



ELEVATE
— NET LEASE —



AutoZone

808 East Main Street, Gas City, IN 46933



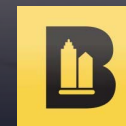
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PROPERTY SUMMARY



BUILDING INFORMATION

Building Area: 7,536 SF

Lot Area: 1.2 Acres

Year Built: 1973

RENT SCHEDULE

	INCREASE	NOI	CAP RATE
Current - 7/31/2029	-	\$45,500	5.5%
8/1/2029 - 7/31/2039	10%	\$50,050	6.05%
Option 1	10%	\$55,055	6.65%
Option 2	10%	\$60,560	7.32%
Option 3	10%	\$66,616	8.05%

OFFERING SUMMARY

Sale Price:	\$827,273
NOI:	\$45,500
Cap Rate:	5.5%
Tenant:	AutoZone Development LLC
Term Remaining:	13 Years
Lease Commencement:	8/1/2005
Lease Expiration:	7/31/2039
Options:	(3) 5 Year
Increases:	10% in 2029 and in Options
Lease Type:	NN
Landlord Responsibilities:	Roof/Structure & Foundation
ROFR:	None

PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- **Successful Operating History** – AutoZone has Successfully Operated this Location for 20+ Years
- **Early Lease Extension** – Tenant Exercised an Early Lease Extension, Demonstrating Long-Term Commitment to the Location
- **Below Market Rent** – Tenant is Currently Paying \$6.04 PSF, Well Below the Average Market Rent of \$10.72 (Costar) in the Trade Area
- **Strategically Located Along Gas City's Primary Commercial Corridor** – Positioned on E Main St Serving the Local Community and Surrounding Trade Area
- **Excellent Accessibility and Visibility** – Convenient Frontage Along E Main St Provides Strong Visibility and Easy Access for Local and Regional Traffic
- **Established Community Trade Area** – Gas City Benefits From a Stable Residential Base With Convenient Access to Nearby Retail, Services, and Employment Centers
- **Balanced Residential and Commercial Environment** – A Strong Mix of Residential Neighborhoods, Local Businesses, and Community Services Drives Year-Round Activity
- **Accessible Regional Location** – The Property Benefits From Convenient Access to Major Local Roadways and Nearby Interstate Connections
- **Growing Investment Appeal** – Gas City's Established Commercial Corridor Continues to Benefit From Stable Demand and Community-Oriented Growth
- **Strong Long-Term Investment Fundamentals** – Dense Local Demographics, Excellent Accessibility, and an Established Trade Area Support Long-Term Investment Stability



TENANT OVERVIEW

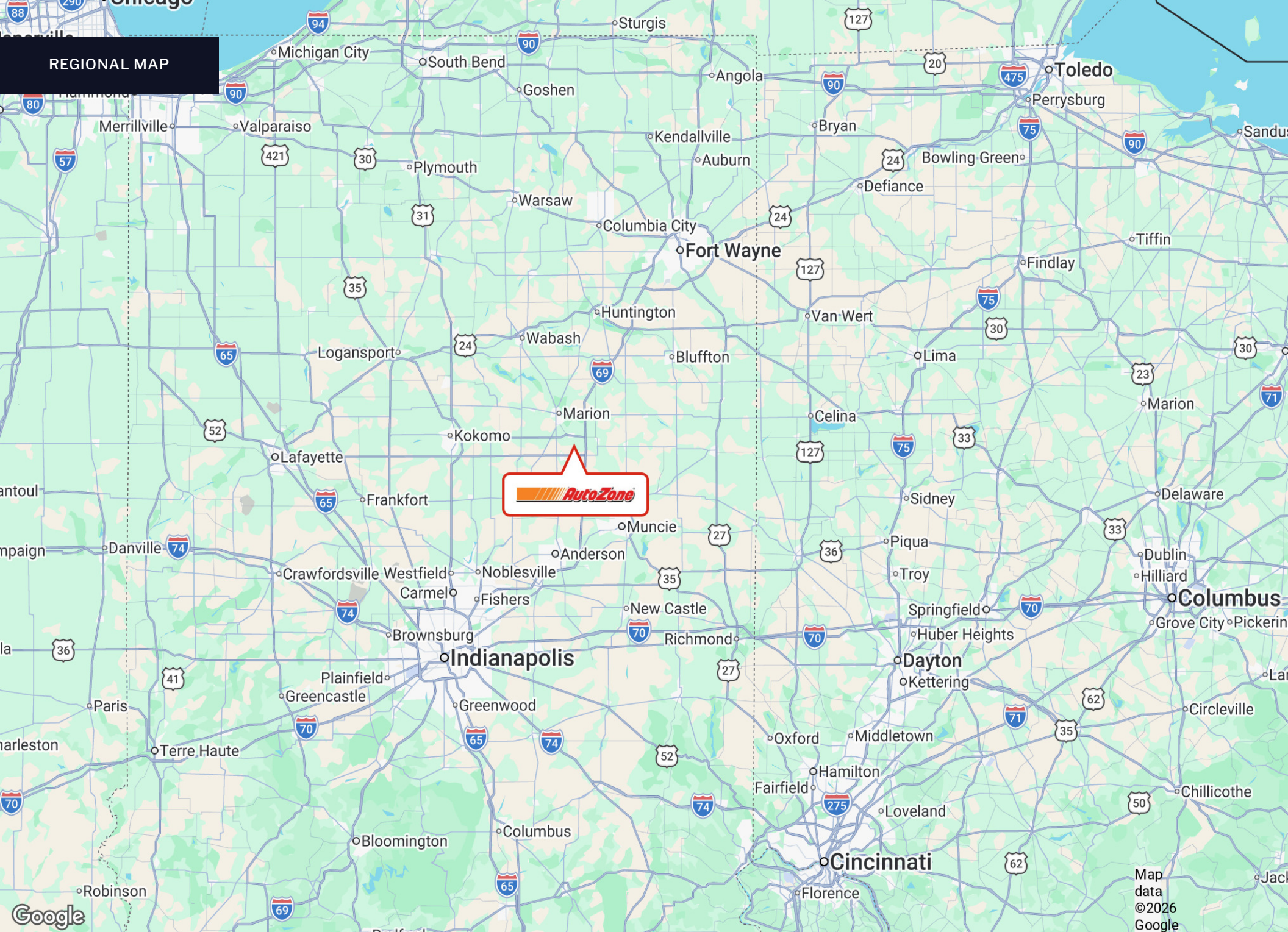
Tenant	AutoZone Development LLC
Parent Company	AutoZone, Inc. (NYSE: AZO)
Founded (Parent)	1979
Headquarters (Parent)	Memphis, TN
Locations (Parent)	7,800+ Stores
Revenue (Parent)	Approximately \$19.9 Billion (Latest Trailing Twelve Months/Fiscal 2026)
Website	www.autozone.com

*The tenant under the lease is **AutoZone Development LLC**. Company statistics above relate to **AutoZone, Inc.** and its affiliated companies and are provided for general corporate background.

TENANT HIGHLIGHTS

- **Corporate Tenant** – AutoZone Development LLC is an Affiliate within the AutoZone Corporate Organization
- **Leading Automotive Parts Retailer** – AutoZone is One of the Leading Retailer and Distributor of Automotive Replacement Parts and Accessories in the Americas, Serving Both Do-It-Yourself and Commercial Customers
- **Strong 2026 Financial Performance** – AutoZone Continued Delivering Strong Results in Fiscal 2026, Driven by Positive Same-Store Sales Growth, New Store Expansion, and Ongoing Commercial Business Growth
- **Extensive Store Network** – AutoZone Operates More Than 6,700 Locations in the U.S. and an Additional 1,000+ Locations Across Mexico, Brazil, and Puerto Rico, with Continued Expansion Planned Throughout 2026
- **Aggressive Growth Strategy** – AutoZone Continues to Expand its National Footprint Through New Store Openings while Investing in Distribution, Commercial Sales, and Digital Capabilities
- **Industry-Leading Brand** – Founded in 1979, AutoZone Has Become One of North America's Most Recognized Automotive Aftermarket Retailers Through Decades of Consistent Growth
- **Recession-Resistant Business Model** – Auto Repair, Auto Parts, and Tire Stores Remain in High Demand Among Investors as Consumers Continue Maintaining Existing Vehicles During Various Economic Cycles
- **Essential Automotive Retailer** – AutoZone Benefits From Recurring Consumer Demand as Vehicle Maintenance and Repair Remain Essential Regardless of Economic Conditions
- **Long-Term Investment Fundamentals** – AutoZone's Established Market Position, Extensive Store Network, and Recession-Resistant Business Model Support Long-Term Investment Stability

REGIONAL MAP



RETAILER MAP



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AERIAL MAP

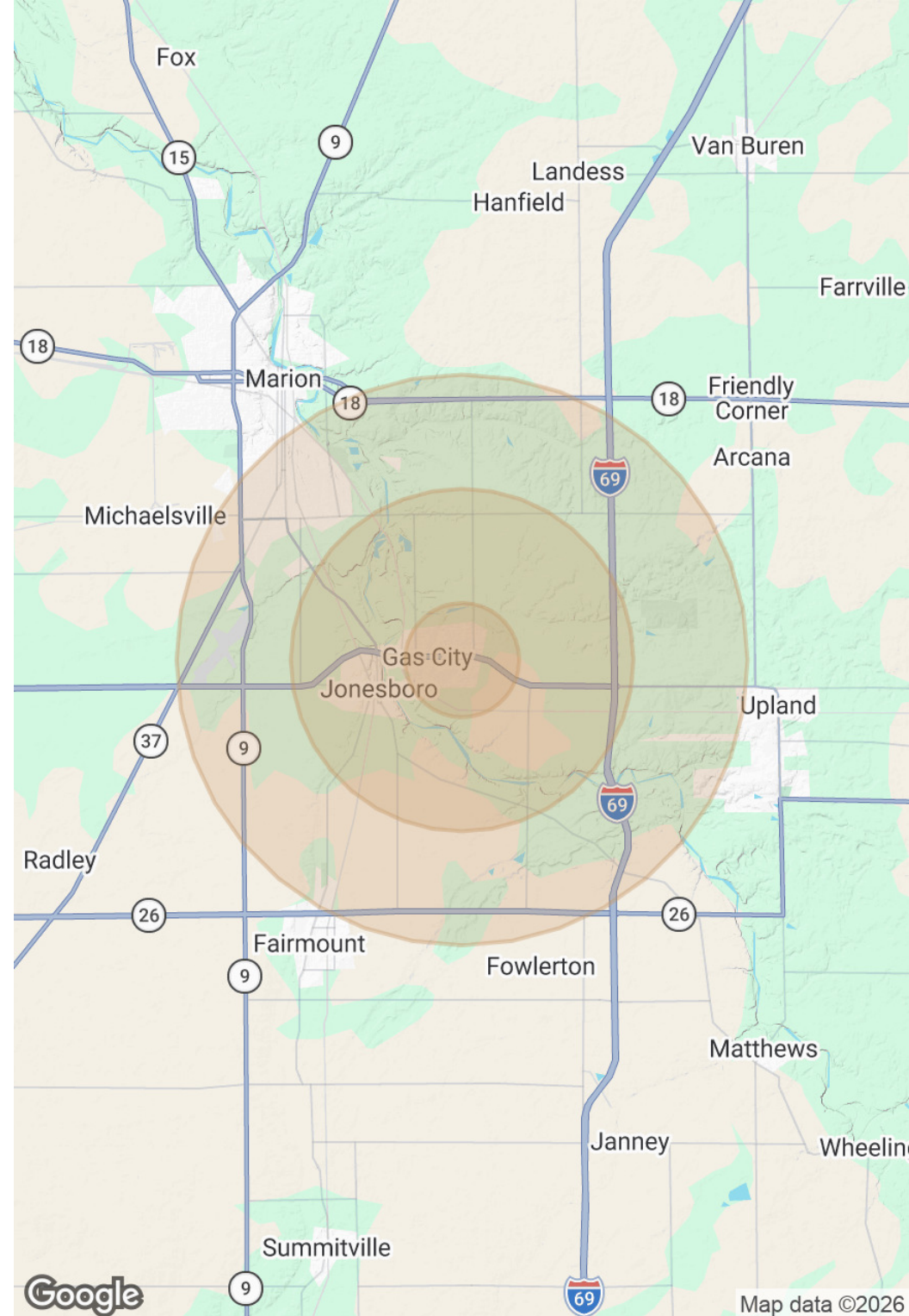


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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,080	9,915	26,675
Average Age	43	44.4	38.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,115	4,098	10,323
# of Persons per HH	2.2	2.3	2.6
Average HH Income	\$66,880	\$64,641	\$62,404
Average House Value	\$130,447	\$127,957	\$117,906

2023 American Community Survey (ACS)





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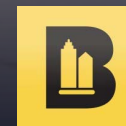
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