



GURLEY, AL

OFFERING MEMORANDUM

REPRESENTATIVE PHOTO



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

LISTED BY

KEVIN MCKENNA

ASSOCIATE

DIR: 214.295.8749

MOB: 207.752.4898

kevin.mckenna@matthews.com

LIC # 742093 (TX)

CHRIS LASKERO

SENIOR ASSOCIATE

DIR: 214.692.2921

MOB: 858.414.7849

chris.laskero@matthews.com

LIC # 677086 (TX)

KYLE MATTHEWS

BROKER OF RECORD

LICENSE NO. 110253 (AL)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



REPRESENTATIVE PHOTO



TABLE OF CONTENTS

4

EXECUTIVE OVERVIEW

6

FINANCIAL OVERVIEW

8

TENANT OVERVIEW

9

AREA OVERVIEW

EXECUTIVE OVERVIEW



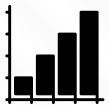
PROPERTY HIGHLIGHTS

- **Terrific Bite-Sized Deal** – Cheap price point paired with a corporately guaranteed lease making this an ideal investment for 1031 exchange investors
- **NN lease Property** – Landlord has Minimal Responsibilities (Please contact broker for details)
- **Optimal Return** – Listed at a rare 7.25% cap rate allows investors to capitalize on an aggressive return for an investment-grade credit tenant of this caliber
- **Secure Investment** – As a retailer, AutoZone is one of the few tenants' in the net lease space today that has paid rent in full throughout the Covid-19 global pandemic with zero rent deferrals nation-wide



LOCATION ATTRIBUTES

- **Healthy Traffic Counts** – Property is ideally positioned along Hwy 72 (Also Known as Lee Hwy) that sees over 16,400 VPD
- **Zero Competition** – AutoZone is the only auto parts retailer in the town of Gurley, AL allowing for complete and dominant market share giving way for profit maximization
- **Superior Location** – Gurley, AL is an affluent suburb with an average household income exceeding \$128,000 within a 5-mile radius and is a quick 20-minute drive east of Downtown Huntsville
- **Retail Trade Area** – Surrounding national retailers include a recently constructed Burger King and Popeyes location(s) that fits their new QSR prototypes demonstrating the growth of a small-niche town in efforts to fulfill consumer demands



TENANT OVERVIEW

- **National Credit Tenant** – 100% Corporate-Backed Lease from AutoZone, Inc. which boasts an investment-grade credit rating of BBB.
- **#1 Auto Parts Retailer** – AutoZone is the leading retailer and a leading distributor of automotive replacement parts and accessories with approximately 6,200 locations world-wide holding a market cap of roughly \$26 Billion
- **Essential Retailer & E-Commerce Proof Tenant** – The government recently labeled auto service/parts stores as critical infrastructure industries as business operations increased on an industry level performance midst the COVID-19 Global Pandemic Crisis.





\$1,342,841
LIST PRICE



\$97,356
NOI



±1.95 AC
LOT SIZE



7.25%
CAP RATE

BUILDING INFO

| | |
|-----------------|-----------------------------------|
| | |
| Address | 5980 Hwy 72 E Gurley, AL 35748 |
| GLA of Building | ±9,100 SF |
| Lot Size | ±84,942 SF (±1.95 AC) |

TENANT SUMMARY

| | |
|---------------------------------|-------------------------|
| Tenant Name | AutoZone |
| Type of Ownership | Fee Simple |
| Lessee Entity | Corporate |
| Lease Type | NN+ |
| Roof, Structure and Parking Lot | LandLord responsibility |
| Term Remaining | 3.5 years |
| Original Lease Term | 15 |
| Lease Commencement Date | 8/5/09 |
| Lease Expiration Date | 8/1/24 |
| Increases | 10% |
| Options | Three, 5-Year Options |

ANNUALIZED OPERATING DATA

| | Monthly Rent | Annual Rent | Cap Rate |
|--------------|--------------|-------------|----------|
| Current Rent | \$8,113 | \$97,356 | 7.25% |
| Option 1 | \$8,924 | \$107,092 | 7.98% |
| Option 2 | \$9,817 | \$117,801 | 8.77% |
| Option 3 | \$10,798 | \$129,581 | 9.65% |
| Option 4 | \$93,538 | \$15.29 | 8.78% |

**Please contact a Barrington Capital
agent for financing options:**

Jesse Lillard
(214) 530-9025
jesse.lillard@barringtoncapcorp.com





LEADING RETAILER AND A LEADING DISTRIBUTOR OF AUTOMOTIVE REPLACEMENT PARTS AND ACCESSORIES IN THE U.S.

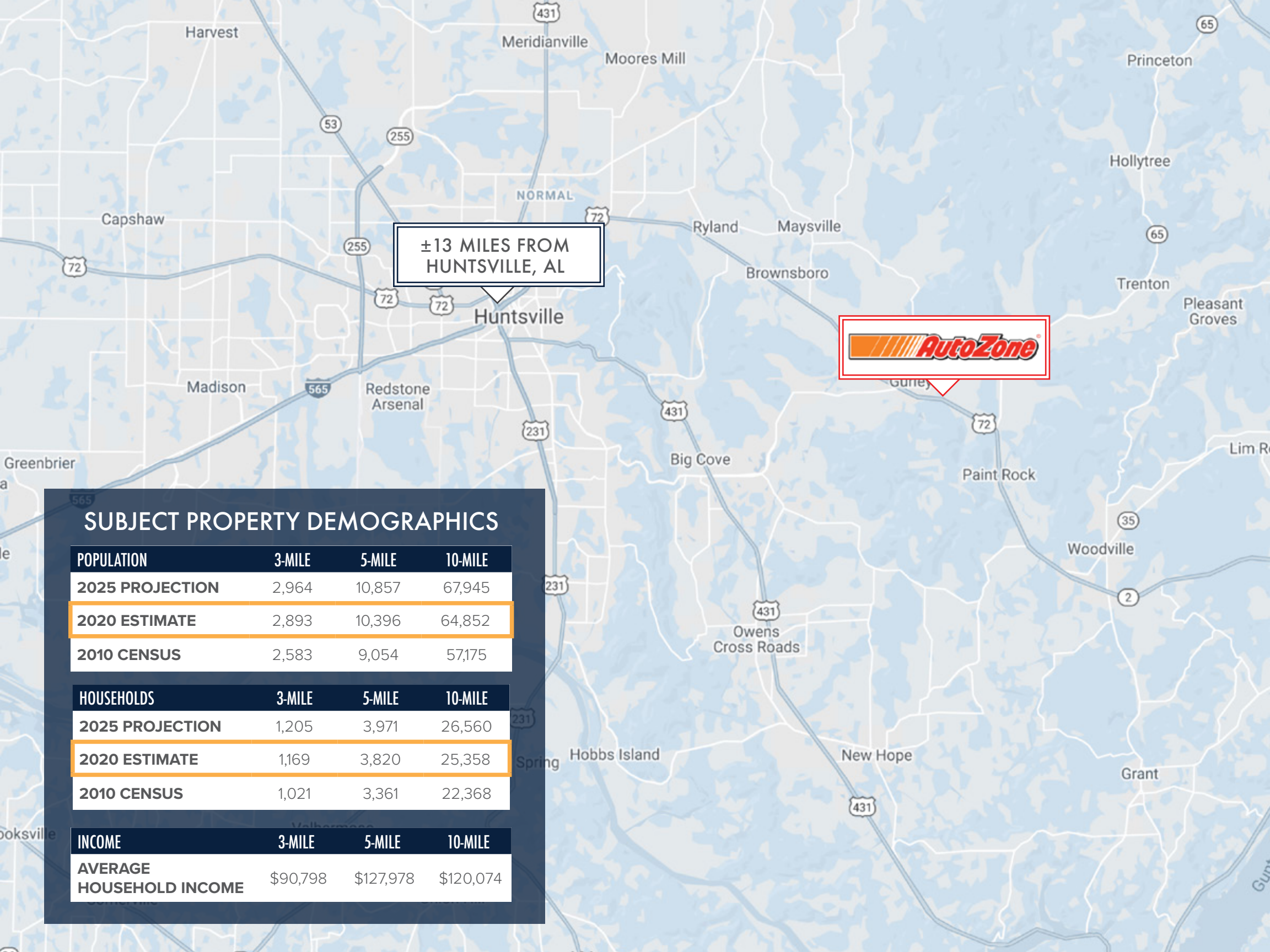
±6,200
LOCATIONS

±90,000
EMPLOYEES

±\$26 B
MARKET CAP



For more than 30 years, AutoZone has been committed to providing the best parts, prices, and customer service in the automotive aftermarket industry. To stay out of the no-driving zone, DIY car repairers with auto problems often enter the AutoZone. With more than 6,200 stores in the US and Puerto Rico, AutoZone is the nation's #1 auto parts chain. The company also operates 24 Interamerican Motor Corporation (parts distribution) branches in the US. AutoZone stores sell hard parts (alternators, engines, batteries), maintenance items (oil, antifreeze), accessories (car stereos, floor mats), and non-automotive merchandise under brand names, as well as under private labels. AutoZone's commercial sales program distributes parts and other products to garages, dealerships, and other businesses. [Click here to read about how AutoZone is dedicated to providing exceptional service to its customers and employees through COVID-19.](#)



±13 MILES FROM
HUNTSVILLE, AL



SUBJECT PROPERTY DEMOGRAPHICS

| POPULATION | 3-MILE | 5-MILE | 10-MILE |
|-----------------------------|----------|-----------|-----------|
| 2025 PROJECTION | 2,964 | 10,857 | 67,945 |
| 2020 ESTIMATE | 2,893 | 10,396 | 64,852 |
| 2010 CENSUS | 2,583 | 9,054 | 57,175 |
| HOUSEHOLDS | 3-MILE | 5-MILE | 10-MILE |
| 2025 PROJECTION | 1,205 | 3,971 | 26,560 |
| 2020 ESTIMATE | 1,169 | 3,820 | 25,358 |
| 2010 CENSUS | 1,021 | 3,361 | 22,368 |
| INCOME | 3-MILE | 5-MILE | 10-MILE |
| AVERAGE HOUSEHOLD INCOME | \$90,798 | \$127,978 | \$120,074 |

HUNTSVILLE, AL

Huntsville is located in Madison County, just 8 miles from Madison. It is located within the Appalachian region and is the third-largest city in Alabama. Huntsville Metropolitan Area is the second-largest metropolitan area in Alabama. The town contributed to the Civil and World Wars but was still considered a small, rural town until the US Military and NASA built centers in the town. Huntsville quickly grew and became a known city in the state.

The area has many different historical sites, museums, and parks. Throughout the year, the city holds different types of festivals ranging from art and music to science-oriented. Huntsville is very involved in the performing arts. They have different performing art schools as well as theatres that are a hit in the community.

Huntsville residents are also passionate about their local sports teams. With the University of Alabama in Huntsville in the area, many cheer on the school's different athletic programs. They also have amateur and professional soccer, football, and hockey leagues.



LOCAL ECONOMY

The main economic source for Huntsville is in aerospace and military technology with the US Military and NASA originally starting the development of the town. Huntsville is a central hub for Redstone Arsenal, Cummings Research Park, and NASA Marshall Space Flight Center. Cummings Research Park is the second-largest research park in the nation and the fourth largest in the world.

U of A in Huntsville serves as the center for technology and engineering research. With Huntsville being a driving force in technology, other corporations in the area include ADTRAN, Avocent, and Deltacom. Cinram manufacturers such as 20th Century Fox and Blu-Ray Discs also have plants in Huntsville.



HUNTSVILLE BY THE NUMBERS

185,594
POPULATION

\$162,800
MEDIAN PROPERTY VALUE

36.9
MEDIAN AGE



UNIVERSITY OF ALABAMA-HUNTSVILLE

The University of Alabama at Huntsville is a public research university. They offer 89-degree programs at the baccalaureate, master's, and doctoral levels. Accepting 8,500 students a year, UAH is one of 3 members of the University of Alabama System. Although, all three institutes operate independently and each has a president that reports to the Board of Trustees of the system.

This branch of the University of Alabama started as just individual classes in West Huntsville High School in the 1950s. As Huntsville grew as a technological hub, the school also grew and built a strong technological and engineering platform. The first undergraduate degree that was awarded by the university was in May 1968.

Today, the university is known for its engineering and science programs. Students have the opportunity to work with large corporations such as NASA and Cummings Research Park. The largest college is in Engineering, although Nursing is the largest single major. UAH has been ranked as a Tier 1 national university and is recognized as one of the top research universities in the nation.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **AutoZone** located at **5980 Hwy 72 E, Gurley, AL 35748** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



GURLEY, AL

OFFERING MEMORANDUM

LISTED BY

KEVIN MCKENNA

ASSOCIATE

DIR: 214.295.8749

MOB: 207.752.4898

kevin.mckenna@matthews.com

LIC # 742093 (TX)

CHRIS LASKERO

SENIOR ASSOCIATE

DIR: 214.692.2921

MOB: 858.414.7849

chris.laskero@matthews.com

LIC # 677086 (TX)

KYLE MATTHEWS

BROKER OF RECORD

LICENSE NO. 110253 (AL)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

REPRESENTATIVE PHOTO