



*ACTUAL SITE PHOTO



OFFERING
MEMORANDUM

AUTOZONE

NET LEASED OFFERING

615 N KENTUCKY ST, KINGSTON, TN 37763

OFFERING MEMORANDUM
PRESENTED BY:

JASON DENHAM

INVESTMENT SALES

PHONE **925.390.8518**

EMAIL **jdenham@thekasegroup.com**

DRE **#02001094**

JEFF BRACCO

DIRECTOR

PHONE **510.388.4438**

EMAIL **jbracco@thekasegroup.com**

DRE **#01336201**



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	INVESTMENT OVERVIEW
05	FINANCIAL SUMMARY
06	TENANT OVERVIEW
07	PROPERTY PHOTOS
08	LOCATION AERIAL
09	REGIONAL OVERVIEW
10	DEMOGRAPHICS
11	AREA OVERVIEW

INVESTMENT OVERVIEW



The subject property is a single-tenant AutoZone located in Kingston, TN. AutoZone has a long term net lease . The lease calls for minimal landlord obligations and six, 5-year options to renew.

The subject property is situated on a major commercial thoroughfare seeing 14,000+ VPD along N Kentucky Street. The property is near multiple national retailers including Taco Bell, McDonald's, Hardee's, Dollar General and more.

INVESTMENT HIGHLIGHTS

LONG TERM NET LEASED OFFERING
MINIMAL LANDLORD OBLIGATIONS
S&P RATED BBB INVESTMENT GRADE CREDIT
CORPORATE GUARANTY - NYSE: AZO
LOCATED ON A MAJOR COMMERCIAL THOROUGHFARE
HEAVILY TRAFFICKED LOCATION WITH OVER 14,000 VPD

OFFERING SPECIFICATIONS

PRICE	\$1,073,000
CAP RATE	4.75%
NET OPERATING INCOME	\$51,000
SQUARE FOOTAGE	8,160
MARKET	KNOXVILLE

FINANCIAL SUMMARY

AUTOZONE • NET LEASED OFFERING

615 N KENTUCKY ST, KINGSTON, TN 37763

\$1,073,000 • 4.75% CAP

SUMMARY

TENANT NAME	AutoZone
SQUARE FOOTAGE	8,160
LEASE END	June 30, 2033
ANNUAL RENT	\$51,000
OPTIONS	Six, 5-Year

OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$51,000	4.75%

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

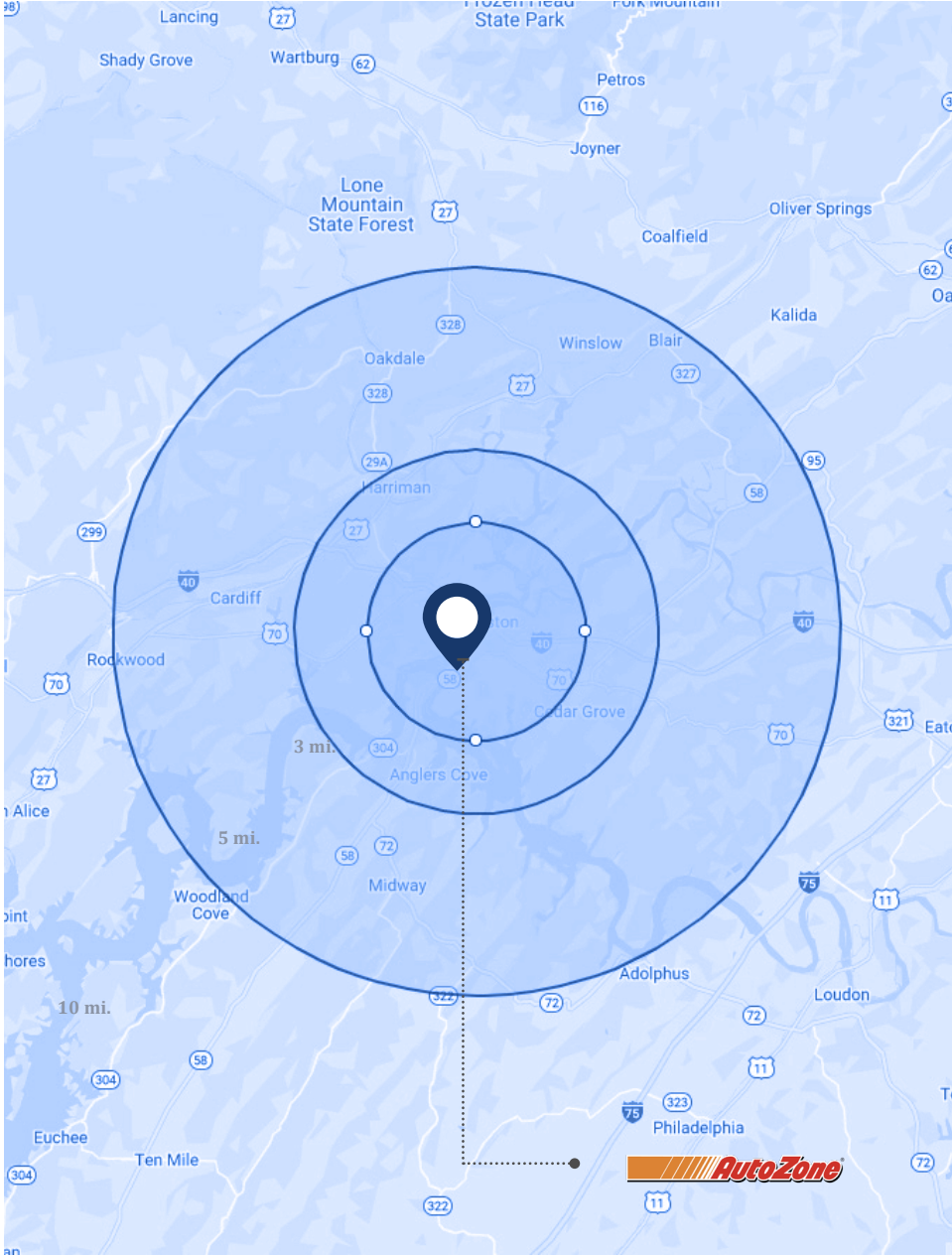
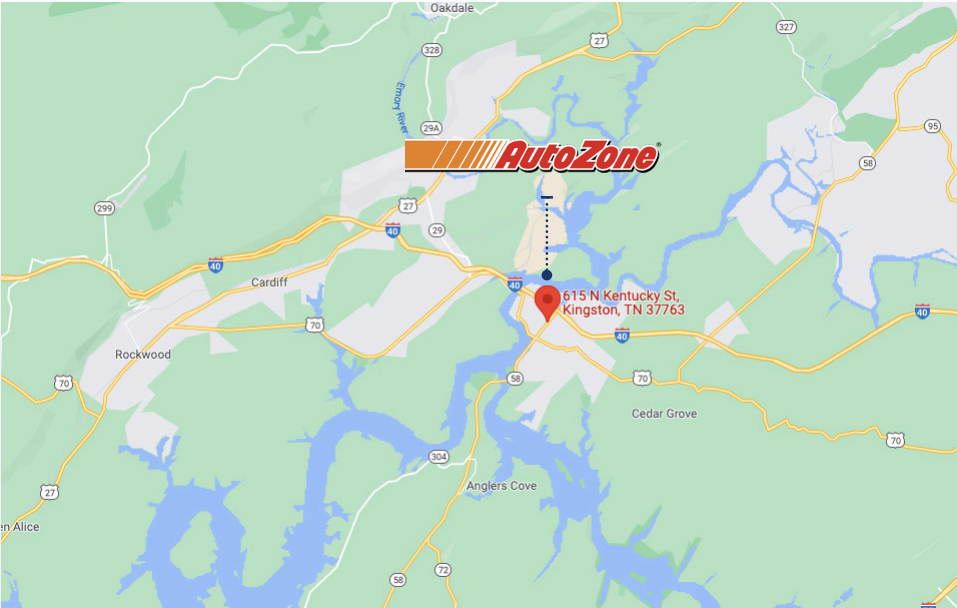
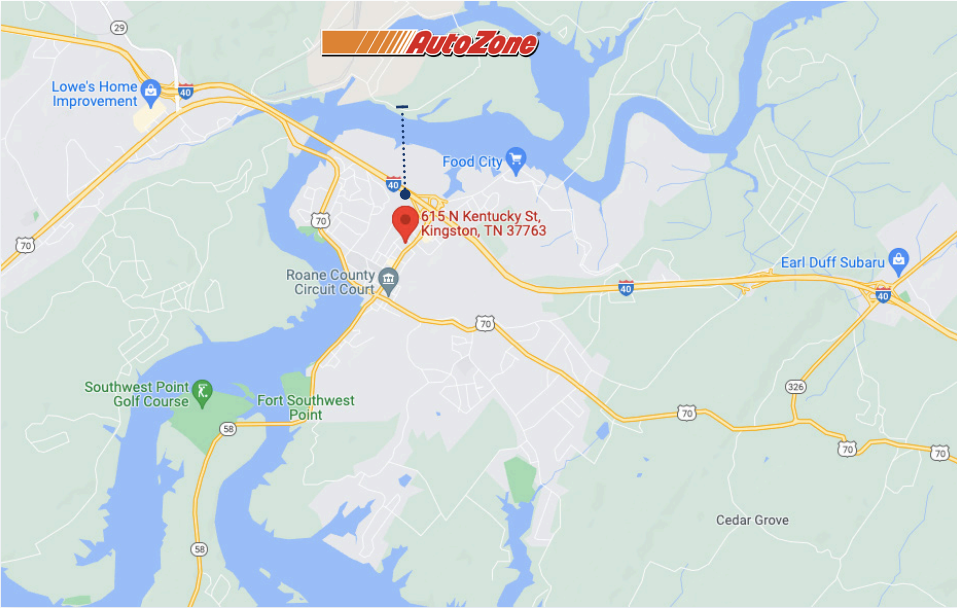
PROPERTY PHOTOS



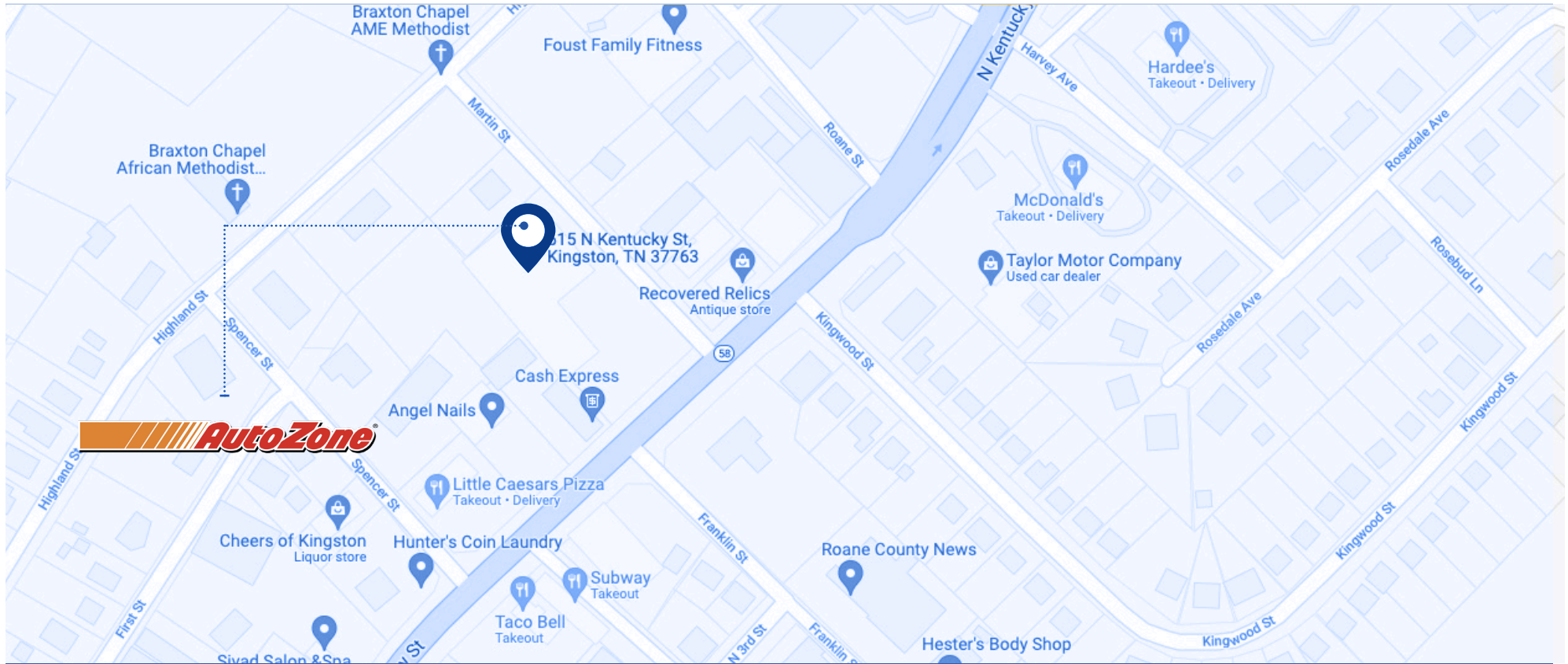
LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,736	10,971	21,574
TOTAL HOUSEHOLDS	1,169	4,624	9,060
AVERAGE HOUSEHOLD INCOME	\$66,612	\$78,517	\$74,559
AVERAGE AGE	45.7	46.6	46.4

AREA OVERVIEW

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,736	10,971	21,574
TOTAL HOUSEHOLDS	1,169	4,624	9,060
PERSONS PER HOUSEHOLD	2.2	2.3	2.4
AVERAGE HOUSEHOLD INCOME	\$66,612	\$78,517	\$74,559
AVERAGE HOUSE VALUE	\$168,253	\$183,373	\$175,850
AVERAGE AGE	45.7	46.6	46.4
WHITE	2,510	10,397	20,381
BLACK	155	285	624
AMERICAN INDIAN/ALASKAN NATIVE	4	34	78
ASIAN	23	80	144
HAWAIIAN & PACIFIC ISLANDER	3	12	22
TWO OR MORE RACES	41	162	325
HISPANIC ORIGIN	67	231	447

KINGSTON, TN

Kingston is a city in and the county seat of Roane County, Tennessee, United States. This city is thirty-six miles southwest of Knoxville. It had a population of 5,934 at the 2010 United States census, and is included in the Harriman Micropolitan Statistical Area. Kingston is adjacent to Watts Bar Lake.

Kingston is located near the junction of U.S. Route 70, which connects Kingston with Knoxville to the east and Nashville to the west, and State Route 58, which connects Kingston with Oak Ridge to the northeast and Chattanooga to the south. Interstate 40 passes through Kingston, running roughly parallel to U.S. 70.



KINGSTON, TENNESSEE



The Kase Group

OFFERING
MEMORANDUM

AUTOZONE

NET LEASED OFFERING

615 N KENTUCKY ST, KINGSTON, TN 37763

JASON DENHAM

INVESTMENT SALES

PHONE 925.390.8518

EMAIL jdenham@thekasegroup.com

DRE #02001094

JEFF BRACCO

DIRECTOR

PHONE 510.388.4438

EMAIL jbracco@thekasegroup.com

DRE #01336201