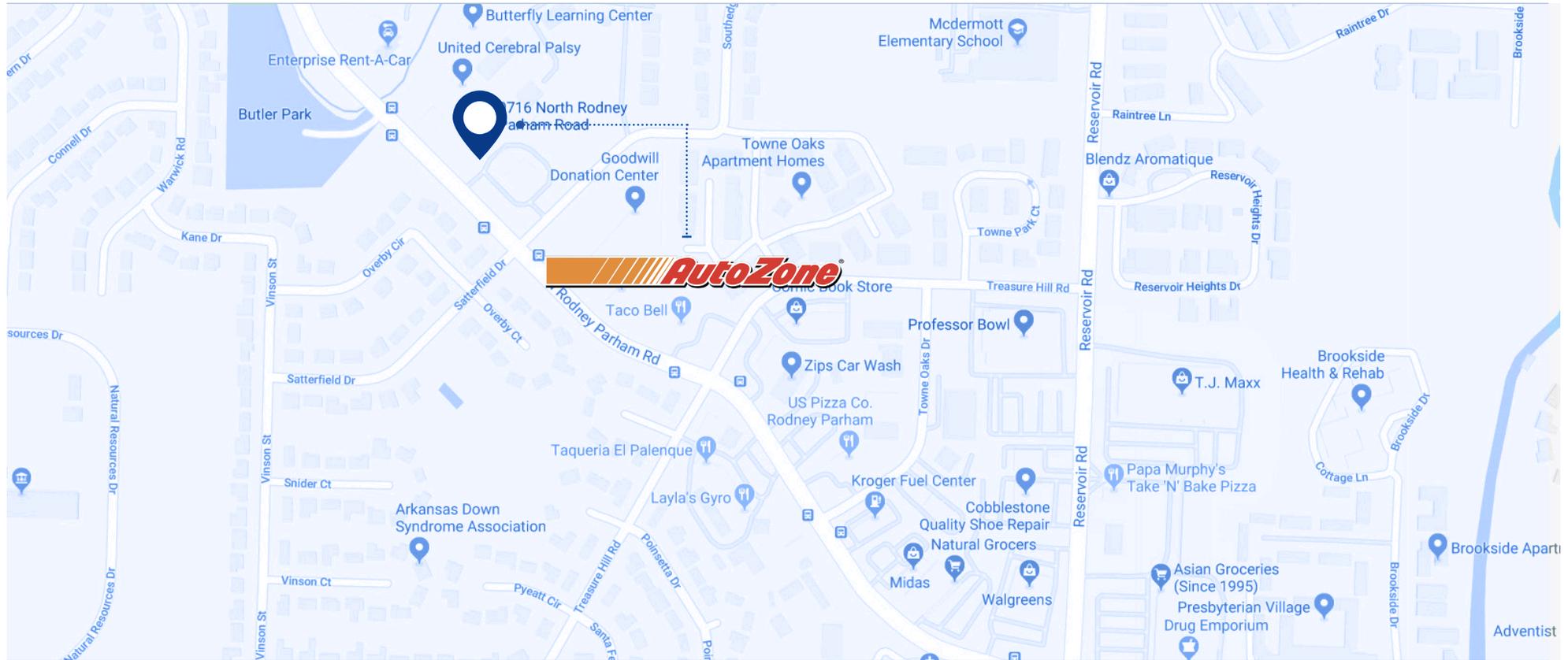
# LOCATION AERIAL



# REGIONAL OVERVIEW



# DEMOGRAPHICS



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

# AREA OVERVIEW

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

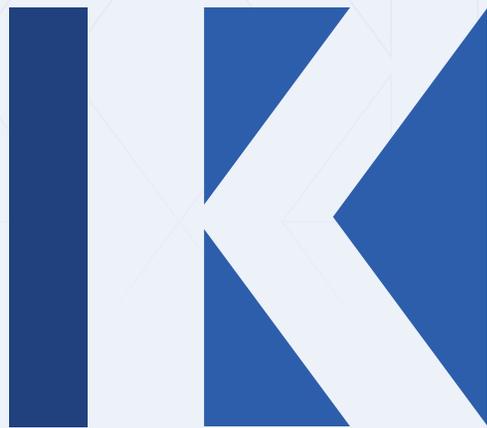
## LITTLE ROCK, ARKANSAS

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**

OFFERING  
MEMORANDUM

---

**AUTOZONE**  
NET LEASED OFFERING

9716 RODNEY PARHAM ROAD, LITTLE ROCK, AR 72227

**KASE ABUSHARKH**

FOUNDING PRINCIPAL

PHONE 925.348.1844

EMAIL [kase@thekasegroup.com](mailto:kase@thekasegroup.com)

TX LIC #708586

**JACOB ABUSHARKH**

MANAGING PRINCIPAL

PHONE 415.269.2474

EMAIL [jacob@thekasegroup.com](mailto:jacob@thekasegroup.com)

BRE #01385529