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COMMERCIAL REAL ESTATE

License 134

San Germán, Puerto Rico

INCOME PRODUCING PROPERTY

FOR SALE



DESCRIPTION:

Absolute Net Ground Lease opportunity leased to AutoZone and consisting of a 47,916 square feet facility built in 2012 and situated in San Germán, Puerto Rico.

AutoZone executed a new 15 year absolute net lease with structured rental increases of 10% every 5 years of the base terms and each of the 4 additional 5 year option terms. Rental payments began October 1, 2012. The lease is guaranteed by AutoZone, Inc., a national retailer with more than 4,600 locations nationwide and listed on Fortune 500 as "BBB" credit rating with a stable outlook by Standard & Poor's.

LOCATION:

Santiago Veva Road & Ángel Castro Avenue, San Germán, Puerto Rico. Situated along a major commuter corridor and in close proximity to Mayagüez, the second largest city in Puerto Rico.

INVESTMENT HIGHLIGHTS:

- New 15 Year Absolute Net Ground Lease
- 10% Rental Increase Every Five Years
- Investment Grade / Corporate Store Tenant
- Annualized Rental Revenue:
 - Years 1 – 5: \$64,000/yr.
 - Years 6 – 10: \$70,400/yr.
 - Years 11 – 15: \$77,440/yr.
 - 1st Five-yr. Option: \$85,184/yr.
 - 2nd Five-yr. Option: \$93,702.40/yr.
 - 3rd Five-yr. Option: \$103,072.64/yr.
 - 4th Five-yr. Option: \$113,379.90/yr.
- Total Return @ \$950,000
 - 6.74% Cap Rate / \$64,000 NOI

SITE AREA:

Building Size: 47, 916 square feet / Lot Size: 1.1 Acres

LOCATION OVERVIEW:

San Germán is a municipality located in the southwestern region of Puerto Rico, south of Mayagüez and Maricao; north of Lajas; east of Hormigueros and Cabo Rojo; and west of Sabana Grande. San Germán is spread over 18 wards and San Germán Pueblo (the downtown area and the administrative center of the city). It is both a principal city of the San Germán-Cabo Rojo Metropolitan Statistical area and the Mayagüez-San Germán-Cabo Rojo Combined Statistical Area. Tenants in the subject trade area include Walgreens, Big Kmart, McDonald's, Radio Shack, KFC, Claro, Econo Supermarket, T Mobile and Banco Popular, among others.

SALES PRICE:

\$950,000 OBO

For more information: WWW.CHRISTIANSENCOMMERCIAL.COM

