



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



AutoZone
298 Ulster Avenue
Saugerties, NY 12477

EXCLUSIVELY MARKETED BY:



ADAM SCHERR

Lic. # 01925644

310.853.1266 | DIRECT

adam@SIGnnn.com



BEN HOLLAND

Lic. # 02074578

310.692.1436 | DIRECT

ben@SIGnnn.com

In Cooperation With:
Venture Retail Partners, LLC
10 Post Office Square, Suite 995
Boston, MA 02109
TREVOR MCNIVEN
Lic #10491205228
857.957.0728 | DIRECT
trevor@vrpartners.com

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A photograph of an AutoZone store exterior, featuring the red 'AutoZone' logo on a grey wall above a large glass window. The window displays various automotive products and signs, including a 'NOW OPEN' sign and several 'FREE' service signs like 'FREE BATTERY CHARGING' and 'FREE TESTING'. The store is set in a parking lot with red bollards in the foreground.*AutoZone*

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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 Present Exclusively For Sale the 7,360 SF AutoZone Located at 298 Ulster Avenue in Saugerties, NY. With a Newly Constructed Building and a 20 Year Absolute Triple Net (NNN) Ground Lease, This Opportunity Provides a Secure and Attractive Best-of-Class Investment.

OFFERING SUMMARY

PRICE	\$1,355,172
CAP	4.35%
NOI	\$58,950
PRICE PER SF	\$184.12
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	298 Ulster Avenue Saugerties, NY 12477
COUNTY	Ulster
BUILDING AREA	7,360 SF
LAND AREA	1.29 AC
BUILT	2020



AUTOZONE

HIGHLIGHTS

- Brand New 2020 Construction With a Long Term 20 Year Lease in Place With Four, 5 Year Options
- Absolute Triple Net (NNN) Ground Lease With Zero Landlord Responsibilities
- E-Commerce, Recession and COVID Proof Tenant
- Attractive 8% Rent Increases Every 5 Years Including Option Periods
- Located in Hudson Valley, a High Barrier to Entry Market – Only a Two-Hour Drive From New York City
- Strong Corporate Guarantee From AutoZone, Inc. (S&P: BBB)
- The Rural Area of Saugerties is an Ideal Location For AutoZone's "Do-It-Yourself" Business Model
- Property is Located Directly Off Interstate 87 Which is One of the Major New York Highways Running From the Bronx to the Canadian Border
- Nearby Tenants Include: McDonald's, Big Lots, CVS Pharmacy, Verizon, Price Chopper, Dunkin', Family Dollar, Subway and More



ACTUAL PROPERTY IMAGE

LEASE SUMMARY

TENANT	AutoZone
PREMISES	A Building of Approximately 7,360 SF
LEASE COMMENCEMENT	September 1, 2020
LEASE EXPIRATION	August 31, 2040
LEASE TERM	20 Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	8% Every 5 Years
LEASE TYPE	Absolute Triple Net (NNN) Ground
PERMITTED USE	Auto Parts
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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7,360 SF	\$58,950	\$8.01
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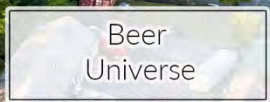






Ulster Ave

Railroad Ave



Saugerties Junior High School

Saugerties Senior High School

UNITED STATES POSTAL SERVICE

Cantine Veterans Memorial Complex

morgan linen service, inc.

RIMS

DUNKIN'

SPAF
Saugerties Performing Arts Factory

CHRYSLER DODGE Jeep RAM

Price Chopper

True Value

Beer Universe

Auto Zone

NAPA AUTO PARTS

Bottini Fuel
We've got you covered.

Ulster Ave

Howard Johnson
Comfort INN
Holiday Inn Express
SUNOCO
ExtraSpace Storage

BIG LOTS! FAMILY DOLLAR
Advance Auto Parts
McDonald's
Mobil
CVS pharmacy

True Value
SUBWAY
NAPA

DUNKIN'
SUNOCO
Price Chopper

ACE
M&T Bank

DUNKIN'
Speedway

Auto Zone



Ulster Ave



SAUGERTIES | ULSTER COUNTY | NEW YORK

Saugerties is a town in Ulster County, New York. The population was 19,008 residents at the 2019 estimate census. The Town of Saugerties contains the Village of Saugerties in the northeast corner of Ulster County. Saugerties is wonderful area located directly off the thruway. The town is located about 100 miles to New York City,

It is less than a two-hour drive from the city and is home to HITS. HITS produces three of the richest grand prix in the world with the AIG \$1 Million Grand Prix in Thermal, California, Great American \$1 Million Grand Prix in Ocala, Florida and Saugerties \$500,000 Grand Prix CSI5* in Saugerties, New York. The historic business district is comprised of functional balance of large corporations and small local business that serve as great establishments for the community's overall economic development. Being so close to the Hudson River, travel is easy, which means doing business in Saugerties is easy too. Every day people are coming into experience Saugerties booming historic downtown and surrounding areas. With the amount of festivals and events, hosted year-round, the town receives visits from people all around the country.

The village offers plenty of things to do and see. With so much in the area that draws people to move there and make it their permanent home, or to vacation. Whether it is for HITS, or the peace and quiet, Saugerties was named on the list of the "Coolest Small Towns" by CNN. It is a prime area to start a business and thrive on the local economy that has been well established in the area. The town features plenty of recreation, interesting destinations and culture. Saugerties is home to many fun events and festivals throughout the year. Some favorites are the Sawyer Motors Car Show, July 4th parade, the annual Garlic Festival, Hits on the Hudson and many, many more.





(16,504 VPD)

(38,377 VPD)



	3 MILES	5 MILES	10 MILES
POPULATION	11,813	21,097	62,567
AVERAGE HH INCOME	\$76,830	\$82,566	\$88,867

AUTOZONE

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 as of August 2020, AutoZone had 5,885 stores in the U.S., 621 stores in Mexico and 43 stores in Brazil for a total count of 6,549. 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
6549+



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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