

# NEW AUTOZONE

## 10 YEAR ABSOLUTE NNN LEASE



2170 STATE ROUTE 53, FREMONT, OH 43420

ACTUAL STORE



**FORTIS NET LEASE**  
INVESTMENT REAL ESTATE SERVICES

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## AUTOZONE



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PRICE	\$1,600,000
CAP RATE	6.0%
CURRENT NOI	\$96,000
LEASE TYPE:	10 YEAR ABS. NNN
RESPONSIBILITIES:	NONE
TENANT:	AUTOZONE
GUARANTEE:	CORPORATE
STRENGTH:	S&P: BBB
SQUARE FEET:	7,000

Fortis Net Lease is pleased to present this 7,000 SF AutoZone store located in Fremont, OH. The property is encumbered with a Ten (10) Year Absolute NNN Lease, leaving zero landlord responsibilities. The lease contains Four (5) Yr. Options to re-new, each with a 10% rental rate increase. The lease is corporately guaranteed by AutoZone Inc which holds a credit rating of "BBB", which is classified as Investment Grade. The store is open with rent having commenced on 1/1/2017.

This AutoZone is highly visible and is strategically positioned in Fremont, OH. The five mile population from the site exceeds 28,000 while the one mile median household income exceeds \$57,000 per year, making this location ideal for an AutoZone. The Subject offering represents an ideal opportunity for a 1031 exchange buyer or a "passive" investor to attain the fee simple ownership of an AutoZone. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one of the nation's top auto parts store. List price reflects a 5.50% cap rate based on NOI of \$96,000.



Actual Store

- ▢ Brand New Absolute NNN Lease
- ▢ Zero Landlord Responsibilities
- ▢ 10 Year Term | Four (5 Year) Options
- ▢ One Mile Household Income \$57,161
- ▢ Five Mile Population Exceeds 28,000
- ▢ Walmart and Lowes Out Parcel
- ▢ Investment Grade Tenant



YEAR RENOVATED	2017
STORE STYLE	PROTOTYPE
ACREAGE	+/- 1.00 ACRES
SQUARE FEET	7,000
FOUNDATION	CONCRETE SLAB
ROOF	STANDING SEAM ROOF
HVAC	ROOF MOUNTED
PARKING	ASPHALT
ZONING	COMMERCIAL
STORE STATUS	NEW LOCATION
OWNERSHIP TYPE	FEE SIMPLE

TENANT	AUTOZONE
GUARANTOR	AUTOZONE, INC
TRADE NAME	AUTOZONE, INC
STOCK SYMBOL	AZO (NYSE)
ADDRESS	92170 STATE ROUTE 53, FREMONT, OH
LEASE TYPE	ABSOLUTE NNN
PRIMARY TERM	TEN (10) YEARS (9.5 YRS. REMAIN)
RENT START	1/1/2017
RENT END	12/31/2026
ANNUAL RENT	\$96,000
RENT INCREASES	10% AT OPTIONS
OPTION PERIODS	FOUR (4) FIVE (5) YEAR OPTIONS
WEBSITE	<a href="http://WWW.AUTOZONE.COM">WWW.AUTOZONE.COM</a>



Actual Store

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP	YIELD
1-10	\$96,000	\$8,000	-	6.0%
11-15 (OPTION 1)	\$105,600	\$8,800	10%	6.66%
16-20 (OPTION 2)	\$116,160	\$9,680	10%	
21-25 (OPTION 3)	\$127,776	\$10,648	10%	
26-30 (OPTION 4)	\$140,544	\$11,712	10%	





AutoZone is an American store and is the second-largest retailer of aftermarket automotive parts and accessories in the United States, Founded in 1979, AutoZone has over 5,000 stores across the United States, Mexico, and Brazil. The company is based in Memphis, Tennessee. AutoZone has its headquarters in its Store Support Center (SSC), a 270,000 square feet, eight-story building in Downtown Memphis, Tennessee. In October 1995 the company moved into the building. As of 2013 there are over 1,200 employees there. Valucraft, Duralast, and Duralast Gold are AutoZone's private label brands for lead-acid automotive batteries.

AutoZone, Inc. retails and distributes automotive replacement parts and accessories in the United States. The company offers various products for cars, sport utility vehicles, vans, and light trucks, including new and remanufactured automotive hard parts, maintenance items, accessories, and non-automotive products. In addition, the company offers maintenance items.

Further, it provides commercial sales program that provides commercial credit and the delivery of parts and other products to various customers. Additionally, the company sells automotive diagnostic and repair software under the ALLDATA brand name through the alldata.com; automotive hard parts, maintenance items, accessories, and non-automotive products through the autozone.com; and accessories and performance parts through the autoanything.com. As of August 30, 2014, it operated 4,984 stores in the United States, including Puerto Rico; 402 stores in Mexico; and 5 stores in Brazil. AutoZone, Inc. was founded in 1979 and is based in Memphis, Tennessee.



“Investment Grade” S&P Rating of BBB



\$10.1 Billion in Sales in Fiscal 2016



Profit Increase in 2016 Increased 8.5%



2016 Profits \$1.160 Billion



Revenue Increase was 7.5% From 2015



Ranked #280 on Fortune 500



















Fremont, OH

Fremont is a city in and the county seat of Sandusky County, Ohio, located about 40 miles from Toledo. The population was 16,734 at the 2010 census. It was the home of Rutherford B. Hayes, who served as President of the United States from 1877 to 1881. The Rutherford B. Hayes Presidential Center remains one of the focal points of Fremont, OH. The National Arbor Day Foundation designated Fremont as a Tree City USA.

A Heinz ketchup plant is located in this town and is active. The city was also home to several cutlery companies The Christy Company, Clauss Cutlery Company, Quikut, B.A.P. Manufacturing, and the Ginsu Cutlery Line and Herbrand tools.

There are over 1,530 businesses within 5 miles of the site, with three top industries being Healthcare, Retail & Finance. Residents living within a 3 mile radius are expected to spend over \$182 Million on consumer products this year. Given that this AutoZone has very little competition, the site is expected to continue to be a very profitable location for AutoZone.



POPULATION	1 MILE	3 MILE	5 MILE
2016 TOTAL POPULATION	1,494	20,579	28,349
TOTAL BUSINESSES	134	1,355	1,530
AVERAGE AGE	44.40	39.30	40.40
HOUSEHOLDS			
2016 TOTAL HOUSEHOLDS	616	8,357	11,594
HOUSHOLD INCOME	\$57,161	\$38,290	\$41,959
AVERAGE HH VEHICLES	2.00	2.00	2.00
AVERAGE HH SIZE	2.30	2.40	2.40
HOUSING			
MEDIAN HOME VALUE	\$133,794	\$86,186	\$103,284

