AutoZone

137 EAST COLUMBIA AVE
BATESBURG-LEESVILLE, SC 29070

CONFIDENTIAL OFFERING MEMORANDUM

CORPORATE GUARANTEED LEASE • INVESTMENT GRADE CREDIT
WELL-ESTABLISHED LOCATION • LONG TERM COMMITMENT

TRINITY PARTNERS

SUBJECT PROPERTY

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.01 INVESTMENT OVERVIEW

TRINITY PARTNERS

OFFERING INTRODUCTION

Trinity Partners is proud to serve as exclusive advisor to ownership and offer the marketplace this net lease auto retail investment opportunity in Batesburg-Leesville, South Carolina. AutoZone (NYSE: AZO) is the nation's leading retailer and distributor of automotive replacement parts and accessories, operating more than 7,850 stores across the United States, Puerto Rico, Mexico, and Brazil. The company is a Fortune 500 and S&P 500 constituent and is widely recognized as the dominant market leader in the automotive aftermarket industry.

The Property includes a nicely landscaped 0.74-acre parcel and a well maintained 6,786 square foot building with 42 parking spaces developed in 2006. It's well located along E Columbia Ave (10,100 VPD), one of the primary commercial corridors serving the Batesburg-Leesville market and surrounding Lexington and Saluda County trade areas. The site benefits from excellent visibility and accessibility with regional connectivity via I-20 to Columbia (state capital) and Augusta, GA enhancing broader trade area demand.

The corporate lease is guaranteed by AutoZone Inc with an initial 20-year base term that has been extended via a 5-year renewal option, with 5 additional renewal options remaining thereafter. The lease features 10% rental increases each option period providing built-in income growth.

As a nationally recognized investment-grade credit tenant (S&P: BBB / Moody's: Baa2), AutoZone provides durable, passive income backed by a long operating history, essential retail demand drivers, and a dominant position within the automotive aftermarket sector. The Property represents a long-term retail investment opportunity secured by a nationally scaled tenant with a proven expansion footprint.

OFFERING HIGHLIGHTS

- Well established location with a 20-year operating history and further long-term commitment with a recent 5-year extension and 10% rent bump
- Corporate lease (NYSE: AZO) backed by the nation's leading automotive aftermarket retailer operating over 7,850 locations globally
- Investment grade credit – S&P/Fitch: BBB, Moody's: Baa2 – with a stable outlook reflecting strong financial stability and market leadership in auto parts retail
- Net lease that commenced in 2006 with multiple renewal options and 10% rent bumps each option providing built-in NOI growth and an inflation hedge
- Positioned on E Columbia Avenue/US 1, the market's primary commercial corridor (10,000+ VPD) offering great visibility, accessibility, and established retail synergy
- Neighboring businesses include Zaxby's, Bojangles, KFC, SouthState Bank, McDonald's, Walgreens, and CVS and less than one mile from Walmart
- Batesburg-Leesville benefits from strategic regional connectivity between Columbia SC (34 miles) and Augusta GA (48 miles), supporting consistent commuter traffic and consumer demand
- Located 5 minutes from the 175-acre Batesburg-Leesville Industrial Park, which has received over $3.5M in public infrastructure investment, fostering economic growth and job creation in the area

OFFERING SPECIFICS

LISTING PRICE	$1,421,500
LISTING CAP RATE	6.50%
BASE RENT / NOI	$92,400.00 (commencing 11/1/26)
TENANT CREDIT	Corporate / Public (NYSE: AZO)
LEASE TYPE	Modified NNN
BASE LEASE TERM	25 Years (includes first 5-year renewal option)
COMMENCEMENT DATE	November 1, 2006
EXPIRATION DATE	October 31, 2031
RENEWAL OPTIONS	5 – 5 Years each
RENT INCREASES	10% every 5 years
BUILDING AGE	2006
BUILDING SIZE	±6,786 SF
LAND SIZE	±0.74 AC
PARKING SPACES	42 total (2 handicap)
ZONING	C-1, General Commercial

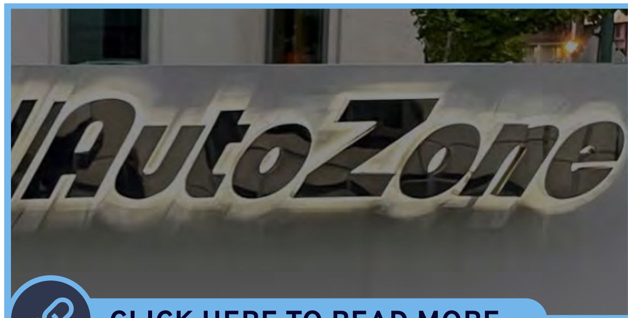
.02 TENANT OVERVIEW

TRINITY PARTNERS

TENANT SUMMARY

AutoZone (NYSE: AZO) is the leading retailer and distributor of automotive replacement parts and accessories in the United States, operating more than 7,850 stores across the U.S., Puerto Rico, Mexico, and Brazil. Each store offers a comprehensive product assortment serving cars, SUVs, vans, and light trucks, including new and remanufactured hard parts, maintenance items, and accessories. Founded in 1979 in Forrest City, Arkansas, AutoZone has grown into a Fortune 500 company and a publicly traded entity on the New York Stock Exchange. For over 45 years, the company has built a dominant position in the automotive aftermarket industry through a consistent focus on product availability, competitive pricing, and customer service, establishing itself as the industry's clear market leader. For more information, visit www.autozone.com.

NEWS RELEASES



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AutoZone 3rd Quarter Total Company Same Store Sales Increase 3.9%; Domestic Same Store Sales Increase 4.1%; EPS of $38.07

MEMPHIS, Tenn., May 26, 2026 (GLOBE NEWSWIRE) -- AutoZone, Inc. (NYSE: AZO) today reported net sales of $4.8 billion for its third quarter (12 weeks) ended May 9, 2026, an increase of 8.4% from the third quarter of fiscal 2025 (12 weeks).

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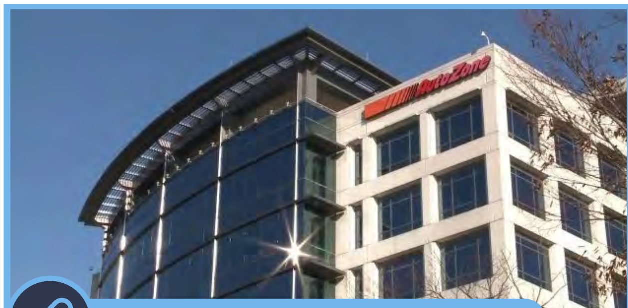
AutoZone's distribution strategy drives sales gains

AutoZone's efforts to strengthen its supply chain strategy helped drive an 8.4% year-over-year increase in sales in the past quarter — the largest reported increase since Q2 of fiscal year 2023, President and CEO Philip Daniele said during a Q3 earnings call last week.



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AutoZone Announces $1.6B Investment to Accelerate Global Store Growth

Memphis-based AutoZone Inc. is ramping up its long-term growth strategy with plans to invest $1.6 billion in capital expenditures during FY 2026, company president and CEO Phil Daniele announced during the retailer's Q1 2026 earnings call on Dec. 9. A major focus of the investment will be expanding AutoZone's store footprint across the U.S. and internationally.

LEASE SUMMARY

ADDRESS	137 E Columbia Ave, Batesburg-Leesville, SC 29070
LOT PREMISE	±0.74 AC
BUILDING PREMISE	±6,786 SF
TENANT	AutoZone Development, LLC
GUARANTOR	AutoZone, Inc.
BASE LEASE TERM	20 Years (plus 1st 5-yr option already executed)
COMMENCEMENT DATE	November 1, 2006
EXPIRATION DATE	October 31, 2031
ANNUAL RENT	$84,000.00 (through 10/31/26) $92,400.00 (Option 1, Years 21-25)
RENEWAL OPTIONS	5 – 5 years each
OPTION 2 RENT	$101,640.00 (Years 26-30)
OPTION 3 RENT	$111,804.00 (Years 31-35)
OPTION 4 RENT	$122,984.40 (Years 36-40)
OPTION 5 RENT	$135,282.84 (Years 41-45)
OPTION 6 RENT	$148,811.16 (Years 46-50)
LANDLORD RESPONSIBILITIES	Exterior of roof, structure, foundation
TENANT RESPONSIBILITIES	CAM, taxes, insurance, HVAC, everything else
RIGHT OF FIRST REFUSAL	N/A
FINANCIAL INFORMATION	https://about.autozone.com/investor-overview

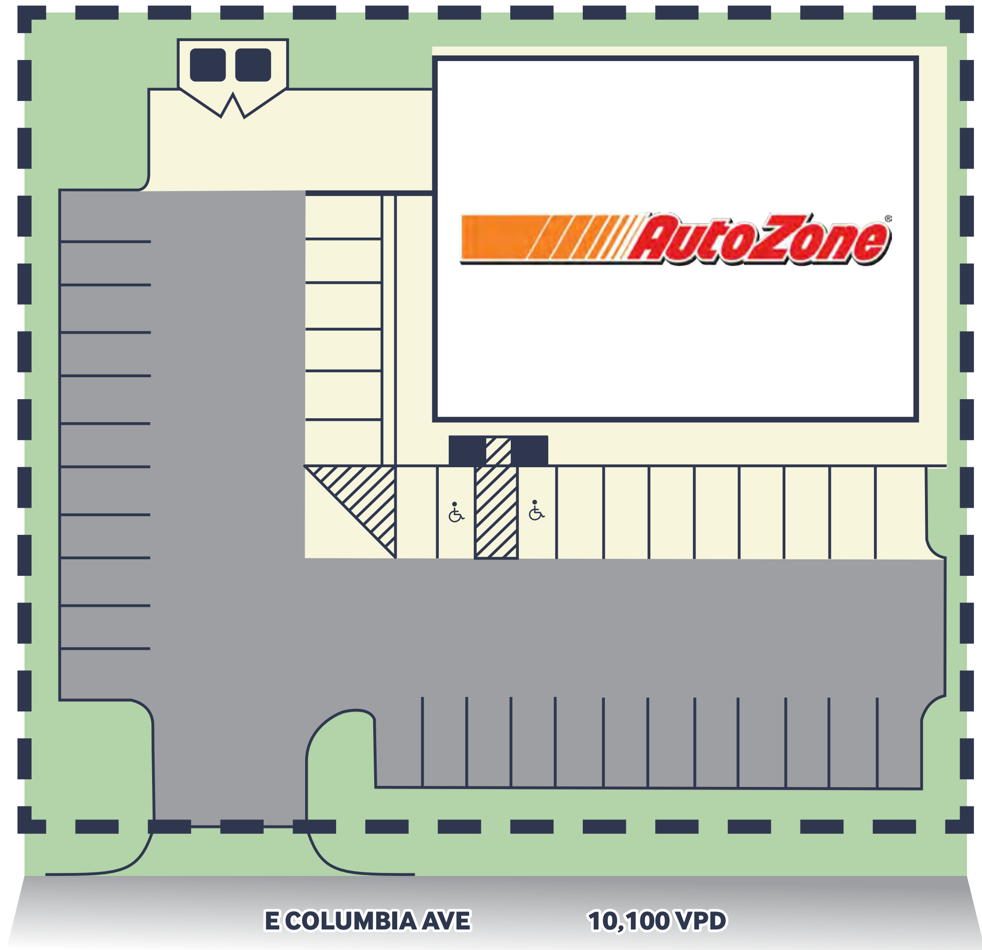
.03 PROPERTY OVERVIEW

TRINITY PARTNERS

SITE PLAN

ZAXBY'S

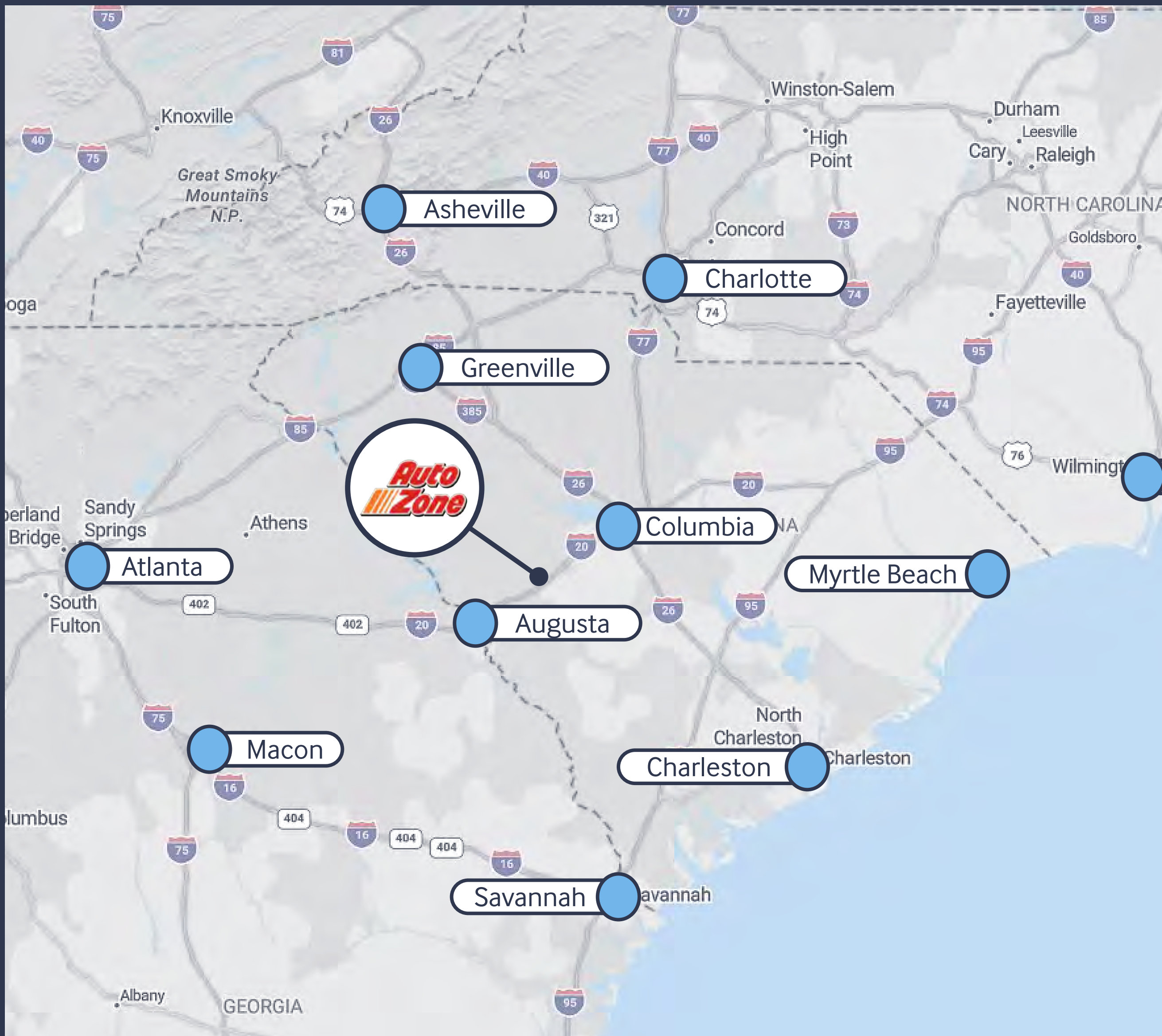
KFC



PROPERTY PHOTOS

TRADE AREA MAP

REGION MAP



DRIVING DISTANCES	
COLUMBIA, SC	33 miles
AUGUSTA, GA	46 miles
GREENVILLE, SC	96 miles
CHARLOTTE, NC	125 miles
CHARLESTON, SC	133 miles
SAVANNAH, GA	146 miles
ASHEVILLE, NC	149 miles
MACON, GA	169 miles
MYRTLE BEACH, SC	181 miles
ATLANTA, GA	185 miles

.04 MARKET OVERVIEW

TRINITY PARTNERS

BATESBURG-LEESVILLE SUMMARY

Located along U.S. Highway 1 between Columbia and Augusta, Batesburg-Leesville benefits from direct connectivity to two of the region's primary employment and population centers. The corridor serves as the main arterial route through the area, supporting steady through-traffic and linking surrounding residential and commercial nodes.

The local economy is supported by a diverse mix of manufacturing, healthcare, education, government services, and small businesses that generate consistent consumer activity throughout the trade area. Nearby employment centers in the Columbia metropolitan area, along with regional manufacturers and healthcare providers throughout Lexington and Aiken counties, contribute to the area's economic stability and daytime population.

Demographically, the market is characterized by a stable resident population and a well-established customer base that supports a variety of national and regional retailers. Consumer demand is driven by everyday retail, dining, automotive, healthcare, and service-oriented spending patterns.

From a real estate perspective, commercial activity is concentrated along E. Columbia Avenue, the town's primary retail corridor. The corridor is home to numerous national retailers, restaurants, and service providers, making it a well-established destination for local consumers and visitors traveling through the market.

DEMOGRAPHICS, GROWTH & INCOME

POPULATION	5 MI	10 MI	15 MI
2010 POPULATION	10,434	28,318	66,641
2020 POPULATION	10,220	28,489	78,217
2025 POPULATION	10,540	29,705	82,610
2030 POPULATION	10,947	31,136	87,633
2010-2020 ANNUAL RATE	-0.21%	0.06%	1.61%
2020-2025 ANNUAL RATE	2.08%	3.03%	3.26%
2025-2030 ANNUAL RATE	0.76%	0.95%	1.19%
2025 MEDIAN AGE	42.5	43.4	42.2

HOUSEHOLDS	5 MI	10 MI	15 MI
2010 HOUSEHOLDS	4,112	10,962	25,541
2020 HOUSEHOLDS	4,122	11,289	29,911
2025 HOUSEHOLDS	4,373	12,243	32,438
2030 HOUSEHOLDS	4,621	13,040	34,906
2010-2020 ANNUAL RATE	0.02%	0.29%	1.59%
2020-2025 ANNUAL RATE	1.13%	1.56%	1.56%
2025-2030 ANNUAL RATE	1.11%	1.27%	1.48%
2025 AVERAGE HOUSEHOLD SIZE	2.38	2.40	2.53
MEDIAN HOUSEHOLD INCOME			
2025 MED. HOUSEHOLD INCOME	$61,569	$70,870	$82,576
2030 MEDIAN HOUSEHOLD	$73,376	$79,691	$95,728
2025-2030 ANNUAL RATE	3.57%	2.37%	3.00%
AVERAGE HOUSEHOLD INCOME			
2025 AVG. HOUSEHOLD INCOME	$78,767	$87,815	$104,138
2030 AVG. HOUSEHOLD INCOME	$88,776	$99,410	$116,824
PER CAPITA INCOME			
2025 PER CAPITA INCOME	$32,710	$35,873	$40,992
2030 PER CAPITA INCOME	$37,495	$41,239	$46,646
2025-2030 ANNUAL RATE	2.77%	2.83%	2.62%

TRINITY PARTNERS

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DISCLAIMER

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