



# AUTO ZONE NET LEASED INVESTMENT

2930 DEANS BRIDGE RD  
AUGUSTA, GA 30906

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James Parsons



# Executive Summary



## SALE OVERVIEW

<b>SALE PRICE:</b>	\$950,000
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<b>CAP RATE:</b>	7.15%
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<b>NOI:</b>	\$67,954
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<b>LOT SIZE:</b>	2.64 Acres
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<b>BUILDING SIZE:</b>	20,748 SF
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<b>CEILING HEIGHT:</b>	14.0 FT
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<b>YEAR BUILT:</b>	1970
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## PROPERTY DESCRIPTION

The SVN Colvin Team and SVN Southland Commercial are proud to offer this AutoZone Investment Opportunity on 2.64 acres of prime signalized hard corner Augusta real estate. This is AutoZone's regional "Hub" location and delivers inventory to the other Autozone's in the region from this location. This critical facility has been at this location for over 20 years. In 2017, AutoZone renewed for another 10 years. They pay only \$3.09/SF, plus pro-rata taxes, insurance & CAM. The building has just been renovated including a brand new roof with warranty and a significant investment into a sharp looking new parking lot. A bonus tenant, Hair Depot, has been here 12 years and in 2017 they signed a 10 year renewal. Twice the Ice pays \$6,000 per year to lease space for an ice machine.

AutoZone is surrounded by Walmart, Family Dollar, Pizza Hut, Walgreen's and many more retailers. It is just 6 miles from the Augusta Airport and 7 miles from Augusta National, the home of The Masters Golf Tournament. Visit your investment property and write off your travel costs while you catch a couple rounds of the best golf in America!

Augusta is the regional center for medicine, biotechnology, and military. Nearby, find The Georgia Health Sciences University and the University Hospital, John Deere, Procter & Gamble, Kellogg's Company, Delta Airlines, and Club Car. There are over 135,000 people within a 5 mile radius.

This is an outstanding opportunity to purchase at vacant LAND VALUE and enjoy a cash on cash return of 8.6% +/- while the land increases in value.

# Financial Summary

## INVESTMENT OVERVIEW

Price	\$950,000
Price per SF	\$45.79
CAP Rate	7.2%
Cash-on-Cash Return (yr 1)	8.6 %
Total Return (yr 1)	\$36,214
Debt Coverage Ratio	1.43

## FINANCIAL SUMMARY

## OPERATING DATA

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	\$87,177
Vacancy Cost	\$0
Gross Income	\$87,177
Operating Expenses	\$19,223
Net Operating Income	\$67,954
Pre-Tax Cash Flow	\$20,430

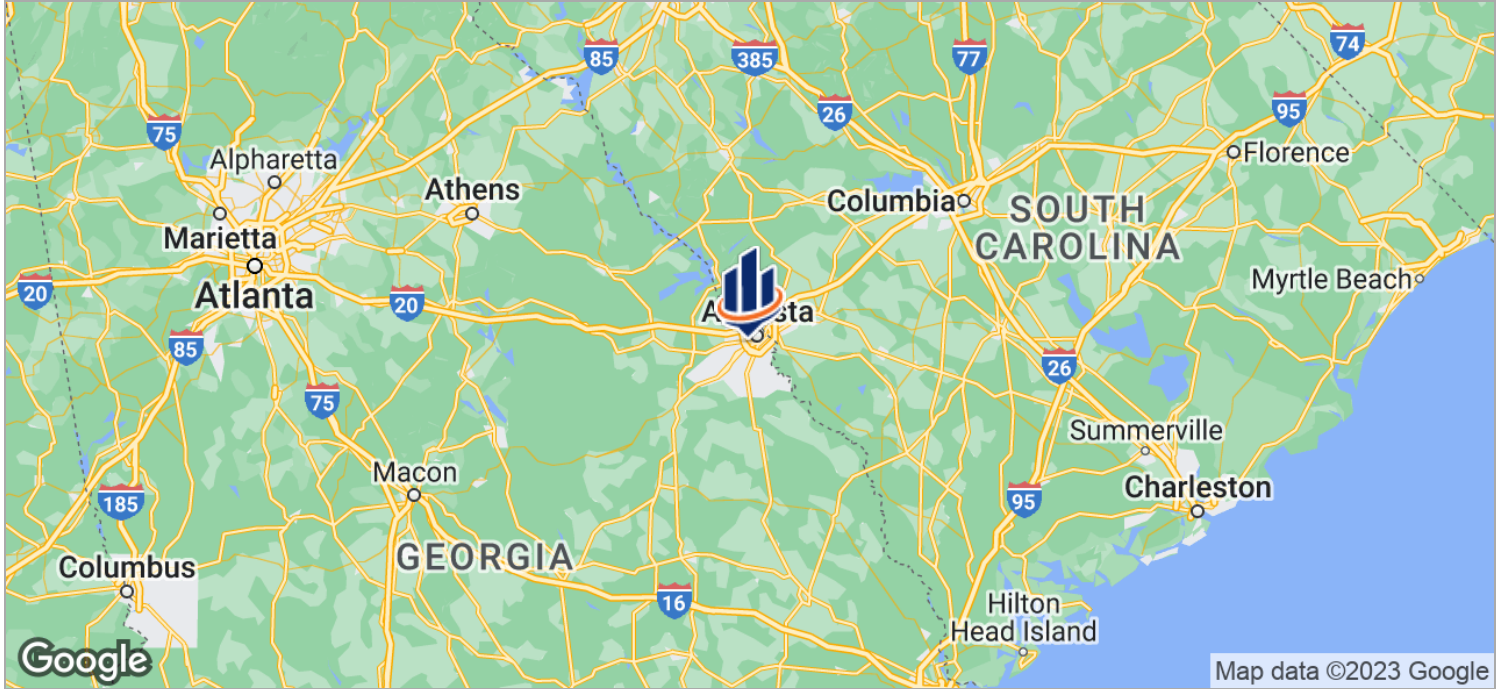
## FINANCIAL SUMMARY

## FINANCING DATA

Down Payment	\$237,500
Loan Amount	\$712,500
Debt Service	\$47,524
Debt Service Monthly	\$3,960
Principal Reduction (yr 1)	\$15,784

## FINANCIAL SUMMARY

# Location Maps



# Income & Expenses

## INCOME SUMMARY

## FINANCIAL SUMMARY

AutoZone	\$45,600
Hair Depot	\$28,800
Twice the Ice	\$6,000
AutoZone Expense Recovery	\$6,777

GROSS INCOME	\$87,177
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## EXPENSE SUMMARY

## FINANCIAL SUMMARY

CAM	\$7,935
Tax	\$5,510
Insurance	\$3,700
Reserves	\$2,078

GROSS EXPENSES	\$19,223
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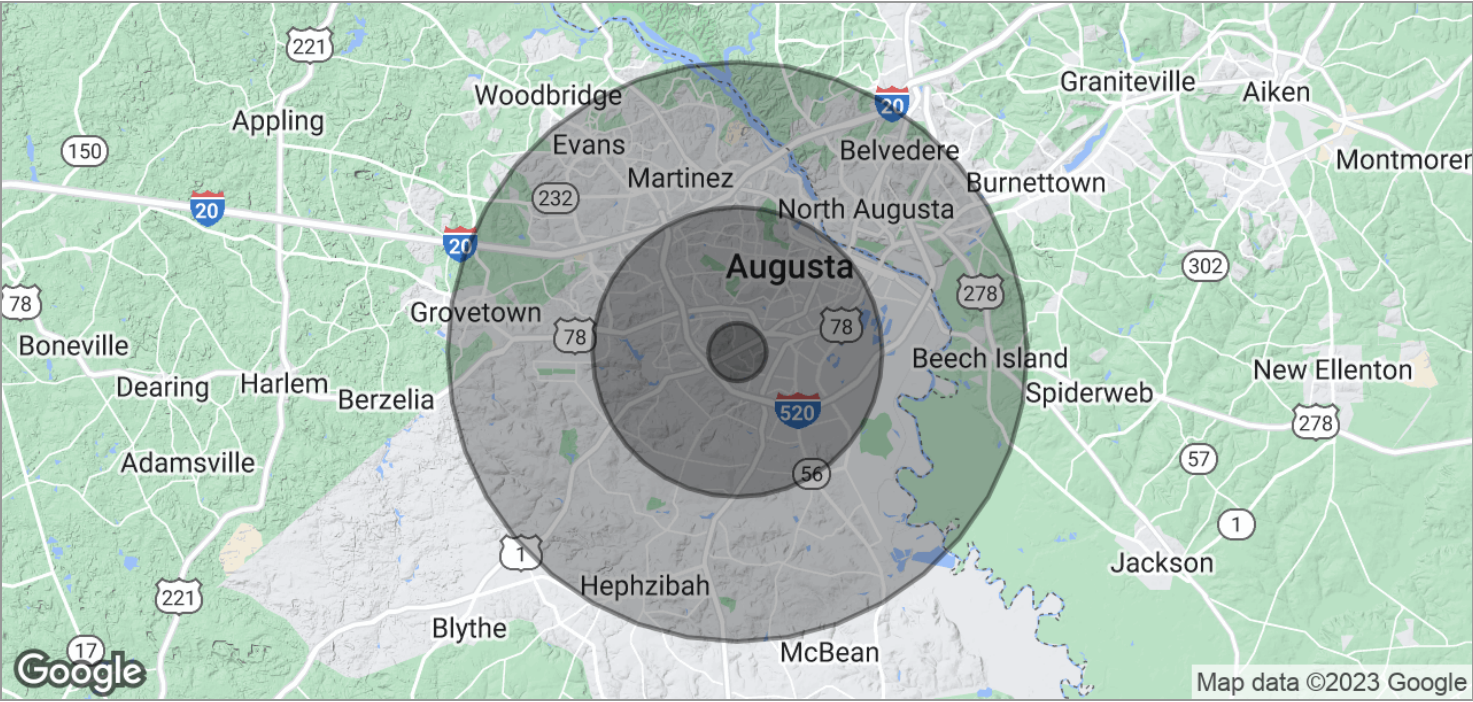
NET OPERATING INCOME	\$67,954
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# Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	PRICE PER SF/YR
AutoZone	1	14,748	current	11/1/27	\$45,600	\$3.09
Hair Depot	2	6,000	current	7/30/27	\$28,800	\$4.80
Twice the Ice	Outparcel		7/1/15	6/30/20	\$6,000	
Totals/Averages		20,748			\$80,400	\$3.58



# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	7,961	137,426	311,534
MEDIAN AGE	32.9	34.2	35.6
MEDIAN AGE (MALE)	32.1	32.1	33.9
MEDIAN AGE (FEMALE)	33.5	36.0	37.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,192	53,073	119,702
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$38,284	\$48,053	\$56,732
AVERAGE HOUSE VALUE		\$84,023	\$155,019

# Advisor Bio & Contact 1



## James Parsons

Associate Advisor

SVN | SouthLand Commercial

James Parsons is a Commercial Real Estate Advisor with SVN | Southland Commercial in North Florida. He specializes in the sale of retail, net leased investment properties. He is a member of the Tallahassee Board of Realtors, the Florida Association of Realtors and the National Association of Realtors. He is currently working on his CCIM designation.

Prior to joining the SVN | Southland Commercial, James started several successful companies and processes a true entrepreneurship attitude and demeanor.

He is a founding member of City Church in Tallahassee, is a passionate songwriter and enjoys playing music with his band. A native Floridian, James is a graduate of Tallahassee Community College. He and his wife, Chelsey, reside in Tallahassee along with their young daughter, Madison.

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AUTO ZONE | 20,748 SF | AUGUSTA, GA

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# Retailer Map

