



OFFERING MEMORANDUM

AUTOZONE

BELMONT, MISSISSIPPI

343 2ND ST. BELMONT, MS 38827

COTI AM
COMMERCIAL INVESTMENTS

DANE
CAPITAL

INVESTMENT OVERVIEW

LEASING STATS

| | |
|--------------------|---------------------------|
| YEARLY NOI | \$52,130 |
| LEASE STRUCTURE | NN |
| RENTAL INCREASE | 3.5% IN 2027 |
| LEASE COMMENCEMENT | 4/29/2009 |
| LEASE EXPIRATION | 10/30/2031 |
| OPTIONS | 5, 5-Year Renewal Options |
| OPTION INCREASES | 5% |

RESPONSIBILITIES

| | |
|-------------|----------|
| TAXES | Tenant |
| INSURANCE | Tenant |
| PARKING LOT | Tenant |
| ROOF | Landlord |
| STRUCTURE | Landlord |
| HVAC | Tenant |



Corporately Guaranteed AutoZone



Attractive Inflation Hedge with a 3.5% Rent Bump in 2027



Cheap Rent, Making This a Lower Price Point Deal



AutoZone Extended Early, Making Their Lease 10 Years and Showing Commitment to the Site



Great Opportunity for Passive Income with Minimal Landlord Responsibilities



PROPERTY DETAILS



PURCHASE PRICE

\$947,818



CAP RATE

5.5%



BUILDING SIZE

9014 SF



LAND AREA

1.12 AC



YEAR BUILT

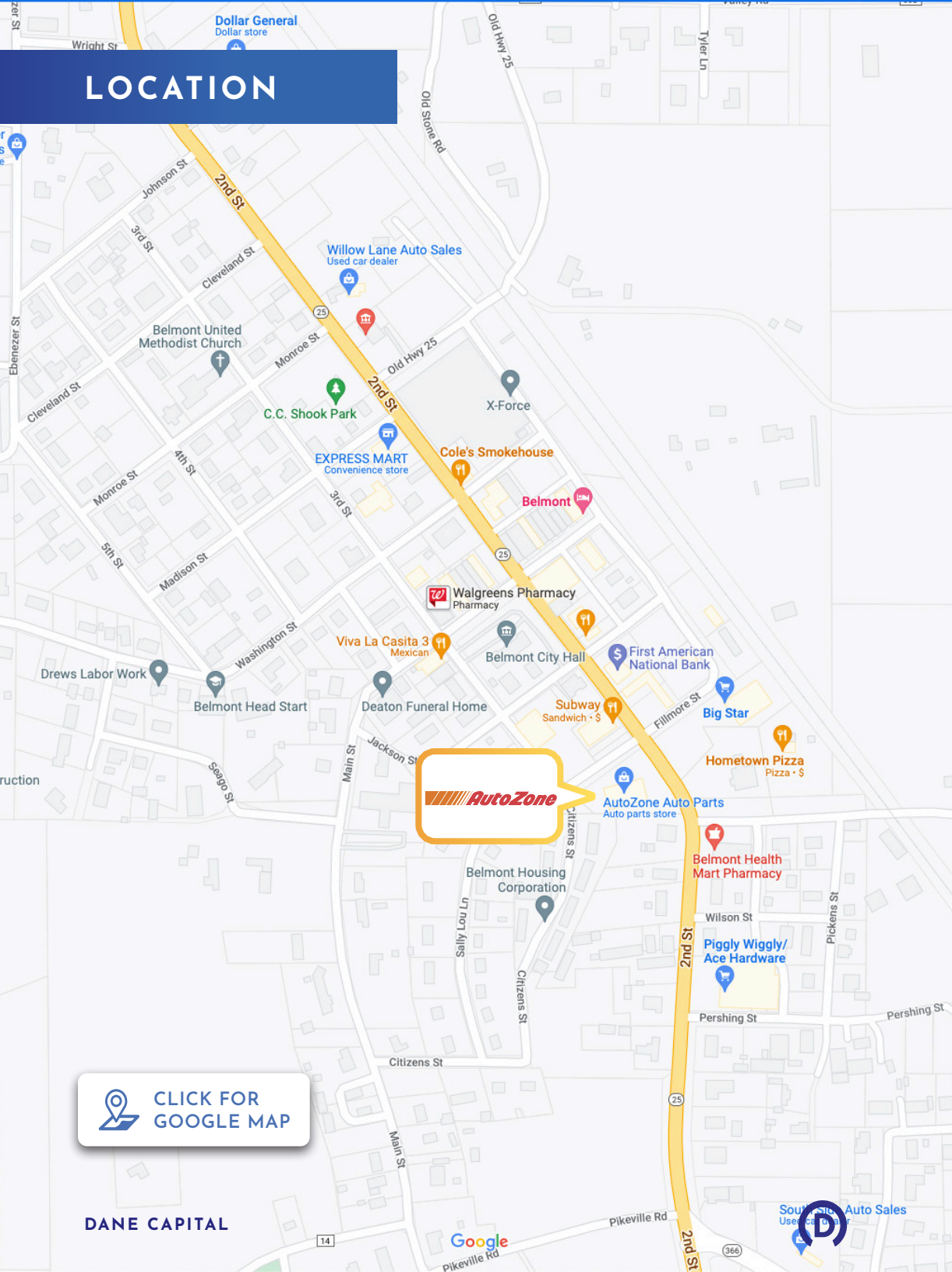
2009



LEASE STRUCTURE

NN

LOCATION



DANE CAPITAL



AUTO-ZONE | BELMONT, MS | 3

AERIAL VIEW



Walgreens

FAMILY DOLLAR
my family. my family's. ours.

UNITED STATES
POSTAL SERVICE

SUBWAY

AutoZone

2ND ST.

SONIC

ACE
Hardware

piggly wiggly

BigStar
supermarkets
your low price leader

AERIAL VIEW



2ND ST.



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 6,400 stores across the United States, Mexico, Puerto Rico, Brazil and the US Virgin Islands.

The company is based in Memphis, Tennessee.

6,003
RETAIL LOCATIONS

PUBLIC
OWNERSHIP

MEMPHIS, TN
HEADQUARTERS

\$12.6 B
ANNUAL REVENUE

~105,000
NO. OF EMPLOYEES

1979
FOUNDED

BBB
CREDIT RATING



AREA OVERVIEW

BELMONT, MISSISSIPPI

The settlement of Belmont was originally called Gum Springs, with a post office built in 1884. After completion of the Birmingham Division of the Illinois Central Railroad in 1907 the town grew considerably. It was incorporated as Belmont (meaning "beautiful mountain") on January 22, 1908.

According to the United States Census Bureau, the town has a total area of 4.7 square miles of which 4.7 square miles is land and 0.21% is water.

The town is concentrated along Mississippi Highway 25 in southern Tishomingo County, a few miles west of the Mississippi-Alabama state line. Golden borders Belmont to the southeast, and Tishomingo lies a few miles to the north. Mississippi Highway 366 intersects MS 25 in Belmont, and continues southeastward through Golden to the state line, eventually becoming 4th Street in Red Bay, Alabama.



DISCLAIMER



This confidential Offering Memorandum, has been prepared by Cottam Commercial Investments, LLC (“CCI”) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. CCI recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as (the “Property”) and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by CCI or its brokers.

CCI makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. CCI has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the CCI and/or the Owner of the Property. CCI makes no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, CCI and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, CCI and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. CCI shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of CCI. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property.



LISTED BY:

COLE HOWARD

Senior Associate
(469) 371-6178
Cole@DaneCapitalGroup.com

BRAD COTTAM

President
License KS 00234413

343 2ND ST. BELMONT, MS 38827

COTTAM
COMMERCIAL INVESTMENTS

DANE
CAPITAL