

OFFERING MEMORANDUM



COATS VILLAGE SQUARE

407 N MCKINLEY STREET, COATS, NC 27521



EXCLUSIVELY LISTED BY:

WILL WHITLEY
704.927.2888
wwhitley@newsouthprop.com

NS New South
Properties

EXECUTIVE SUMMARY

OFFERING SUMMARY

AUTOZONE

407 N McKinley Street, Coats, NC 27521

New South Properties of the Carolinas, LLC, as exclusive advisor to Seller, is pleased to exclusively present a single tenant asset carved from a strip retail investment in Coats, North Carolina. Shadow anchored to a Carlie C's IGA, which is the only grocery anchored center in town.

YEAR BUILT	ACRES	SQUARE FEET	ZONING
1983	0.57	8,000	HWY COMMERCIAL

LOCATION

Located in the Research Triangle Region of North Carolina where NC 55 intersects NC 27. Coats, NC is part of Harnett County.

ONE PARCEL TOTALING 0.57 ACRES

Parcel 1 - AutoZone

Address: 407 N. McKinley St, Coats, NC

PIN: 0690-75-2652-0000

Acres: 0.57



PRICE	\$885,00
CAP RATE	+/- 6.4%
NET OPERATING INCOME	\$56,518.00
LEASABLE AREA	8,000 SF
LOT SIZE	0.57 acres
YEAR BUILT	1983

FEE SIMPLE INVESTMENT

This AutoZone because it is offered as a fee simple investment affords the benefit of depreciation to its ownership

INVESTMENT HIGHLIGHTS

- Above market yield on below market rent resulting in a very low purchase price
- AutoZone anchors this single tenant investment which is part of the Coats Village Square, the only grocery anchored retail center in town
- Very low cost per square foot



**\$12.6 BILLION IN
ANNUAL REVENUE IN 2020**

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	6,724	36,080	83,245
Households	2,596	14,725	33,910
Avg. HH Income	\$121,298	\$138,056	\$141,688

PROPERTY INFORMATION

SITE OVERVIEW



FINANCIAL INFORMATION

LEASE ABSTRACT



AutoZone, Inc. is an American retailer of aftermarket automotive parts and accessories, the largest in the United States. Founded in 1979, AutoZone has over 6,400 stores across the United States, Mexico, Puerto Rico and Brazil. The company is based in Memphis, Tennessee

AutoZone (AZO) has an investment grade credit rating of BBB (S&P) and a market cap of \$26 billion. The model industry tenant for pandemic and inferred resilience.



PREMISES		APPROXIMATELY 8,000 SF COMMONLY KNOWN AS 407 N. MCKINLEY ST, COATS, NC 27527		
LESSEE NAME		AUTOZONE DEVELOPMENT, LLC		
TENANT ENTITY		CORPORATE LEASE		
LEASE COMMENCEMENT DATE		AUGUST 1, 2015		
LEASE EXPIRATION DATE		DECEMBER 31, 2031		
RENT ROLL	YEARS	MONTHLY	ANNUAL	\$/SF
	REMAINING TERM THROUGH DECEMBER 31, 2031	\$5,750.00	\$69,000	\$8.63
	1ST OPTION	\$6,325.PP	\$75,900	\$9.49
	2ND OPTION	\$6,957.50	\$83,490	\$10.44
	3RD OPTION	\$7,653.25	\$91,839	\$11.48
OPTIONS TO RENEW		THREE (3) X FIVE (5) YEARS		
LEASE TYPE		GROSS LEASE		
UTILITIES: WATER		TENANT REIMBURSES \$35/MONTH		
LANDLORD RESPONSIBILITIES		LANDLORD MAINTAINS ROOF, STRUCTURE AND PARKING LOT		

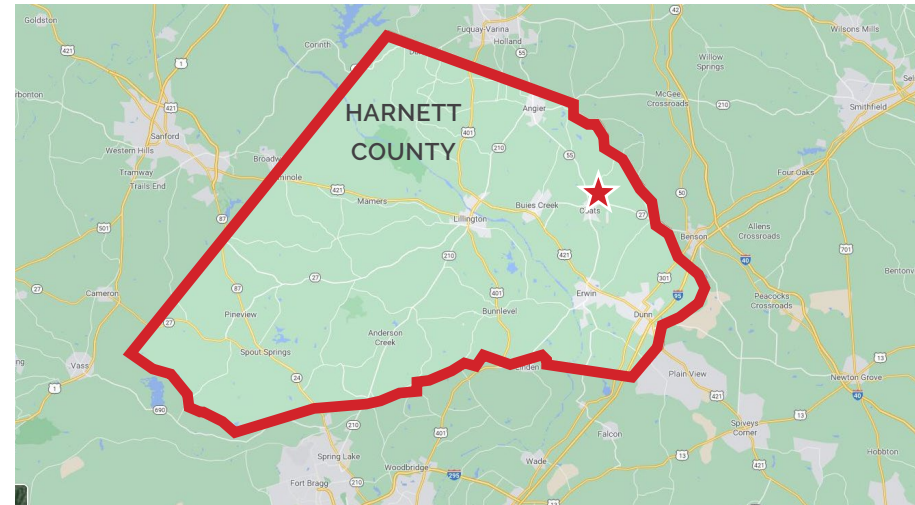
ANNUAL RENT		\$69,000
LESS EXPENSES	TAXES	\$5,101
	INSURANCE	\$2,000
	WATER	\$120
	PARKING LOT SWEEPING	\$300
	PARKING LOT LIGHTING	\$600
	MANAGEMENT (4%)	\$2,760
	RESERVES: .20/SF	\$1,600
NOI		\$56,518
6% CAP: \$942,000		5.5% CAP: \$1,027,600

MARKET OVERVIEW

HARNETT COUNTY, NC

Harnett County via its Research Triangle Region position has become the fifth fastest growing county in North Carolina. Research Triangle Park workers and retired military personnel choose Harnett County, taking advantage of its rural lifestyle and urban amenities.

Offering residents the best of its urban and rural lifestyle and businesses a highly educated workforce with low electric rates, affordable buildings and land, low construction costs and a low cost of living compared to the national average.



Campbell University, a Christian University, the foundation of which dates to 1887 opened the United States' first trust and wealth management program (1967), USA's first pharmacy school (1986) and North Carolina's first law school (1976) and homeland security degree (2013).

Harnett County Cities - Angier, Coats, Dunn, Erwin and Hillington cooperate affectively to make smart investments in education, work force and infrastructure allowing them to offer low electric rates, affordable buildings, low construction costs and a low cost of living

TOP EMPLOYERS



HARNETT COUNTY SCHOOLS



CAMPBELL UNIVERSITY



FOOD LION



COUNTY OF HARNETT



CARLIE C'S OPERATION CENTER



ROOMS TO GO

CONFIDENTIALITY

This is a confidential memorandum intended solely for your own limited use in considering whether to pursue negotiations to acquire AutoZone at Coats Village Square (the "Property") located in Coats, North Carolina and is not intended to be an offer for the sale of the Property.

This confidential memorandum, which contains brief, selected information pertaining to the business and affairs of the Property, has been prepared by New South Properties of the Carolinas, LLC. ("Broker"). This confidential memorandum does not purport to be all inclusive or to contain all the information which a prospective purchaser may desire. Neither Seller nor Broker make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto.

By receipt of this confidential memorandum, you agree that the memorandum and its contents are confidential, that you will hold and treat it in the strictest of confidence, that you will not, directly or indirectly, disclose or permit anyone else to disclose this memorandum or its contents to any other person, firm or entity without prior written authorization of Seller, and that you will not use or permit to be used this memorandum or its contents in any fashion or manner detrimental to the interest of the Seller. Photocopying or other duplication is strictly prohibited.

The Seller expressly reserves the right at its sole discretion to reject any or all proposals or expressions of interest in the properties and to terminate discussions with any party at any time with or without notice.

If you do not wish to pursue negotiations leading to this acquisition, or if in the future you discontinue such negotiation, you agree to return this confidential memorandum to New South. This confidential memorandum shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the properties since the date of preparation of this memorandum.

New South Properties of the Carolinas, LLC. (Broker) makes the disclosure that its role is exclusively representing the Seller, not the Buyer. These properties are being sold as an "as is, where is" sale.

