



FORTIS NET LEASE
INVESTMENT REAL ESTATE SERVICES

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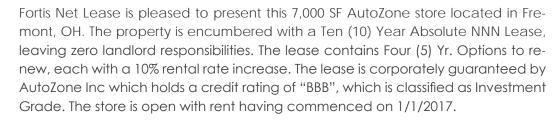
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questions should be discussed by the party with a title officer or attorney. Tax questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by FNL in compliance with all applicable fair housing and equal opportunity laws.

| 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 |



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 | Ркототуре |
| 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 |

| | Chica show the control of the contro |
|-----|--|
| 200 | Actual Store |

| 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 |
| WFRSITF | www.Auto7onf.com |

RENT SCHEDULE

| Lease Years | ANNUAL RENT | MONTHLY RENT | Вимр | 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% | |

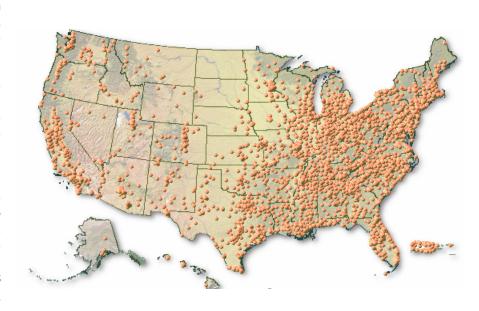


AutoZone is an American store and is the second-largest retailer of aftermarket automotive parts and accessories in the United States, Founded in 1979, AutoZone has over 5,000 stores across the United States, Mexico, and Brazil. The company is based in Memphis, Tennessee. AutoZone has its headquarters 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



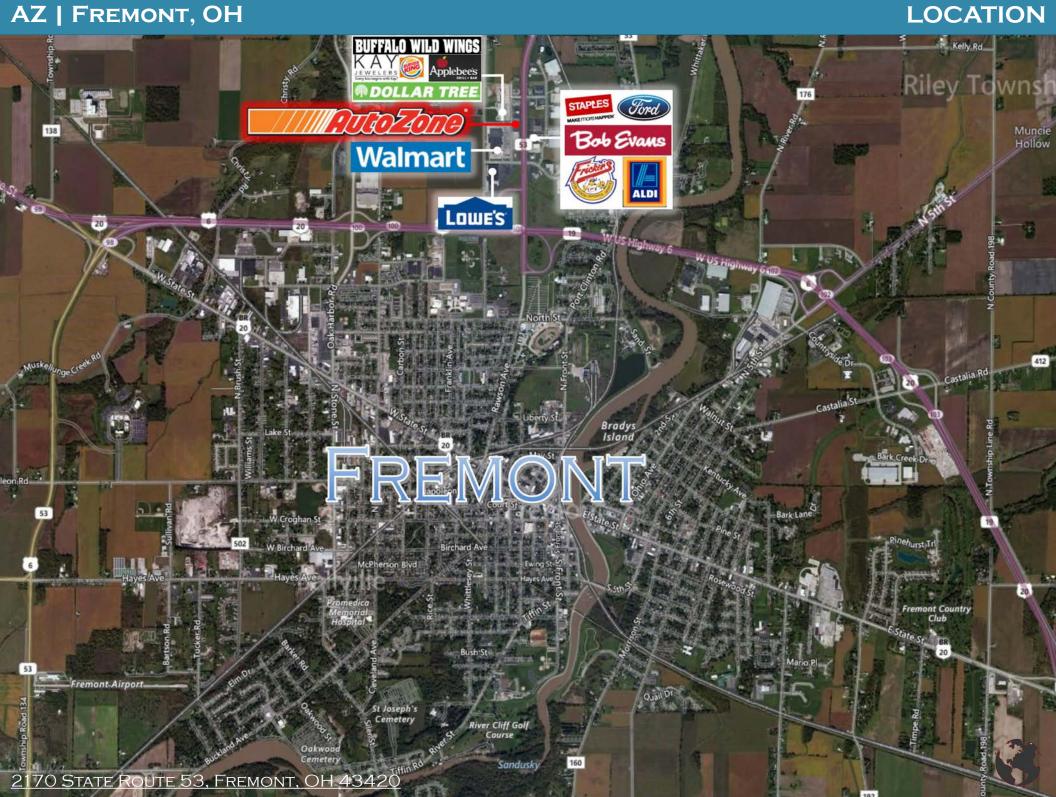














(53)

2170 STATE ROUTE 53, FREMONT, OH 43420

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 |

