

13333 Q STREET

OMAHA, NE 68137

7,441 SF | \$738,462



**INVESTORS
REALTY INC.**

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EXECUTIVE SUMMARY





EXECUTIVE SUMMARY

Investors Realty, Inc. is pleased to present the opportunity to purchase AutoZone, Inc. ground lease located in the southwest submarket of Omaha. AutoZone is considered a high-quality tenant by commercial real estate investors. FitchRatings classifies the tenant as BBB grade rating. AutoZone continues to be one of the best performing companies in the rated retail universe, with a very predictable financial policy, both of which are key rating drivers. This is a great opportunity for investors due to the auto parts industry being well-insulated from online threats.

LOCATION HIGHLIGHTS

The immediate location includes a great mix of residential neighborhoods and commercial businesses. In addition to Q Street frontage the site sits just west of the 132nd Street intersection and is nearby Millard South High School. Omaha continues to grow in development and population to the south and west submarkets making this site a long term desirable location.

INVESTMENT SUMMARY

Price:	\$738,462
Price / SF:	\$99.24
NOI:	\$48,000
Cap Rate:	6.5%
Gross Building Area:	7,441 SF
Lease Commencement:	8/4/1998
Lease Expiration:	12/31/2028
Lease Term:	7 Years, 7 Months
Renewal Options:	Three (3) Five (5) year options
Lease Type:	Triple Net (NNN) Ground Lease
Rent Increases:	No increase during current term
Investment Grade Tenant:	BBB



PROPERTY OVERVIEW & LEASE STRUCTURE



PROPERTY OVERVIEW

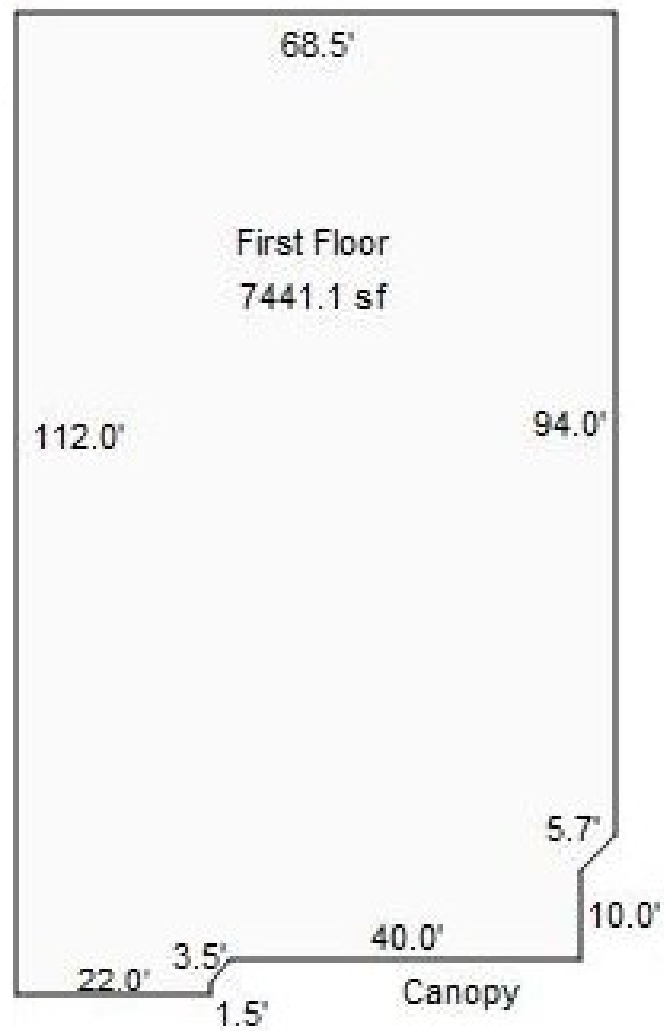
Address: 1333 Q Street
Parcel Identification Number: 0117240005
Tenant: AutoZone, Inc.
Building Size: 7,441 SF
Lot Size: 43,200 SF
Ownership: Fee Simple
Year Built: 1999
Zoning: CC - Community Commercial

TERMS, RENT SCHEDULE & OPTIONS

Lease Type: Triple-Net (NNN) Ground Lease
Landlord Responsibilities: None
Lease Commencement: 8/4/1998
Lease Expiration: 12/31/2028
Lease Term: 7 Years, 7 Months
Renewal Options: Three (3), Five (5)-Year Options
Rent PSF: \$0.54 per square foot
Rent Increase: Every five (5) years after initial lease term
Tenant Credit Rating: FitchRatings: BBB



RENT SCHEDULE	NOI/YEAR	NOI/MONTH	NOI/SF/YEAR	NOI/SF/MONTH	INCREASE
Years 1-8	\$48,000	\$4,000	\$6.45	\$0.54	--
RENEWAL OPTIONS					
Years 1-5	\$54,000	\$4,500	\$7.25	\$0.61	12.5%
Years 6-10	\$59,000	\$4,917	\$7.93	\$0.66	9.25%
Years 11-15	\$64,000	\$5,333	\$8.60	\$0.72	8.5%



TENANT PROFILE

AutoZone is the leading retailer and a leading distributor of automotive replacement parts and accessories in the U.S. We sell auto and light truck parts, chemicals and accessories through AutoZone stores in 50 U.S. states plus the District of Columbia, Puerto Rico, Mexico and Brazil. We also sell automotive diagnostic and repair software through ALLDATA, diagnostic and repair information through alldatadiy.com, and auto and light truck parts and accessories through AutoZone.com.

On July 4, 1979, AutoZone opened its first store as Auto Shack in Forrest City, Arkansas about 40 miles west of Memphis, Tennessee where AutoZone is headquartered today. Today AutoZone is the leading retailer and a leading distributor of auto parts and accessories in the United States. AutoZone continues to fuel growth by exploring new opportunities and entering new markets. In 1996, AutoZone launched a Commercial program offering credit and delivery to professional installers. Later that year AutoZone purchased ALLDATA, the nation's leading provider of electronic automotive diagnostic and repair software. In 1998, AutoZone expanded its presence outside the U.S. borders to Mexico, opening the first AutoZone de Mexico store. In 2012, the company opened its first AutoZone do Brazil store in the city of Sorocaba, west of Sao Paulo.

AutoZones are located in all 50 states, the District of Columbia and Puerto Rico, Mexico and Brazil, as well as online AutoZone is able to maintain focus on Customer Satisfaction through their strong culture.

Autozone is a diverse, rapidly growing company, whose primary focus is Customer Satisfaction.



CREDIT RATING

Fitch Ratings Affirms AutoZone, Inc.'s Ratings
New York - 15 Apr 2020

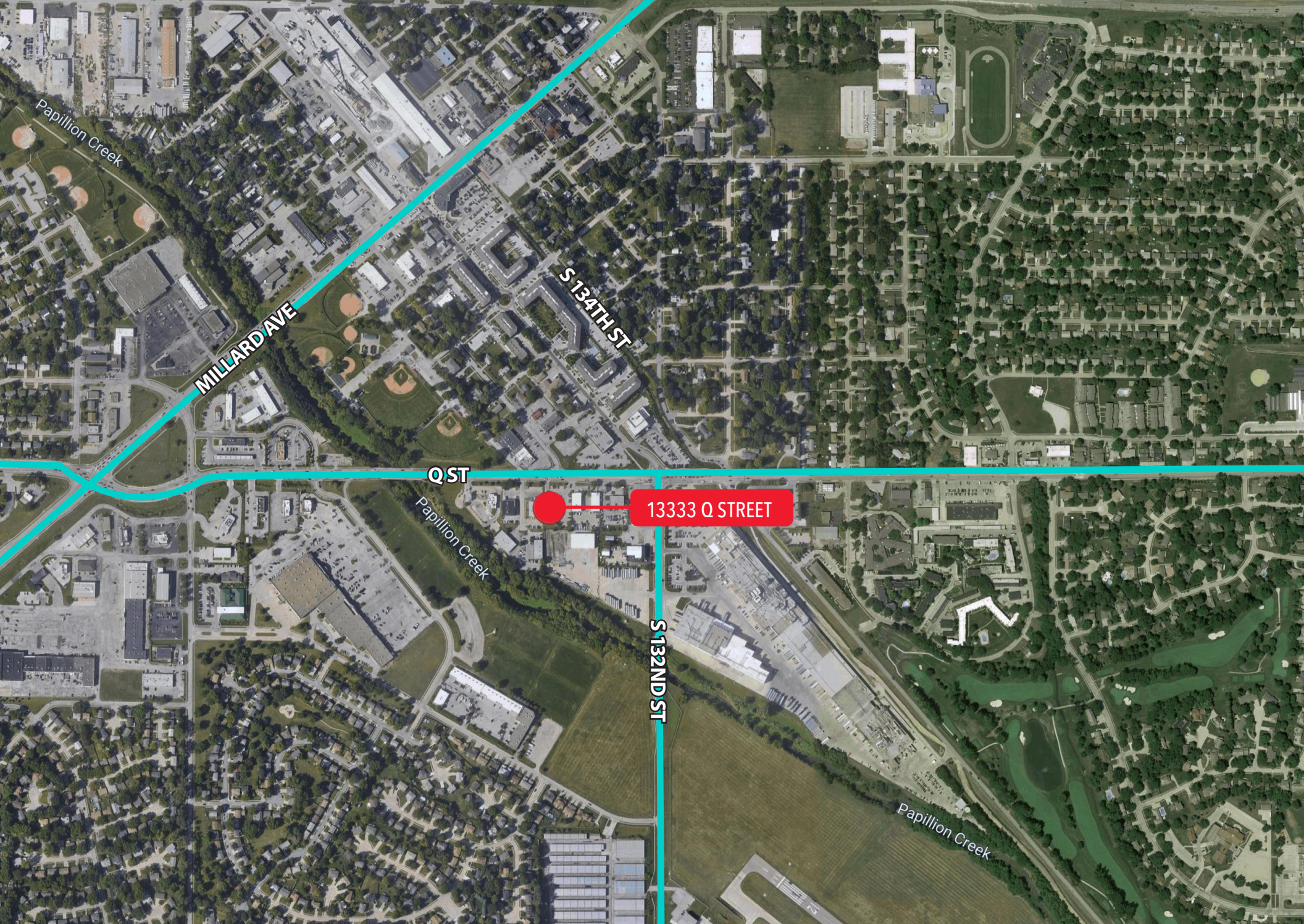
Fitch Ratings has affirmed AutoZone, Inc.'s ratings, including its Long-Term Issuer Default Rating (IDR) at 'BBB' and Short-Term IDR at 'F2'. The Rating Outlook is Stable.

AutoZone's rating reflects its consistent operating performance, strong profit margins and steady credit metrics, including adjusted debt/EBITDAR maintained in the high-2x, within an industry that Fitch views as relatively resilient to channel disruption. The ratings also consider limited sensitivity to economic downturns relative to the broader retail landscape. The ratings also reflect AutoZone's limited business scope and its ongoing share repurchase program as part of its publicly articulated financial policy. While near-term operating performance is expected to be challenged due to shelter in place activity, Fitch expects sales trends to improve toward flattish in the second half of calendar 2020 given the nondiscretionary nature of auto parts purchases.

PHOTOS / AERIALS











ADDITIONAL PHOTOS
13333 Q ST



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AERIALS
13333 Q ST

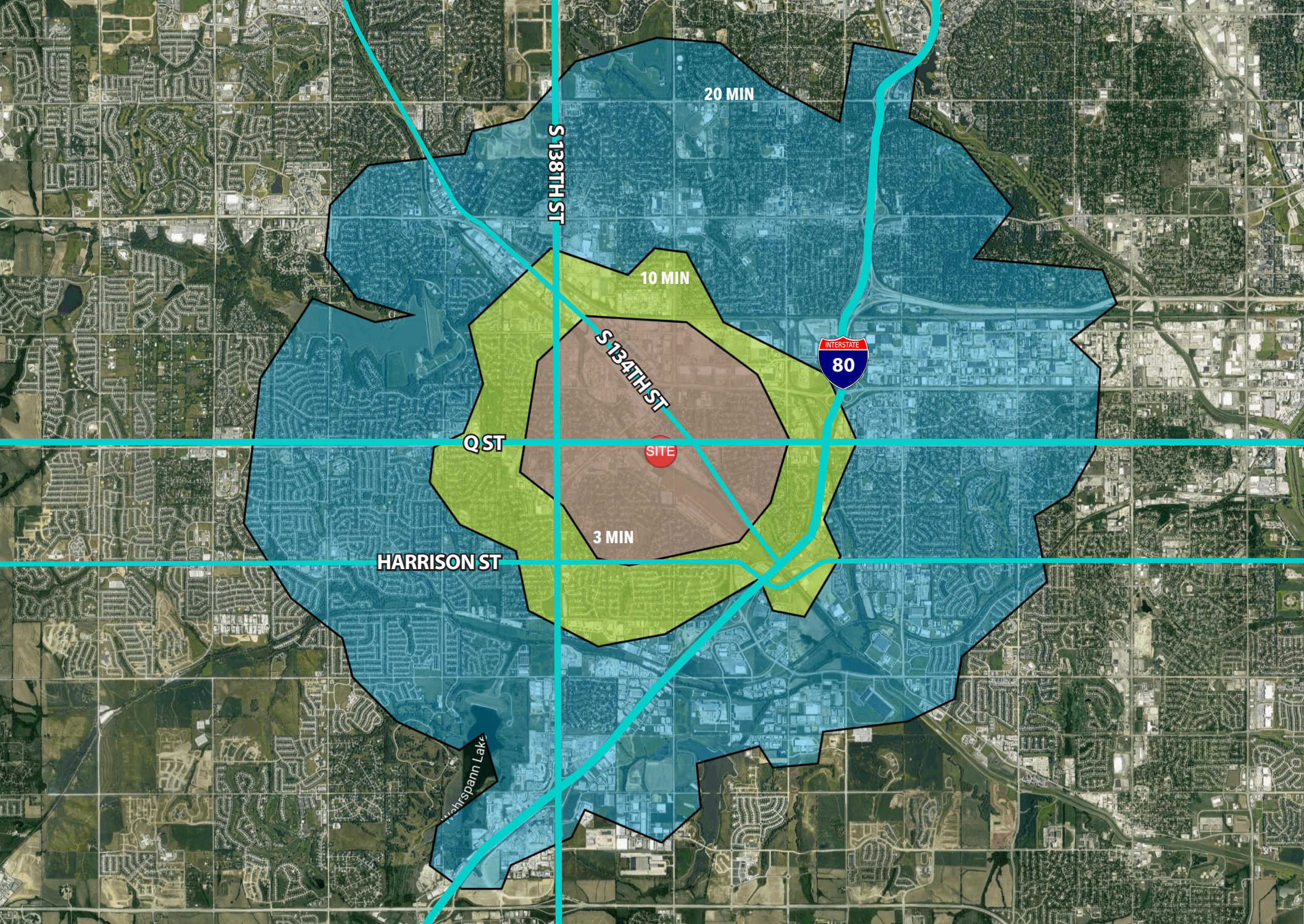


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MARKET INFORMATION





OMAHA OVERVIEW



Approximately 1.3 million residents live within the Greater Omaha area, the region is known for its beef, but a major cash cow is also technology. The modern economy is diverse and built primarily on skilled knowledge jobs.

The Omaha Metropolitan Area sits on the banks of the Missouri River and boasts a steady economy with a low unemployment rate and an affordable cost of living which proves enticing for both companies and families.

Omaha has been named one of the Top 10 Cities to Raise a Family. Parents love the Henry Doorly Zoo and Aquarium which has been ranked one of the best zoos in the world by TripAdvisor. Baseball fans throughout the country converge on the Big O every year for the College World Series.

Home to the Oracle of Omaha Warren Buffett, his company, Berkshire Hathaway is one of four Fortune 500 companies in the country's 59th largest city.

Over the past few decades, the Omaha area has been growing by about 1.2% per year. It is the 39th fastest growing metro area in the nation. Despite that growth, Omaha is known as a 20-minute city. Residents and visitors can travel nearly anywhere in town in a short amount of time, making it a convenient place to live, play and work.

OMAHA OFFERS BUSINESSES:

- » Strategic, central location
- » Hub of the nation's fiber connectivity
- » Pro-business climate; low cost of doing business
- » Business incentives that reward performance
- » Stable and healthy economy
- » Educated, motivated and affordable workforce
- » Savings on real estate costs
- » Lower cost of living
- » Available, reliable utilities

FORTUNE 500 ANCHORS:

BERKSHIRE HATHAWAY INC.



Mutual of Omaha

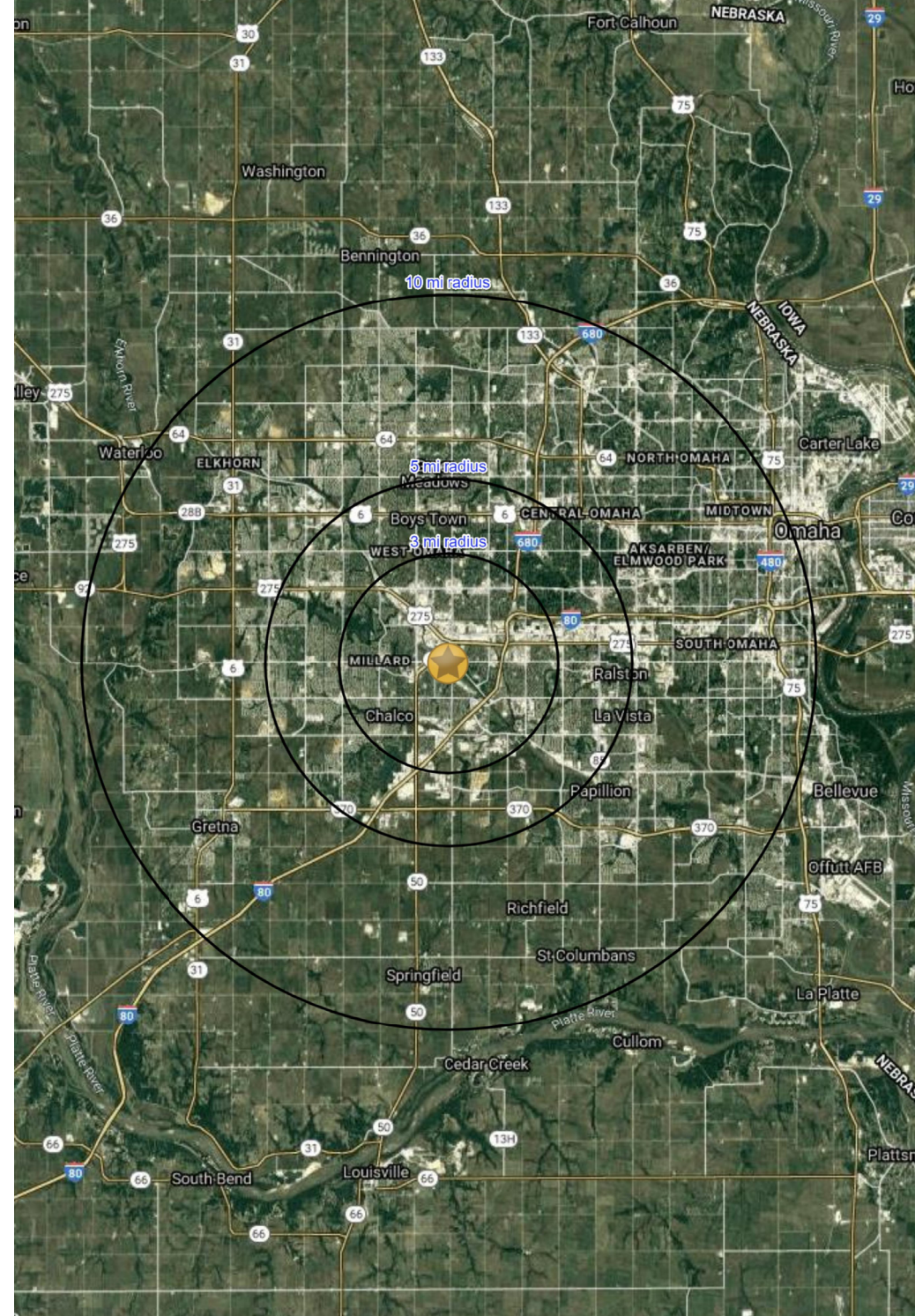


FORTUNE 1,000



DEMOGRAPHICS

13333 Q STREET OMAHA, NE 68137	3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
Population			
Estimated Population (2019)	87,753	206,951	637,785
Projected Population (2024)	92,762	218,412	675,307
2010 Census Population	83,822	190,191	565,692
2000 Census Population	77,896	161,722	477,567
Projected Annual Growth (2019 to 2024)	1.1%	1.1%	1.2%
Historical Annual Growth (2000 to 2019)	0.7%	1.5%	1.8%
Median Age (2019)	35.9	36.9	35.1
Households			
Estimated Households (2019)	36,055	82,924	254,144
Projected Households (2024)	37,952	87,293	268,601
2010 Census Households	33,482	74,377	219,532
2000 Census Households	29,371	61,123	186,142
Projected Annual Growth (2019 to 2024)	1.1%	1.1%	1.1%
Historical Annual Growth (2000 to 2019)	1.2%	1.9%	1.9%
Average Household Income			
Estimated Average Household Income (2019)	\$87,513	\$104,973	\$88,982
Estimated Median Household Income (2019)	\$78,470	\$88,666	\$77,665
Estimated Per Capita Income (2019)	\$35,991	\$42,143	\$35,570
Businesses			
Estimated Total Businesses (2019)	5,254	11,523	26,969
Estimated Total Employees (2019)	68,849	158,155	376,655
Estimated Employee Population per Business (2019)	13.1	13.7	14.0
Estimated Residential Population per Business (2019)	16.7	18.0	23.6



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