

AutoZone: New 15 Year NNN Ground Lease

1286 Dunn Ave. | Jacksonville, FL





Table of Contents

FOR FURTHER INFORMATION

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1286 Dunn Ave.
Jacksonville, FL

| | |
|----------------------------------|------|
| Locator Map | 3, 4 |
| Aerial..... | 5 |
| Mid Aerial | 6 |
| Site Aerial | 7 |
| Site Plan | 8 |
| Site Photo..... | 9 |
| Property Information..... | 10 |
| Tenant & Lease Information | 11 |
| Financials | 12 |
| Location Overview | 13 |
| About Us..... | 14 |

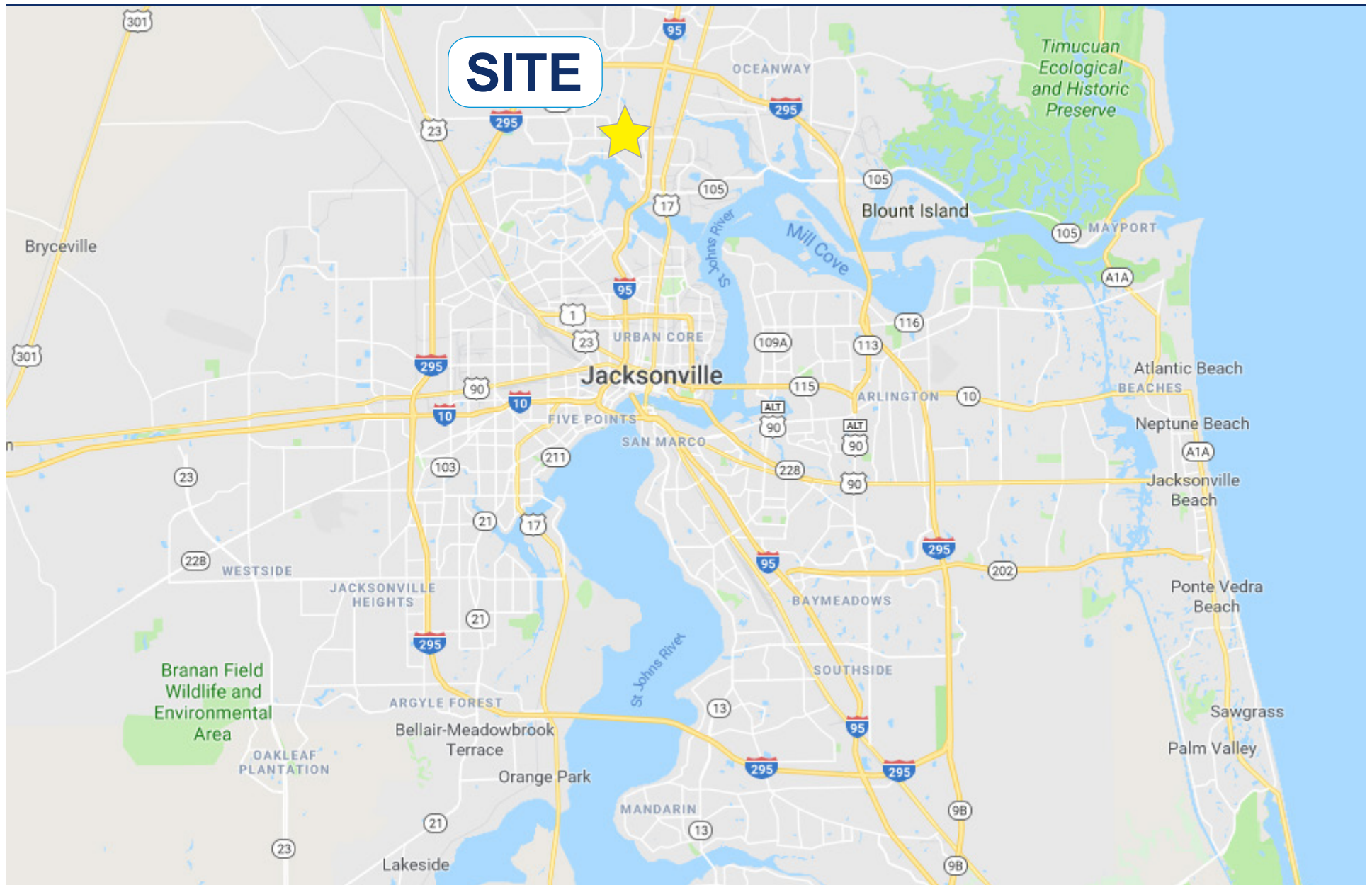


Locator Map





Locator Map





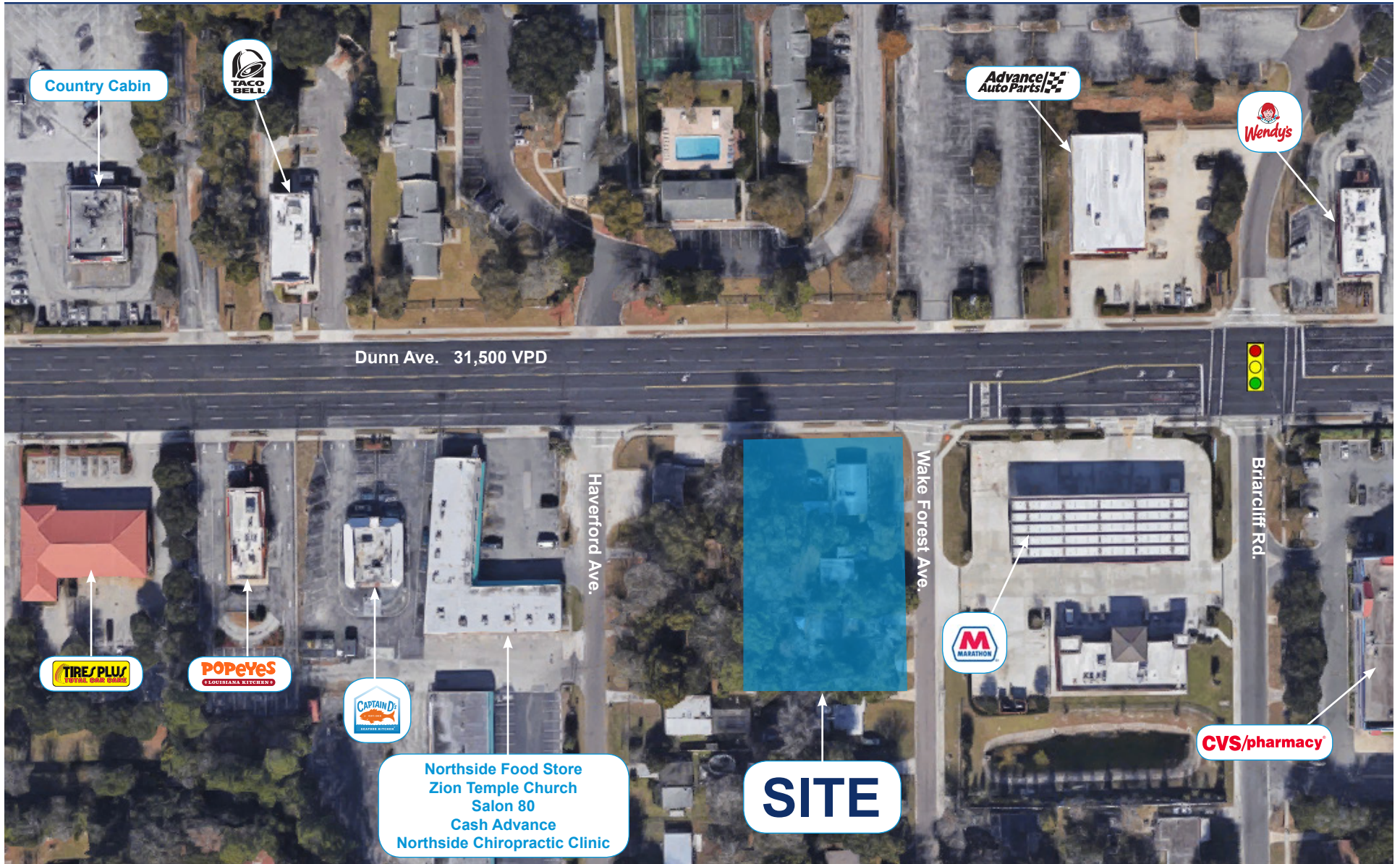


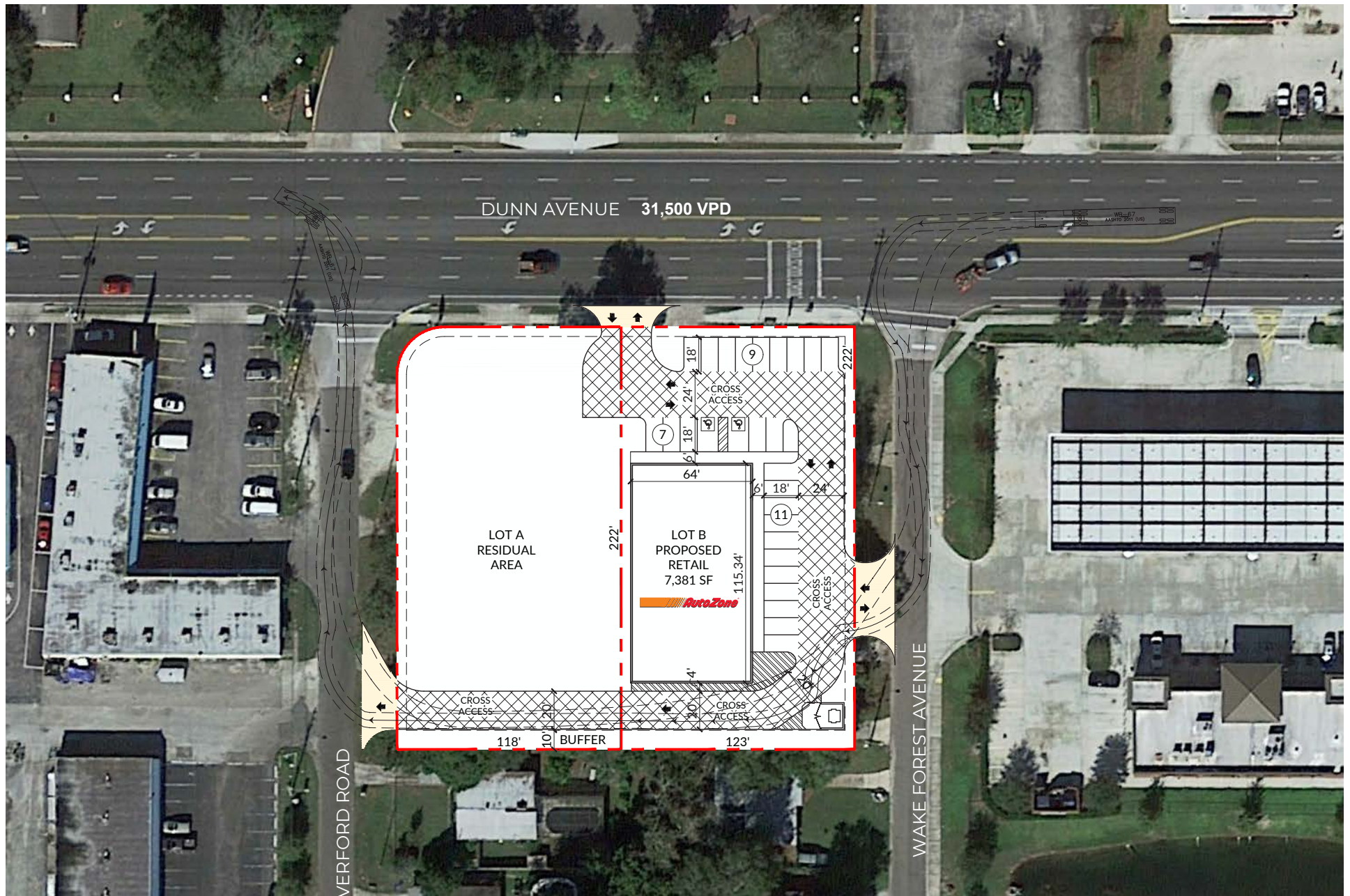
Mid Aerial





Site Aerial







Site Photo





Property Information

Property and Location Highlights

1286 DUNN AVE., JACKSONVILLE, FL

- > ABSOLUTE TRIPLE NET LEASE (GROUND LEASE)
- > INVESTMENT GRADE TENANT | FORTUNE 500 COMPANY
- > 15 YEAR LEASE
- > 10% BUMP IN YEAR 11 AND EACH OF FIVE 5-YEAR OPTIONS
- > SURROUNDING RETAILERS INCLUDE PUBLIX, CVS, STARBUCKS AND MORE
- > ZERO LANDLORD RESPONSIBILITIES
- > ON THE GOING TO WORK SIDE OF DUNN AVE.
- > VPD ON DUNN AVE. = 31,500

> DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|------------|----------|----------|----------|
| Population | 7,215 | 41,292 | 103,366 |
| Median HHI | \$41,292 | \$46,363 | \$38,065 |



0.63
ACRE



7,381
SQUARE FEET



31,500
VPD

JACKSONVILLE, FL

Jacksonville boasts a diverse economy, including prominent corporations and organizations, military bases and the commercial port. Four Fortune 500 companies are headquartered in the city: CSX Corporation, Fidelity National Financial, Fidelity National Information Services and Winn-Dixie Stores, Inc (Bi-Lo). Bank of America and Citibank, attracted by the low cost of doing business in the MSA, each employ over 5,000 locally. The area's naval bases are a major force in the local economy, with over 25,000 on payroll. Jacksonville's deepwater port, JAXPORT, is the largest in the US South Atlantic, with terminals equipped to handle break bulk, container, bulk, automotive and refrigerated cargo.

The MSA is a competitive alternative to South Florida, with the median home price at \$129,000 (well below South Florida), allowing nearly 60% of residents to own a home. Incomes over the next 5 years are expected to rise faster than home prices, supporting an increase in consumer expenditures.

3

major interstates
reaching 61M+
consumers in an
8-hr drive

10

airports offering 85+
nonstop flights to
major cities

4th

fastest growing
port in the US
is JAXPORT





Tenant & Lease Information

TENANT PROFILE

Tenant: AutoZone Stores LLC

AutoZone sells auto and light truck parts, chemicals and accessories through 5,540 AutoZone stores in 50 states plus the District of Columbia and Puerto Rico in the U.S., and 536 stores in Mexico and 16 stores in Brazil for a total count of 6,092.

AutoZone is the leading retailer and a leading distributor of automotive replacement parts and accessories in the United States. Each AutoZone store carries an extensive product line for cars, sport utility vehicles, vans and light trucks, including new and remanufactured automotive hard parts, maintenance items, accessories, and non-automotive products. Many stores also have a commercial sales program that provides commercial credit and prompt delivery of parts and other products to local, regional and national repair garages, dealers, service stations, and public sector accounts.

- > Investment grade tenant
- > S&P credit ratings: BBB
- > 3Q 2018 net sales = \$2.7B (up from 1.6% from same quarter 2017)
- > 3Q 2018 net income increased 10.6% over the same period in 2017 to \$366.7M
- > 3Q 2018 gross profit (as a percentage of sales) was 53.5%, up from 52.6% in 2017
- > AutoZone opened 26 new stores in the US and 4 new stores in Brazil during 3Q 2018

NYSE: AZO

LEASE INFORMATION

- > Absolute Triple Net Lease (Ground Lease)
- > 10% bump in year 11 and each of five 5-year options
- > Zero landlord responsibilities





Financials

Rent Roll

Tenant: AutoZone Stores LLC
Guarantor: AutoZone, Inc.
NNN Ground Lease
1286 Dunn Ave., Jacksonville, FL

Price Summary

Price \$1,432,250
Cap Rate 4.50%
NOI \$64,451.64

| TENANT | BUILDING SQ FT | LEASE START | MONTHLY RENT | ANNUAL RENT | OPTIONS |
|----------|-------------------|---------------|---|---|--|
| AutoZone | 7,381 SF | March 1, 2019 | \$5,370.97 (years 1-10) \$5,908.06 (years 11-15) | \$64,451.64 (years 1-10) \$70,896.72 (years 11-15) | 15 year initial term with five 5-year options increasing at 10% each option period \$77,986.44 (Y16-20) \$85,785.12 (Y21-25) \$94,363.56 (Y26-30) \$103,800 (Y31-35) \$114,179.88 (Y36-40) |



Location Overview

Florida is the 4th-largest economy in the US, and one of the strongest and fastest growing. Jacksonville, among the fastest-growing cities in the U.S., is expected to continue its high employment growth in 2019. This rate, according to a recent PwC report, is more than the national rate. This employment growth will likely increase the population growth rate, and it is projected that future job growth in Jacksonville will be about 40 percent until 2027.

#9

HOTTEST MARKETS
Zillow

#2

UP & COMING CITY
Time

#7

BEST CITY FOR JOB SEEKERS
Forbes

#16

FASTEST GROWING CITY
IN AMERICA
Forbes

#9

BEST BIG CITIES TO LIVE IN
RIGHT NOW
Money

#7

BEST CITY FOR MILLENNIALS
CNBC

80+

INDUSTRY HEADQUARTERS
IN THE JAX REGION



About Us

TRC provides national retailers with a comprehensive solution for growing their business by developing new locations.

TWIN RIVERS CAPITAL, LLC

Twin Rivers Capital, LLC is a privately held real estate investment, development and brokerage company, founded in 2002 and headquartered in Charleston, SC. Focusing on the growth regions of the Southeastern US, TRC provides national retailers with a comprehensive solution for adding new locations. TRC has developed more than 1.2 million SF of real estate with values of over \$200 million. TRC also handles third party brokerage, including tenant and landlord representation and investment brokerage services in FL, GA, SC, NC, VA, TN and AL.

**Build to Suit • JV Programs • Preferred Developer for National Retailers
Brokerage • Fee Development Programs**

YOUR TWIN RIVERS CAPITAL CONTACT

Joe Boyd

Joe is responsible for all property and asset management and is also involved in property sales.

With over 25 years of experience in property management, Joe has served as Property Manager for numerous lifestyle centers and super-regional malls, including properties held by Madison Marquette Realty Services, CBL Properties and The Jacobs Group.

Joe received his Bachelor's Degree from Grove City College and his MBA from Indiana University of Pennsylvania. He received his CSM in 1995, his CMD in 1997 and his SC Realtor's License in 2008.



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Client Roster

**FAMILY DOLLAR
AUTOZONE
MCDONALD'S
VERIZON**

**WALMART
DUNKIN DONUTS
DICK'S
AT&T**

**HOBBY LOBBY
STARBUCKS
DOLLAR TREE
EDWARD JONES**